

# **TitleExpress<sup>®</sup>**

**A service of Grant Street Group**

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

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

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

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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 06/02/2021

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 05/24/2021

**CERTIFICATE #** 2018-3013

**ACCOUNT #** 484232100860

**ALTERNATE KEY #** 132416

**TAX DEED APPLICATION #** 47138

**COUNTY, STATE:** BROWARD, FL

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

### LEGAL DESCRIPTION:

Lot 3, Block 38, COCONUT CREEK 10TH SECTION, according to the Plat thereof, as recorded in Plat Book 70, Page 29, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 4030 EDGEWOOD DRIVE, COCONUT CREEK FL 33066

### OWNER OF RECORD ON CURRENT TAX ROLL:

4030 EDGEWOOD DRIVE LLC

3389 SHERIDAN ST STE #513

HOLLYWOOD, FL 33021 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

4030 EDGEWOOD DRIVE LLC

Instrument: 115507851

3389 SHERIDAN STREET, SUITE 513

HOLLYWOOD, FL 33021 (Per Deed and Sunbiz)

JOHN JOSEPH, REGISTERED AGENT

O/B/O 4030 EDGEWOOD DRIVE LLC

2719 HOLLYWOOD BLVD, 4

HOLLYWOOD, FL 33020 (Per Sunbiz)

### MORTGAGE HOLDER OF RECORD:

GARY A. BODZIN, AS TRUSTEE OF THE  
SINGER MORTGAGE TRUST UTD 2-10-2016

Instrument: 115057600

18205 BISCAYNE BLVD. #2201

AVENTURA, FL 33160

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

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ATCF II FLORIDA-A LLC

P.O. BOX 69239

BALTIMORE, MD 21264-9239 (Tax Deed Applicant)

CITY OF COCONUT CREEK

OR: 40425, Page: 537

4800 WEST COPANS ROAD

OR: 40425, Page: 542

COCONUT CREEK, FL (Per Liens. No ZIP code included in addresses.)

BROWARD COUNTY  
BOARD OF COMMISSIONERS  
BUILDING CODE SERVICES DIVISION  
955 SOUTH FEDERAL HIGHWAY  
CODE ENFORCEMENT SECTION, ROOM 417  
FT LAUDERDALE, FL 33316 (Per Order)

OR: 41022, Page: 284

CITY OF COCONUT CREEK  
4800 W. COPANS ROAD  
COCONUT CREEK, FL 33063 (Per Liens)

OR: 42559, Page: 459  
OR: 42559, Page: 464

MAYA PROGRESSO PROPERTIES  
AND OLIVIA HOLLYWOOD PROPERTIES, INC.  
3389 SHERIDAN STREET, #513  
HOLLYWOOD, FL 33021 (Per Mortgage 115057600. Additional mortgagors)

JUSTIN SINGER,  
DYMOND PROGRESSO VILLAGE, INC.  
GIGI MIAMI PROPERTIES, INC., KAYLA SEMINOLE  
PROPERTIES, INC. AND JSJT CONSTRUCTION INC.  
3389 SHERIDAN STREET #513  
HOLLYWOOD, FL 33021  
(Per Modification of Mortgage. Additional Mortgagors.  
This modification adds additional properties to original mortgage at 115057600.)

Instrument: 115315369

JADE NE 3 AVE OAKLAND INC  
1607 NW 6 AVE LLC AND 3030 NW 26 ST INC.  
3389 SHERIDAN STREET, #513  
HOLLYWOOD, FL 33021  
(Per Modification of Mortgage. Additional Mortgagors.  
This modification add additional properties to original mortgage at 115057600.)

Instrument: 116057976

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4842 32 10 0860

**CURRENT ASSESSED VALUE:** \$434,200

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

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

Warranty Deed	OR: 21715, Page: 859
Certificate of Title	OR: 47293, Page: 1676
Warranty Deed	OR: 48460, Page: 1268
Resolution	OR: 48528, Page: 317
Quit Claim Deed	OR: 49198, Page: 1626
Warranty Deed	Instrument: 114678608
Assignment of Lessor's Interest in Rentals	Instrument: 115057601
Joint Certificate of Resolution and Incumbency Certificate	Instrument: 115057602
Joint Certificate of Resolution and Incumbency Certificate	Instrument: 115057603
Modification of Mortgage	Instrument: 115159059
Modification of Mortgage	Instrument: 115168009
Modification of Mortgage	Instrument: 115340654

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

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

*Christina Young*

Title Examiner



<b>Site Address</b>	<b>4030 EDGEWOOD DRIVE, COCONUT CREEK FL 33066</b>	<b>ID #</b>	4842 32 10 0860
<b>Property Owner</b>	4030 EDGEWOOD DRIVE LLC	<b>Millage</b>	3212
<b>Mailing Address</b>	3389 SHERIDAN ST STE #513 HOLLYWOOD FL 33021	<b>Use</b>	01
<b>Abbr Legal Description</b>	COCONUT CREEK 10TH SEC 70-29 B LOT 3 BLK 38		

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

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

<b>Property Assessment Values</b>					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$95,610	\$338,590	\$434,200	\$434,200	
2019	\$99,020		\$99,020	\$99,020	\$2,071.78
2018	\$95,610		\$95,610	\$95,610	\$1,974.70

<b>2020 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$434,200	\$434,200	\$434,200	\$434,200
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$434,200	\$434,200	\$434,200	\$434,200
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$434,200	\$434,200	\$434,200	\$434,200

<b>Sales History</b>			
Date	Type	Price	Book/Page or CIN
12/14/2018	WD-T	\$100	115507851
10/13/2017	WD*-T	\$100	114678608
10/23/2012	QC*-T	\$100	49198 / 1626
11/28/2011	SWD-Q-DS	\$27,700	48460 / 1268
7/21/2010	CET-D	\$41,300	47293 / 1676

<b>Land Calculations</b>		
Price	Factor	Type
\$7.00	13,658	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2588
<b>Units/Beds/Baths</b>		1/4/3
<b>Eff./Act. Year Built: 2020/2019</b>		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32	Z		CM					
R	1		CM					
1			.3					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47138

STATE OF FLORIDA  
COUNTY OF BROWARD

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

4030 EDGEWOOD DRIVE LLC  
3389 SHERIDAN STREET,  
SUITE 513  
HOLLYWOOD, FL 33021

\*BOCCIERI, LUCILLE  
4031 EDGEWOOD PL  
COCONUT CREEK, FL 33066-  
1836

\*COHEN, LAWRENCE  
281 LAKE DR  
COCONUT CREEK, FL 33066-  
1832

\*GAYLE, GREGORY O  
4040 EDGEWOOD DR  
COCONUT CREEK, FL 33066-  
1835

\*HOWARD, ERIC C  
SUAREZ, LISBETH E  
291 LAKE DR  
COCONUT CREEK, FL 33066-  
1832

\*IGNERI, JESSICA ANNE  
GONZALEZ, JOSEPH  
ANTHONY  
310 EDGEWOOD DR  
COCONUT CREEK, FL 33066-  
1868

4030 EDGEWOOD DRIVE LLC  
4030 EDGEWOOD DR  
COCONUT CREEK, FL 33066-  
1835

BROWARD COUNTY BOARD  
OF COMMISSIONERS,  
BUILDING CODE SERVICES  
DIVISION  
955 SOUTH FEDERAL  
HIGHWAY, CODE  
ENFORCEMENT SECTION,  
ROOM 417  
FT LAUDERDALE, FL 33316

CITY OF COCONUT CREEK  
4800 W COPANS RD  
COCONUT CREEK, FL 33063-  
3879

CITY OF COCONUT CREEK  
SPECIAL MAGISTRATE  
4800 W COPANS RD  
COCONUT CREEK, FL 33063-  
3879

GARY A. BODZIN, AS TRUSTEE  
OF THE SINGER MORTGAGE  
TRUST UTD 2-10-2016  
18205 BISCAYNE BLVD. #2201  
AVENTURA, FL 33160

JADE NE 3 AVE OAKLAND INC,  
1607 NW 6 AVE LLC AND  
3030 NW 26 ST INC.  
3389 SHERIDAN STREET, #513  
HOLLYWOOD, FL 33021

JOHN JOSEPH, REGISTERED  
AGENT O/B/O 4030  
EDGEWOOD DRIVE LLC  
2719 HOLLYWOOD BLVD, 4  
HOLLYWOOD, FL 33020

JSJT CONSTRUCTION, INC.  
12142 NW 32ND PL  
CORAL SPRINGS, FL 33065-  
3126

JUSTIN SINGER, DYMOND  
PROGRESSO VILLAGE, INC.  
GIGI MIAMI PROPERTIES,  
INC., KAYLA SEMINOLE  
PROPERTIES, INC. AND JSJT  
CONSTRUCTION INC.  
3389 SHERIDAN STREET #513  
HOLLYWOOD, FL 33021

MAYA PROGRESSO  
PROPERTIES AND OLIVIA  
HOLLYWOOD PROPERTIES,  
INC.  
3389 SHERIDAN STREET, #513  
HOLLYWOOD, FL 33021

TRANS-STATE TITLE  
INSURANCE AGENCY  
18205 BISCAYNE BLVD STE  
2201  
AVENTURA, FL 33160-2148

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

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

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



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# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 47138

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: 484232-10-0860  
Certificate Number: 3013  
Date of Issuance: 05/23/2019  
Certificate Holder: ATCF II FLORIDA-A LLC  
Description of Property: COCONUT CREEK 10TH SEC 70-29 B  
LOT 3 BLK 38

Name in which assessed: 4030 EDGEWOOD DRIVE LLC  
Legal Titleholders: 4030 EDGEWOOD DRIVE LLC  
3389 SHERIDAN ST STE #513  
HOLLYWOOD, FL 33021

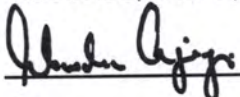
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of October, 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.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 1st day of July, 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: 09/16/2021, 09/23/2021, 09/30/2021 & 10/07/2021  
Minimum Bid: 16140.52

# Broward County, Florida

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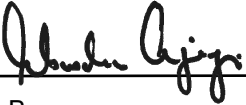
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County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION



By:  
Abiodun Ajayi  
Deputy

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Publish: DAILY BUSINESS REVIEW  
Issues: 09/16/2021, 09/23/2021, 09/30/2021 & 10/07/2021  
Minimum Bid: 16140.52

# 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

47138  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 3013

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

09/16/2021 09/23/2021 09/30/2021 10/07/2021

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.

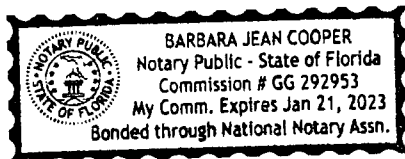
*Scherrie A Thomas*

Sworn to and subscribed before me this  
7 day of OCTOBER, 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 47138

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: 484232-10-0860

Certificate Number: 3013  
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Certificate Holder:  
ATCF II FLORIDA-A LLC  
Description of Property:  
COCONUT CREEK 10TH SEC  
70-29 B  
LOT 3 BLK 38  
Name in which assessed:  
4030 EDGEWOOD DRIVE LLC  
Legal Titleholders:  
4030 EDGEWOOD DRIVE LLC  
3389 SHERIDAN ST STE #513  
HOLLYWOOD, FL 33021

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 20th day of October, 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](http://broward.deedauction.net)

\*Pre-registration is required to bid.

Dated this 1st day of July, 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 successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 16140.52

401-314

8/16-23-30 10/7 21-8/0000550120B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21042576

Broward County, FL VS 4030 Edgewood Drive LLC

**RETURN OF SERVICE**



Court Case # TD 47138

Hearing Date: 10/20/2021

Received by CCN 17336

09/09/2021 9:46 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: 4030 Edgewood Drive LLC 4030 Edgewood Drive Coconut Creek FL 33066

Served:

Not Served:

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

Date: 09/09/2021 Time: 12:10 PM

On 4030 Edgewood Drive LLC in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

**INDIVIDUAL SERVICE**

**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](http://www.sheriff.org) and clicking on the icon "Service Inquiry"

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

By:

D.S.

**R. Bannis, #17336**

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484232-10-0860 (TD #47138)

# 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 September 30, 2021 .....\$16,337.49

Or

\* Amount due if paid by October 19, 2021 .....\$16,559.52

\*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 October 20, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

4030 EDGEWOOD DRIVE LLC  
4030 EDGEWOOD DRIVE  
COCONUT CREEK, FL 33066

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

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21042576

Broward County, FL VS 4030 Edgewood Drive LLC

**RETURN OF SERVICE**



Court Case # TD 47138

Hearing Date: 10/20/2021

Received by CCN 16809

09/09/2021 3:00 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **4030 Edgewood Drive LLC 3389 Sheridan Street Ste 513 Hollywood FL 33021**

Served:

Not Served:

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

Date: 09/09/2021 Time: 3:00 PM

On 4030 Edgewood Drive LLC in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

**SUBSTITUTE SERVICE**

To BRIAN / CLERK:

At the defendant's usual place of abode on "any person residing therein 15 years of age or older", in accordance with F.S. 48.031(1)(a); or to the defendant's spouse at a location in accordance with F.S.48.031(2)(a); or to the person in charge of the defendant's business in accordance with F.S 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business.

**COMMENTS:**

Race: White

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

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

By:

D.S.

**V. Moss, #16809**

**RECEIPT INFORMATION**

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

**EXECUTION COSTS**

**DEMAND/LEVY INFORMATION**

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484232-10-0860 (TD # 47138)

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ATTN: CIVIL DIVISION  
FT LAUDERDALE, FL 33312

## ORIGINAL DOCUMENT

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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 September 30, 2021 .....\$16,337.49

Or

\* Amount due if paid by October 19, 2021 .....\$16,559.52

\*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 October 20, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

4030 EDGEWOOD DRIVE LLC  
3389 SHERIDAN ST STE #513  
HOLLYWOOD, FL 33021

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

## Detail by Entity Name

Florida Limited Liability Company  
4030 EDGEWOOD DRIVE LLC

### Filing Information

**Document Number** L18000280911  
**FEI/EIN Number** APPLIED FOR  
**Date Filed** 12/06/2018  
**State** FL  
**Status** ACTIVE

### Principal Address

3389 SHERIDAN ST  
513  
HOLLYWOOD, FL 33021

### Mailing Address

3389 SHERIDAN ST  
513  
HOLLYWOOD, FL 33021

### Registered Agent Name & Address

JOSEPH, JOHN  
2719 HOLLYWOOD BLVD  
4  
HOLLYWOOD, FL 33020

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

RES Elite Development Inc.  
3389 SHERIDAN ST #513  
HOLLYWOOD, FL 33021

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2019	02/19/2019
2020	06/23/2020
2021	04/22/2021

### Document Images

[04/22/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/23/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/19/2019 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/06/2018 -- Florida Limited Liability](#)

[View image in PDF format](#)



Return to: (enclose self-addressed stamped envelope)

Name: LISA CASAMAYOURET

94-052600 T#001  
02-03-94 08:54AM

Address: 4030 EDGEWOOD DRIVE  
COCONUT CREEK, FL 33066

\$ 980.00  
DOCU. STAMPS-DEED

This Instrument Prepared by:

Stephen L. Mackey, Esq.

RECVD. BROWARD CTY  
B. JACK OSTERHOLT  
COUNTY ADMIN.

Address: C/O SunPoint Title Insurance  
1999 N. University Drive, #204  
Coral Springs, FL 33071

Property Appraisers Parcel Identification (Folio) Number(s):  
32-8232-10-0860

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** Made the 28th day of January A. D. 19 94 by  
RICHARD G. FALKENSTEIN, A SINGLE MAN AND DORIS A. FALKENSTEIN, A SINGLE WOMAN

284 SUNSHINE DRIVE, COCONUT CREEK, FL 33066  
hereinafter called the grantor, to  
LISA CASAMAYOURET, A SINGLE WOMAN

whose postoffice address is 4030 EDGEWOOD DRIVE, COCONUT CREEK, FL 33066  
hereinafter called the grantee:

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

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in BROWARD County, Florida, viz:

Lot 3, Block 38, COCONUT CREEK 10th SECTION, according to the Plat thereof, recorded in Plat Book 70, Page 29, of the Public Records of Broward County, Florida.

Subject to restrictions, reservations, limitations or easements of record, if any.

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 94

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

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

Signed, sealed and delivered in our presence:

*Susan Kember*  
WITNESS SUSAN KEMBER  
*Debra S. Collins*  
WITNESS DEBRA S. COLLINS

*Richard G. Falkenstein* (SEAL)  
RICHARD G. FALKENSTEIN  
*Doris A. Falkenstein* (SEAL)  
DORIS A. FALKENSTEIN

STATE OF FLORIDA  
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared RICHARD G. FALKENSTEIN AND DORIS A. FALKENSTEIN, \* SINGLE PERSONS to me known to be the person<sup>s</sup> described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of January A. D. 19 94



DEBRA S. COLLINS  
MY COMMISSION # CC33804 EXPIRES  
JANUARY 3, 1988  
BONDED THROUGH TRUPLY FARM INSURANCE CO.

93-2047/CASAMAYOURET  
My commission expires:

NOTARY PUBLIC DEBRA S. COLLINS

W/C TRI-COUNTY for -  
Sunpoint Title Insurance  
1999 N. University Dr. Ste. 204  
Coral Springs, Fl. 33071

BK21715P60859

**COVER SHEET TO ORDER CERTIFYING CODE ENFORCEMENT  
FINE AND LIEN**

This is a cover sheet to the attached true copy of an Order of the City of Coconut Creek, Florida Certifying Code Enforcement Fine and Lien in Case C-04 -08-0430 City of Coconut Creek vs. Lisa Casamayouret; dated July 20, 2005 relating to the property described as:

Lot 3, Block 38, COCONUT CREEK SECTION 10 PB 70 page 29 Public Records of Broward County, Florida, FL.

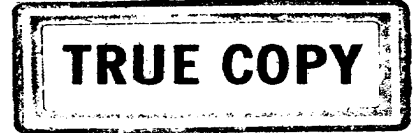
Said property located at 4030 Edgewood Drive, Coconut Creek, Florida 33066

Prepared by and return to:

Patricia A. Rathburn, Esq.  
217 NE 2<sup>nd</sup> Street  
Fort Lauderdale, Florida 33301

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL  
**Petitioner**



vs.

**IN RE:  
DOCKET NO. C04-08-0430**

LISA CASAMAYOURET  
4030 EDGEWOOD DRIVE  
COCONUT CREEK, FL 33066  
**Respondent**

**ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN**

HEARING DATE: JULY 20, 2005

**THIS CAUSE FIRST CAME**, by administrative hearing, before the undersigned Special Magistrate of the City of Coconut Creek, Florida on September 22, 2004, after due notice to the Respondent, at which time the Special Magistrate heard testimony under oath, received evidence, determined findings of Fact and Conclusions of Law and thereupon issued a Final Order which was reduced to writing and furnished to the Respondent. (Exhibit "A") The Final Order found the Respondent to be in violation of City Code Ch. 13 - 38 (A), failure to obtain permit for improvements, repairs done to the interior of a residential structure. The subject violation occurred at the Respondents real property located at 4030 Edgewood Drive within the City of Coconut Creek and more particularly described as follows:

Folio No. 4842 32 10 0860

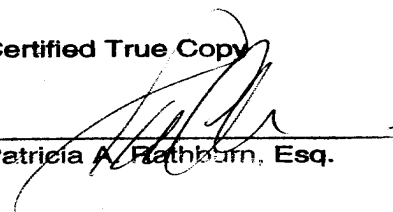
COCONUT CREEK SEC 10 70-29 B LOT 3 BLK 38

The Final Order required the Respondent to take corrective action to remedy the violation by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on July 20, 2005 that the property had come into compliance on October 29, 2005. Further the City stated that the fine had run for 4 days at FIFTY (\$50.00) DOLLARS a day and had, by the compliance date, reached an accumulated total amount of TWO HUNDRED DOLLARS NO CENTS (\$200.00) for this code enforcement violation.

**ACCORDINGLY, IT IS HEREBY ORDERED THAT:**

1. A total fine in the amount of TWO HUNDRED DOLLARS, NO CENTS (\$200.00) is hereby imposed in this cause of action.

Certified True Copy

  
\_\_\_\_\_  
Patricia A. Rathburn, Esq.

- 2. The fine set out above shall, pursuant to Chapter 162 Florida Statutes, constitute a lien against the real property of the Respondent located within Broward County and the Petitioner City may record a true copy of this order in the Public Records of Broward County.

**DONE AND ORDERED** this 20<sup>th</sup> Day of July, 2005.

CITY OF COCONUT CREEK, FLORIDA

*Richard L. Doody*

Special Magistrate

*Christine T. Ross*  
Special Magistrate Clerk

STATE OF FLORIDA        )  
COUNTY OF BROWARD    ) SS:

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and CHRISTINE T. ROSS, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:  
JULY 20, 2005

*Grace Brady*  
Notary Public, State of Florida



**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MASTER HEARING**

**CITY OF COCONUT CREEK, FLORIDA  
Petitioner**

vs.

**IN RE:  
DOCKET NO. C04-080430**

**LIZA CASAMAYOURET  
Respondent**

**FINAL ORDER**

HEARING DATE: SEPTEMBER 22, 2004

**VIOLATION: FAILURE TO OBTAIN PERMIT FOR IMPROVEMENTS / REPAIRS DONE  
ON THE INTERIOR OF A RESIDENTIAL STRUCTURE / CH. 13-38(A)**

An administrative hearing was held before the undersigned Special Master on the date referenced above. Set out below are the findings of fact, conclusions of law and final order for the subject hearing;

**FINDINGS OF FACT:**

The record indicates that the RESPONDENT owns real property located at 4030 Edgewood Drive within the City of Coconut Creek, Florida and more particularly described as follows:

Folio. No. 4842 32 10 0860

COCONUT CREEK SEC 10 70-29 B LOT 3 BLK 38

At the hearing held on this matter, the PETITIONER City presented testimony by the City Code Officer regarding the Officer's personal knowledge of the existence of the violation. The City's testimony indicated that the RESPONDENT had, without the required building permits, done interior renovations to a single family home that had been subject to a fire. The City also submitted into the record an affidavit of posting as evidence of having provided the RESPONDENT notice of these proceedings. The RESPONDENT was not present at the final hearing and the testimony of the City was not contested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving, by substantial competent evidence, that the violation, as alleged, does in fact exist at the subject property.

**ORDER**

**THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS  
OF LAW, THE UNDERSIGNED SPECIAL MASTER FINDS THE RESPONDENT GUILTY**

*Exhibit "X"*

OF VIOLATING CITY CODE SECTION CH. 13-38 (A) AND THE RESPONDENT IS  
HEREBY GIVEN UNTIL OCTOBER 25, 2004 TO REMEDY THE VIOLATION OR FACE A  
PER DIEM FINE OF FIFTY DOLLARS (\$50.00) FOR EACH DAY THE RESPONDENT'S  
PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE.

Done and Ordered this 22nd Day of September, 2004.

CITY OF COCONUT CREEK, FLORIDA

Richard L. Doody  
SPECIAL MASTER

Clerk to the Special Master

Barbara S. Puce  
Special Master Clerk

STATE OF FLORIDA     )  
COUNTY OF BROWARD    ) SS:

I hereby certify that on this day before me an officer duly qualified to take acknowledgments,  
personally appeared Richard L. Doody and Barbara S. Puce Special Master  
and Clerk to the Special Master respectively, to me known to be the persons described in and  
who executed the foregoing instrument and acknowledged before me that they executed same.  
Witness my hand and official seal in County and State aforesaid this date:  
September 22, 2004.

Jacquelyn L Cook  
Notary Public, State of Florida

OFFICIAL NOTARY SEAL  
JACQUELYN L COOK  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. DD041704  
MY COMMISSION EXP. JULY 11, 2005

2

**COVER SHEET TO ORDER CERTIFYING CODE ENFORCEMENT  
FINE AND LIEN**

This is a cover sheet to the attached true copy of an Order of the City of Coconut Creek, Florida Certifying Code Enforcement Fine and Lien in Case C-04 -08-0409 City of Coconut Creek vs. Lisa Casamayouret; dated July 20, 2005 relating to the property described as:

Lot 3, Block 38, COCONUT CREEK SECTION 10 PB 70 page 29 Public Records of Broward County, Florida, FL.

Said property located at 4030 Edgewood Drive, Coconut Creek, Florida 33066

Prepared by and return to:

Patricia A. Rathburn, Esq.  
217 NE 2<sup>nd</sup> Street  
Fort Lauderdale, Florida 33301

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**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL  
**Petitioner**



vs.

**IN RE:  
DOCKET NO. C04-08-0409**

LISA CASAMAYOURET  
4030 EDGEWOOD DRIVE  
COCONUT CREEK, FL 33066

**ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN**

HEARING DATE: JULY 20, 2005

**THIS CAUSE FIRST CAME**, by administrative hearing, before the undersigned Special Magistrate of the City of Coconut Creek, Florida on August 25, 2004, after due notice to the Respondent, at which time the Special Magistrate heard testimony under oath, received evidence, determined findings of Fact and Conclusions of Law and thereupon issued a Final Order which was reduced to writing and furnished to the Respondent. (Exhibit "A") The Final Order found the Respondent to be in violation of City Code Ch. 6-36(B)(9) and Ch. 6-36(B)(2), failure to maintain healthy lawn, accumulation of trash and debris. The subject violations occurred at the Respondents real property located at 4030 Edgewood Drive within the City of Coconut Creek and more particularly described as follows:

Folio No. 4842 32 10 0860

COCONUT CREEK SEC 10 70-29 B LOT 3 BLK 38

The Final Order required the Respondent to take corrective action to remedy the violation by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on July 20, 2005 that the required corrective action had not been taken by the compliance date set out in the Final Order and that in fact the Respondents property remained in a state of violation. As of the date of the hearing, the fine had run for 308 days for an accrued fine amount of THIRTY THOUSAND, EIGHT HUNDRED DOLLARS, NO CENTS (\$30, 800.00).

**ACCORDINGLY, IT IS HEREBY ORDERED THAT:**

1. A fine in the amount of THIRTY THOUSAND, EIGHT HUNDRED DOLLARS, NO CENTS (\$30, 800.00). is hereby imposed and such fine amount shall continue to accrue at ONE HUNDRED DOLLARS (\$100.00) per diem from the date of this order until such time as the Respondent shall bring the property into compliance with the Final Order issued in this case or until a Final Judgement is entered by a court with competent jurisdiction.

Certified True Copy

  
Patricia A. Johnson, Esc.



- 2. The fine set out above shall, pursuant to Chapter 162 Florida Statutes, constitute a lien against the real property of the Respondent located within Broward County and the Petitioner City may record a true copy of this order in the Public Records of Broward County.

**DONE AND ORDERED** this 20<sup>th</sup> Day of July, 2005.

CITY OF COCONUT CREEK, FLORIDA

*Richard L. Doody*  
Special Magistrate

*Christine T. Ross*  
Special Magistrate Clerk

STATE OF FLORIDA        )  
COUNTY OF BROWARD    ) SS:

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and CHRISTINE T. ROSS, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:

JULY 20, 2005

*Grace Brady*  
Notary Public, State of Florida



**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MASTER HEARING**

**CITY OF COCONUT CREEK, FLORIDA**  
**Petitioner**

vs.

**IN RE:**  
**DOCKET NO. C04-060409**

**LISA CASAMAYOURET**  
**Respondent**

**FINAL ORDER**

HEARING DATE: AUGUST 25, 2004

**VIOLATION: FAILURE TO MAINTAIN LAWN IN A HEALTHY CONDITION,  
ACCUMULATION OF TRASH AND DEBRIS / CH. 6-36(B)(9)  
CH. 6-36(B)(2)**

An administrative hearing was held before the undersigned Special Master on the date referenced above. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing;

**FINDINGS OF FACT:**

The record indicates that the RESPONDENT owns certain real property within the City of Coconut Creek, Florida located at 4030 Edgewood Drive and more particularly described as follows:

Folio # 4842 32 100 860

SEE ATTACHED EXHIBIT "A" (LEGAL DESCRIPTION)

At the hearing held on this matter the City Code Compliance Officer presented sworn testimony indicating that the Officer had personal knowledge of the existence of the violations and entered into the record photographs of the violations and an affidavit of posting as evidence of having provided the RESPONDENT notice of these proceedings. The RESPONDENT was not present at the final hearing and the sworn testimony of the City was not contested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving, by substantial competent evidence, that the alleged violations do in fact exist on the subject property.

Exhibit "X"

**ORDER**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MASTER FINDS THE RESPONDENT GUILTY OF VIOLATING CITY CODE SECTIONS CH. 6-36(B)(9) AND CH. 6-36(B)(2) AND THE RESPONDENT IS HEREBY GIVEN UNTIL SEPTEMBER 15, 2004 TO REMEDY THE VIOLATIONS OR FACE A PER DIEM FINE OF ONE HUNDRED DOLLARS (\$100.00) FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE.

FURTHER, THE RESPONDENT IS PUT ON NOTICE THAT IF THE RESPONDENT REPEATS THIS SAME VIOLATION(S) WITHIN FIVE (5) YEARS OF THE DATE OF THIS ORDER, THE RESPONDENT SHALL BE SUBJECT TO THE HIGHER FINE AMOUNTS AUTHORIZED BY LAW IN THE INSTANCE OF A REPEAT VIOLATION.

Done and Ordered this 25th Day of August, 2004.

CITY OF COCONUT CREEK, FLORIDA

Richard Doody  
SPECIAL MASTER

Clerk to the Special Master

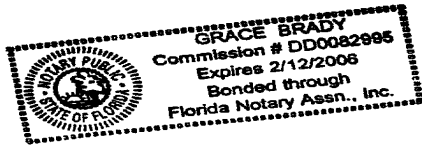
Jacquelyn Cook  
Special Master Clerk

STATE OF FLORIDA            )  
COUNTY OF BROWARD        )   SS:

I hereby certify that on this day before me an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and Jacquelyn Cook, Special Master and Clerk to the Special Master respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in County and State aforesaid this date:

August 25 2004.

Grace Brady  
Notary Public, State of Florida





BROWARD COUNTY BOARD OF COMMISSIONERS  
BUILDING CODE SERVICES DIVISION  
955 SOUTH FEDERAL HIGHWAY, FT LAUDERDALE FL 33316  
CODE ENFORCEMENT SECTION, ROOM 417

**BROWARD COUNTY UNSAFE STRUCTURES BOARD**

**BROWARD COUNTY**, a political subdivision of the State of Florida,

Complainant,

CASE #: 05-0448  
FOLIO #: 8232-10-0860

VS CASAMAYOURET, LISA

Respondent(s)

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

This cause came on for Public Hearing on 11/21/2005 after due notice to the Respondent(s), and the Broward County Unsafe Structures Board (BOARD) having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issues its Findings of Fact, Conclusions of Law and Order as follows:

1. FINDINGS OF FACT: The Respondent(s) has (have):

111.2.1.2.4 A building shall be deemed unsafe when there is an unusual sagging or leaning out of plumb the Building or any parts of the building and such effect is caused by deterioration or self-stressing.

on property located at: 4030 EDGEWOOD DR  
COCONUT CREEK FL 33066

Legally described as: COCONUT CREEK SEC 10 70-29 BLOT 3 BLK 38

2. CONCLUSIONS OF LAW: The foregoing Findings of Fact constitute a violation of Florida Building Code:

111.2.1.2.4 Deterioration of Structure

3. ORDER: Based upon the foregoing Findings of Fact and Conclusions of Law it is hereby ORDERED that Respondent(s) has (have) 30 days to obtain permit to repair and/or demolish structure and remove debris from site.

DONE AND ORDERED THIS 25<sup>th</sup> DAY OF November 20 05

BY   
CHAIRMAN

NOTICE IF THE COUNTY PROCEEDS WITH THIS WORK, IT WILL RESULT IN A LIEN BEING PLACED ON YOUR PROPERTY FOR ALL COSTS INCURRED IN THE EXECUTION OF ANY ACTION BY THE UNSAFE STRUCTURES AND MINIMUM HOUSING APPEALS BOARD.

Prepared by and return to:

Patricia A. Rathburn, Esq.  
Assistant City Attorney  
City of Coconut Creek  
4800 W. Copans Road  
Coconut Creek, Florida 33063

**COVER SHEET TO ORDER CERTIFYING CODE ENFORCEMENT  
FINE AND LIEN**

This is a cover sheet to the attached certified true copy of Order Certifying Code Enforcement Fine and Lien dated July 18, 2006, relating to real property described as:

Coconut Creek Section Ten 70-29 B Lot 3 Blk 38  
Folio No. 4842 32 10 0860

Also known as: 4030 Edgewood Drive  
Coconut Creek, Florida 33063

OWNER: USA Casamayouret 

5

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL  
**Petitioner**

vs.

**IN RE:  
DOCKET NO. C04- 06- 0409**

LISA CASAMAYOURET  
4030 EDGEWOOD DRIVE  
COCONUT CREEK, FL 33073  
**Respondent**

**ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN**

**THIS CAUSE FIRST CAME**, by administrative hearing, before the undersigned Special Magistrate of the City of Coconut Creek, Florida on August 25, 2004, after due notice to the Respondent, at which time the Special Magistrate heard testimony under oath, received evidence, determined findings of Fact and Conclusions of Law and thereupon issued a Final Order which was reduced to writing an furnished to the Respondent. (Exhibit "A") The Final Order found the Respondent to be in violation of City Code Ch. 6-36 (B)(9), CH. 6-36 (B)(2), failure to maintain lawn in a healthy condition, accumulation of trash and debris. The subject violations occurred at the Respondents real property located at 4030 Edgewood Drive within the City of Coconut Creek and more particularly described as follows:

Folio No. 4842 32 10 0860

COCONUT CREEK SEC 10 70-29 B LOT 3 BLK 38

The Final Order required the Respondent to take corrective action to remedy the violation by September 15, 2004. Under oath the Code Compliance Officer testified to the Special Magistrate on June 28, 2006 that the property was had come into compliance on September 13, 2005. Further the City stated that a prior certification of lien had been recorded for the dates of noncompliance from September 15, 2004 to July 20, 2005. Now the PETITIONER City was seeking to certify the fines for the period of noncompliance running from July 21, 2005 to the date of compliance on September 13, 2005. During the period in question, the fine had run for 55 days at one hundred (\$100.00) DOLLARS a day and had reached an accumulated total amount of FIVE THOUSAND FIVE HUNDRED DOLLARS (\$5,500.00). The record indicated that the RESPONDENT had been provided proper notice of the hearing. The RESPONDENT was not present at the hearing.

**ACCORDINGLY, IT IS HEREBY ORDERED THAT:**

1. A total fine in the amount of FIVE THOUSAND FIVE HUNDRED (\$5, 500.00) is hereby imposed in this cause of action.

State of Florida  
County of Broward  
City of Coconut Creek  
I HEREBY CERTIFY that this is a true and correct  
copy of Order Certifying Fine and Lien  
Witness my hand and the Official Seal of  
184  
The City of Coconut Creek this  
day of August 2006  
Barbara J. Price  
City Clerk

- 2. The fine set out above shall, pursuant to Chapter 162 Florida Statutes, constitute a lien against the real property of the Respondent located within Broward County and the PETITIONER City may record a true copy of this order in the Public Records of Broward County.

**DONE AND ORDERED** this 28th Day of June, 2006.

CITY OF COCONUT CREEK, FLORIDA

*Richard L. Doody*  
Special Magistrate

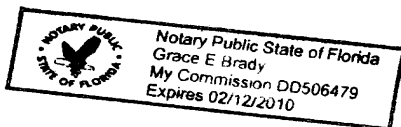
*Jacquelyn L Cook*  
Special Magistrate Clerk

STATE OF FLORIDA        )  
COUNTY OF BROWARD    )   SS:

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and JACQUELYN L COOK, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:

June 28, 2006

*Grace E. Brady*  
Notary Public, State of Florida



**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MASTER HEARING**

CITY OF COCONUT CREEK, FLORIDA  
**Petitioner**

vs.

LISA CASAMAYOURET  
**Respondent**

**IN RE:  
DOCKET NO. C04-060409**

---

**FINAL ORDER**

HEARING DATE: AUGUST 25, 2004

**VIOLATION: FAILURE TO MAINTAIN LAWN IN A HEALTHY CONDITION,  
ACCUMULATION OF TRASH AND DEBRIS / CH. 6-36(B)(9)  
CH. 6-36(B)(2)**

An administrative hearing was held before the undersigned Special Master on the date referenced above. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing;

**FINDINGS OF FACT:**

The record indicates that the RESPONDENT owns certain real property within the City of Coconut Creek, Florida located at 4030 Edgewood Drive and more particularly described as follows:

Folio # 4842 32 100 860

SEE ATTACHED EXHIBIT "A" (LEGAL DESCRIPTION)

At the hearing held on this matter the City Code Compliance Officer presented sworn testimony indicating that the Officer had personal knowledge of the existence of the violations and entered into the record photographs of the violations and an affidavit of posting as evidence of having provided the RESPONDENT notice of these proceedings. The RESPONDENT was not present at the final hearing and the sworn testimony of the City was not contested.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving, by substantial competent evidence, that the alleged violations do in fact exist on the subject property.

Exhibit "A"

---



ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MASTER FINDS THE RESPONDENT GUILTY OF VIOLATING CITY CODE SECTIONS CH. 6-36(B)(9) AND CH. 6-36(B)(2) AND THE RESPONDENT IS HEREBY GIVEN UNTIL SEPTEMBER 15, 2004 TO REMEDY THE VIOLATIONS OR FACE A PER DIEM FINE OF ONE HUNDRED DOLLARS (\$100.00) FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE.

FURTHER, THE RESPONDENT IS PUT ON NOTICE THAT IF THE RESPONDENT REPEATS THIS SAME VIOLATION(S) WITHIN FIVE (5) YEARS OF THE DATE OF THIS ORDER, THE RESPONDENT SHALL BE SUBJECT TO THE HIGHER FINE AMOUNTS AUTHORIZED BY LAW IN THE INSTANCE OF A REPEAT VIOLATION.

Done and Ordered this 25th Day of August, 2004.

CITY OF COCONUT CREEK, FLORIDA

Richard Doody  
SPECIAL MASTER

Clerk to the Special Master

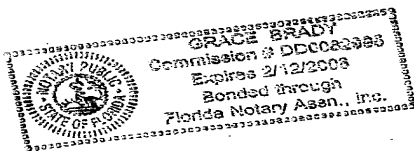
Jacquelyn Cook  
Special Master Clerk

STATE OF FLORIDA            )  
COUNTY OF BROWARD        )   SS:

I hereby certify that on this day before me an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and Jacquelyn Cook, Special Master and Clerk to the Special Master respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in County and State aforesaid this date:

August 25 2004.

Grace Brady  
Notary Public, State of Florida



2

Prepared by and return to:

Patricia A. Rathburn, Esq.  
Assistant City Attorney  
City of Coconut Creek  
4800 W. Copans Road  
Coconut Creek, Florida 33063

**COVER SHEET TO ORDER CERTIFYING CODE ENFORCEMENT  
FINE AND LIEN**

This is a cover sheet to the attached certified true copy of Order Certifying Code Enforcement Fine and Lien dated July 18, 2006, relating to real property described as:

Coconut Creek Section Ten 70-29 B Lot 3 Blk 38  
Folio No. 4842 32 10 0860

Also known as: 4030 Edgewood Drive  
Coconut Creek, Florida 33063

OWNER: Lisa Casamayouret 

6

**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL  
**Petitioner**

vs.

**IN RE:  
DOCKET NO. C05-08-0137**

LISA CASAMAYOURET  
4030 EDGEWOOD DRIVE  
COCONUT CREEK, FL 33066  
**Respondent**

**ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN**

**THIS CAUSE FIRST CAME**, by administrative hearing, before the undersigned Special Magistrate of the City of Coconut Creek, Florida on August 24, 2005, after due notice to the Respondent, at which time the Special Magistrate heard testimony under oath, received evidence, determined findings of Fact and Conclusions of Law and thereupon issued a Final Order which was reduced to writing an furnished to the Respondent. (Exhibit "A") The Final Order found the Respondent to be in violation of City Code Ch. 13-38 (D)(3), CH. 13-38 (A), Ch. 12-31, CH. 12-33(3), Ch. 14-3 (A), CH. 13-442 (B), health and safety violations, expired building permits, work done without permits (shed and electrical), glass and other dangerous trash and debris in rear of property, nuisance, stagnant pond, stagnant pool, wood structure nailed into tree, tree abuse. The subject violations occurred at the Respondents real property located at 4030 Edgewood Drive within the City of Coconut Creek and more particularly described as follows:

Folio No. 4842 32 10 0860

COCONUT CREEK SEC 10 70-29 B LOT 3 BLK 38

The Final Order required the Respondent to take corrective action to remedy the violation as of the date of the hearing on August 24, 2005. Under oath the Code Compliance Officer testified to the Special Magistrate on June 28, 2006 that the property had come into compliance on September 13, 2005. Further the City stated that the fine had run for 20 days at THREE HUNDRED TWENTY-FIVE (\$325.00) DOLLARS a day plus costs and had reached an accumulated total amount of SIX THOUSAND FIVE HUNDRED TWENTY-FIVE DOLLARS (\$6,525.00) for this code enforcement violation. The record indicated that the RESPONDENT had been provided proper notice of the hearing. The RESPONDENT was not present at the hearing.

**ACCORDINGLY, IT IS HEREBY ORDERED THAT:**

1. A total fine in the amount of SIX THOUSAND FIVE HUNDRED TWENTY-FIVE DOLLARS (\$6, 525.00) is hereby imposed in this cause of action.

State of Florida  
County of Broward  
City of Coconut Creek  
I HEREBY CERTIFY that this is a true and correct  
copy of the original.  
Witness my hand and the Official Seal of  
The City of Coconut Creek this  
day of August 2006  
Barbara S. Rice  
City Clerk

- 2. The fine set out above shall, pursuant to Chapter 162 Florida Statutes, constitute a lien against the real property of the Respondent located within Broward County and the PETITIONER City may record a true copy of this order in the Public Records of Broward County.

**DONE AND ORDERED** this 28th Day of June, 2006.

CITY OF COCONUT CREEK, FLORIDA

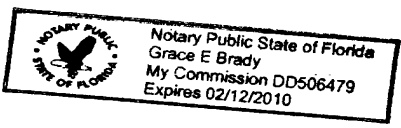
*Richard L. Doody*  
Special Magistrate

*Jacquelyn L Cook*  
Special Magistrate Clerk

STATE OF FLORIDA            )  
COUNTY OF BROWARD    )   SS:

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and JACQUELYN L COOK, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:

June 28, 2006  
*Grace E. Brady*  
Notary Public, State of Florida



**CITY OF COCONUT CREEK  
4800 WEST COPANS ROAD, COCONUT CREEK, FL  
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL  
**Petitioner**

vs.

**IN RE:  
DOCKET NO. C05- 08- 0137**

LISA CASAMAYOURET  
4030 EDGEWOOD DRIVE  
COCONUT CREEK, FL 33066  
**Respondent**

---

**FINAL ORDER**

HEARING DATE: AUGUST 24, 2005

**VIOLATION: HEALTH AND SAFETY VIOLATIONS, EXPIRED BUILDING PERMITS, WORK DONE WITHOUT PERMITS (SHED, ELECTRICAL) GLASS AND OTHER DANGEROUS TRASH AND DEBRIS ( IN REAR OF THE PROPERTY), NUISANCE, STAGNANT POND; STAGNANT POOL, WOOD STRUCTURE NAILED INTO TREE, TREE ABUSE ; CITY CODE CH. 13-38(D)(3); CH. 13 - 38(A); CH. 12- 31; CH. 12-33(3); CH. 14-3 (A); CH. 13-442 (8)**

An administrative hearing was held before the undersigned Special Magistrate on the date referenced above. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT:**

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 4030 Edgewood Drive and more particularly described as follows:

Folio No. 4842 32 10 0860

COCONUT CREEK SEC 10 70-29 B LOT 3 BLK 38

At the hearing held on this matter, the PETITIONER City presented testimony by the Community Improvement Officer regarding the Officer's personal knowledge of the existence of the violations, and his belief that the condition of the property constitutes a serious threat to the health and safety of the surrounding neighborhood. The trash and debris cited in this case refers to the trash and debris in the rear of the property. There is an existing order for the trash and debris in the front of the property. The City entered into the record photographs of the violations and

Exhibit "A"

evidence of having provided the RESPONDENT notice of these proceedings as required by law. The RESPONDENT was not present at the hearing and the sworn testimony of the City was not contested.

**CONCLUSION OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving, by substantial competent evidence, that the violations, as alleged in the Summons to Appear do in fact exist on the subject property and that they constitute a serious threat to the public health and safety.

**ORDER:**

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT GUILTY OF VIOLATING CITY CODE SECTIONS CITY CODE CH. 13-38(D)(3); CH. 13 - 38(A); CH. 12- 31; CH. 12-33(3); CH. 14-3 (A); CH. 13-442 (8) AND, STARTING WITH THE DATE OF THIS ORDER, IMPOSES A FINE OF THREE HUNDRED AND TWENTY-FIVE (\$325.00) DOLLARS FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION. IN ADDITION THE RESPONDENT IS ASSESSED TWENTY-FIVE DOLLARS (\$25.00) IN ADMINISTRATIVE COSTS FOR THIS VIOLATION. THE RESPONDENT SHALL HAVE THIRTY (30) DAYS FROM THE DATE OF THIS ORDER TO PAY THIS ADMINISTRATIVE COST TO THE CITY.

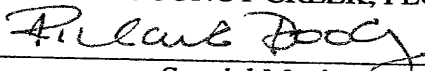
IN LIGHT OF THE CITY'S TESTIMONY THAT THE CONDITION OF THE PROPERTY IS A THREAT TO THE SURROUNDING NEIGHBORHOOD, THE CITY MAY, SUBJECT TO THE APPROVAL OF THE OFFICE OF THE CITY MANAGER, TAKE APPROPRIATE STEPS TO SECURE THE PROPERTY BY CUTTING BACK THE OVERGROWN LANDSCAPING AND ADDRESSING THE STAGNANT POOL AND POND. THE COSTS INCURRED BY CITY IN PERFORMING THESE REMEDIAL ACTIONS SHALL BE THE RESPONSIBILITY OF THE RESPONDENT.

OTHER THAN THOSE PERMITS REQUIRED FOR COMPLIANCE, NO BUILDING PERMITS WILL BE ISSUED FOR THE SUBJECT PROPERTY UNTIL THE VIOLATION(S) REFERENCED IN THIS ORDER ARE REMEDIED.

THE RESPONDENT IS PUT ON NOTICE THAT IF THE RESPONDENT REPEATS ANY OF THESE SAME VIOLATIONS WITHIN FIVE (5) YEARS OF THE DATE OF THIS ORDER, THE RESPONDENT SHALL BE TREATED AS A REPEAT VIOLATOR AND BE SUBJECT TO THE GREATER FINE AMOUNTS AUTHORIZED BY LAW IN THE INSTANCE OF A REPEAT VIOLATION.

Done and Ordered this 24<sup>TH</sup> Day of August, 2005.

CITY OF COCONUT CREEK, FLORIDA

  
Special Magistrate

Christine T. Ross  
Special Magistrate Clerk

STATE OF FLORIDA        )  
COUNTY OF BROWARD    )  SS:

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and CHRISTINE T. ROSS, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:

AUGUST 24, 2005

Grace Brady  
Notary Public, State of Florida



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W

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

WELLS FARGO N A  
Plaintiff

CACE-07-017216  
Division: 08

VS.

LENTZ, TIM ; BROWARD COUNTY ; WORLD OMNI FINC CORP ; U S  
SECURITY INS CO ; BELL, ROBERT ; REVGRO I LLC ; SYNDICATED  
OFFICE SYS INC ; MARGATE CITY OF ; ALL CLAIMS INS REPAIRS ;  
COCONUT CREEK CITY OF ; GLUNTA & HOUSE PA ; BORAK &  
ASSOC PA ; CASAMAYOURET, LISA  
Defendant

**Certificate of Title**

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on July 21, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

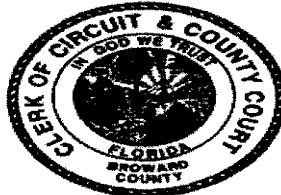
The following property in Broward County, Florida:

Property Address: 4030 Edgewood Drive, Coconut Creek, FL 33066

a. Legal Description: LOT 3, BLOCK 38, COCONUT CREEK 10TH SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 70, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
Parcel ID No. 4842 32 10 0860

Was sold to: WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION, AMORTIZING RESIDENTIAL COLLATERAL TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-BC10  
1661 Worthington Road; Suite 100 P.O. Box 24737 West Palm Beach, FL, 33415

Witness my hand and the seal of this court on August 03, 2010.



Howard C. Forman, Clerk of Circuit Courts  
Broward County, Florida

Total consideration: \$41,300.00  
Doc Stamps: \$289.10

S

①



Consideration: \$27,699.00

This document prepared by (and after recording return to): )  
 Name: *Allen Thomas* )  
 Premium Title Services, Inc )  
 2002 Summit Boulevard, Suite )  
 Firm 600 )  
 Atlanta, GA 30319 )  
 Phone: (877) 318-3442 )  
 Asset No. 359016361 )  
 File No. CE1111-FL-253747 )

Above This Line Reserved  
For Official Use Only

**SPECIAL WARRANTY DEED  
AND  
SUPPORTING AFFIDAVIT OF POWER OF ATTORNEY**

**STATE OF FLORIDA  
COUNTY OF Broward**

THIS DEED, made this 28 day of November, 2011, by and between Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A. as Trustee f/k/a Norwest Bank Minnesota, N.A. as Trustee for the Registered Holders of Structured Asset Securities Corporation, Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC10, a national banking association, organized and existing under the laws of The United States of America; hereinafter called the Grantor, whose mailing address is: c/o Ocwen Loan Servicing, LLC, 12001 Science Drive, Suite 110B Orlando, Florida 32826; and Justin Singer, A single person, hereinafter called the Grantee, whose mailing address is:

4270 Casper Ct, Hollywood, Florida 33021

WITNESSETH, that the Grantor, for and in consideration for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Broward, State of Florida, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**PARCEL ID #:** 484232-10-0860  
Located at 4030 Edgewood Drive, Coconut Creek, FL 33066

TOGETHER, with all of the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

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

Signed, sealed and delivered in our presence:

Linda S. Gearhart  
Witness

Linda S. Gearhart  
Print Name

Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A. as Trustee f/k/a Norwest Bank Minnesota, N.A. as Trustee for the Registered Holders of Structured Asset Securities Corporation, Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC10 by Ocwen Loan Servicing, LLC as Attorney-In-Fact

Carmini Sankar  
Witness

CARMINI SANKAR  
Print Name

BY Robert Kaltenbach  
Robert Kaltenbach Senior Manager  
of Ocwen Loan Servicing, LLC, as Attorney-in-Fact  
Address: 12001 Science Drive, Suite 110B, Orlando, FL 32826

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28 day of November, 2011, by Robert Kaltenbach Senior Manager of Ocwen Loan Servicing, LLC as Attorney-in-Fact for Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A. as Trustee f/k/a Norwest Bank Minnesota, N.A. as Trustee for the Registered Holders of Structured Asset Securities Corporation, Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC10, ~~who is personally known to me~~ or who has produced \_\_\_\_\_ as identification and who did / (did not) take an oath.



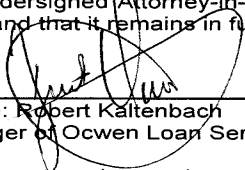
(Notarial Seal)

Milenri Figueroa  
Notary Public

Milenri Figueroa, Notary  
Printed Name  
My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ORANGE

Before me this 28 day of November of 2011, appeared the aforesaid Attorney-in-Fact, who swore or affirmed that: (1) the power of attorney given to the aforementioned Attorney-in-Fact and used herein to convey title is recorded at O.R. Book 40308, Page 20, Public Records of Broward County, Florida; and (2) the undersigned Attorney-in-Fact has no knowledge or notice of termination or revocation of said Power of Attorney and that it remains in full force and effect.




Printed Name: Robert Kaltenbach  
Senior Manager of Ocwen Loan Servicing, LLC, as Attorney-in-Fact

Sworn or affirmed and subscribed to before me, this same date as immediately hereinabove acknowledged, by the said authorizing officer of Ocwen Loan Servicing, LLC as Attorney-in-Fact for Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A. as Trustee f/k/a Norwest Bank Minnesota, N.A. as Trustee for the Registered Holders of Structured Asset Securities Corporation, Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC10, who is personally known to me or who produced the same identification as immediately hereinabove noted in the acknowledgment.



(Notarial Seal)

  
\_\_\_\_\_  
Notary Public  
Milenri Figueroa, Notary  
Printed Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

CE1111-FL-253747

LOT 3, BLOCK 38, COCONUT CREEK 10TH SECTION, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK 70, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY,  
FLORIDA.

Parcel ID No.: 484232-10-0860

Being Property Conveyed by Certificate of Title from Howard C. Forman, Clerk of the Court to Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A. as Trustee f/k/a Norwest Bank Minnesota, N.A. as Trustee for the Registered Holders of Structured Asset Securities Corporation, Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC10, recorded August 10, 2010 August 10, 2010, in or Book 47293 and page 1676 OR Book 47293, Page 1676, Broward County, Florida.

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Prepared by and Return to  
Marge J. Schleifer  
Gibraltar Title and Escrow Company  
2929 E. Commercial Blvd., #100  
Ft. Lauderdale, FL 33308  
WILL CALL TRICOUNTY COURTHOUSE COURIER

Parcel ID Number:

# Quitclaim Deed

This Quitclaim Deed, Made this **23rd** day of **October**, 2012 A.D., **Between**  
**Justin Singer, a single man**

of the County of **Broward**, State of **Florida**, **grantor**, and  
**JSJT Construction Inc., a corporation**  
**existing under the laws of the State of Florida**  
whose address is: **4270 Casper Street**  
**Hollywood, Florida 33021**  
of the County of **Broward**, State of **Florida**, **grantees.**

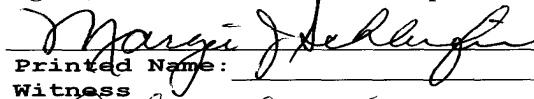
**Witnesseth** that the GRANTOR, for and in consideration of the sum of  
-----**TEN DOLLARS (\$10)**----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has  
granted, bargained and quitclaimed to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of **Broward** State of **Florida** to wit:


SEE EXHIBIT "A" ATTACHED


**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 grantor, either in law or equity, for  
the use, benefit and profit of the said grantees forever

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

**Signed, sealed and delivered in our presence:**

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

  
\_\_\_\_\_  
**Justin Singer** (Seal)  
P.O. Address: **4270 Casper Street, Hollywood, FL 33021**

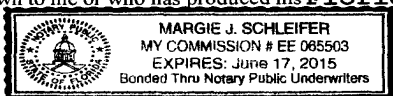
  
Printed Name: **CHERYL TAPE**  
Witness

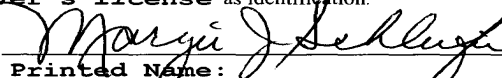
\_\_\_\_\_  
P.O. Address: \_\_\_\_\_  
(Corporate Seal)

**STATE OF Florida**  
**COUNTY OF Broward**

The foregoing instrument was acknowledged before me this **23rd** day of **October**, 2012 by  
**Justin Singer**

who is personally known to me or who has produced his **Florida driver's license** as identification.



  
Printed Name: \_\_\_\_\_  
**Notary Public**  
My Commission Expires: \_\_\_\_\_

2

## EXHIBIT "A"

Lot 7, Block 6, Resubdivision of Blocks 25, 26, 27, 28, and 30, Margate Fifth Addition, according to the plat thereof, recorded in Plat Book 51, Page 13, of the Public Records of Broward County, Florida.

PARCEL ID 484125140890

Lot 6, Block 4 of STADIUM PARK RESUBDIVISION OF BLOCKS 1, 3, 4, 6, 7 AND 10 of TWIN LAKES, according to the plat thereof recorded in Plat Book 53, Page 9 of the Public Records of Broward County, Florida.

PARCEL ID 494216070680

Lot 3, Block 38, Coconut Creek 10<sup>th</sup> Section, according to the plat thereof, recorded in Plat Book 70, Page 29, of the Public records of Broward County, Florida.

PARCEL ID 484232100860

Lot 24, Block 2, WASHINGTON PARK, according to the Map or Plat thereof as recorded in Plat Book 19, Page 32 of the Public Records of Broward County, Florida.

PARCEL ID 504205040610

Lot 4, Block 2, White Acres, according to the map or plat thereof, as recorded in Plat Book 19, Page 33 of the Public Records of Broward County, Florida.

PARCEL ID 5042210900340

Lot 32, Block 22 of BRYANS SUBDIVISION OF BLOCKS 21 AND 22, FT. LAUDERDALE, according to the Plat thereof as recorded in Plat Book 1, Page 29 of the Public Records of Miami-Dade County, Florida. Said lands lying situate and being in Broward County, Florida.

PARCEL ID 504210280460

Lots 33, 34 and 35, Block 114, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

PARCEL ID 494234032150

This Instrument Prepared by and Return To:  
MARTIN I. BODZIN, ESQ.  
TRANS-STATE TITLE INSURANCE AGENCY  
19205 Biscayne Boulevard, Suite 2201  
Aventura, Florida 33160

**WARRANTY DEED (CORPORATE)**

THIS INDENTURE, made this 13<sup>th</sup> day of October, 2017, by JSJT CONSTRUCTION INC., a Florida corporation, whose post office address is 3389 Sheridan Street, Suite 513, Hollywood, Florida 33021, hereinafter called the Grantor, to RES ELITE DEVELOPMENT INC., a Florida corporation, whose post office address is 11675 Strand Way, Cooper City, Florida 33026, hereinafter called the Grantee:

**WITNESSETH:** That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, Florida, described as follows:

PARCEL ONE (Folio No. 18232-10-08600):

Lot 3, Block 38, COCONUT CREEK 10<sup>TH</sup> SECTION, according to the Plat thereof, as recorded in Plat Book 70, Page 29, of the Public Records of Broward County, Florida.

PARCEL TWO (Folio No. 10205-04-06100):

Lot 24, Block 2, WASHINGTON PARK, according to the Plat thereof, as recorded in Plat Book 19, Page 32, of the Public Records of Broward County, Florida.

PARCEL THREE (Folio No. 10126-08-03300):

Lot 35, Block 1, DAVIE LITTLE RANCHES AMENDED, according to the Plat thereof, as recorded in Plat Book 28, Page 35, of the Public Records of Broward County, Florida.

PARCEL FOUR (Folio No. 10205-06-09400):

Lot 19, Block 19, WASHINGTON PARK THIRD ADDITION, according to the Plat thereof, as recorded in Plat Book 21, Page 43, of the Public Records of Broward County, Florida.

PARCEL FIVE (Folio No. 10205-14-06810):

Lot 19, Block 4, BOULEVARD GARDENS, according to the Plat thereof, as recorded in Plat Book 28, Page 6, of the Public Records of Broward County, Florida.

PARCEL SIX (Folio No. 10209-12-01010):

Lot 22, Block 1, RIVERSIDE PARK, according to the Plat thereof, as recorded in Plat Book 7, Page 24, of the Public Records of Broward County, Florida.

**SUBJECT TO** (i) covenants, conditions, restrictions, reservations, agreements, declarations, dedications, easements and limitation of record; (ii) Taxes for the calendar year of this Deed and all subsequent years; (iii) Existing zoning ordinances; (iv) Pending governmental liens; and (v) facts that an accurate survey or personal inspection would disclose.

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

AND said Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of

JSJT CONSTRUCTION INC., a Florida corporation

Fareeza Juman  
Witness Fareeza Juman

By: Justin Singer  
JUSTIN SINGER, PRESIDENT

Jayce Olewick  
Witness Jayce Olewick

STATE OF FLORIDA            ]  
  ]:ss.  
COUNTY OF MIAMI-DADE    ]

I hereby certify that the foregoing instrument was acknowledged before me this 13<sup>th</sup> day of October, 2017, by JUSTIN SINGER, President of JSJT CONSTRUCTION INC., a Florida corporation, on behalf of the company, who is personally known to me or who produced \_\_\_\_\_ as identification and who did not take an oath.

Fareeza Juman  
NOTARY PUBLIC, State of Florida

My Commission Expires:



NOTE TO FLORIDA DEPARTMENT OF REVENUE: THIS TRANSFER IS A CONVEYANCE BETWEEN TWO COMPANIES (GRANTOR AND GRANTEE) WITH THE SAME BENEFICIAL OWNER (NAMELY, JUSTIN SINGER). NO CONSIDERATION IS FLOWING BETWEEN THEM.

THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR OPINION OF TITLE.



THIS INSTRUMENT PREPARED BY:  
MARTIN I. BODZIN, ESQ.  
TRANS-STATE TITLE INSURANCE AGENCY, LLC  
18205 BISCAYNE BLVD. SUITE 2201  
AVENTURA, FLORIDA 33160  
(305) 931-5000

THIS MORTGAGE DEED, being executed on the 4th day of May, 2018, by:

**RES ELITE DEVELOPMENT INC., a Florida corp., MAYA PROGRESSO PROPERTIES INC., a Florida corp., and OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp.,** whose mailing address is 3389 Sheridan Street, #513, Hollywood, FL 33021, hereafter referred to as "mortgagor" or as "Borrower" in favor of **GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016,** whose mailing address is: 18205 Biscayne Blvd. #2201, Aventura, FL 33160, hereafter referred to as "lender" or as "mortgagee":

(Note: The terms "mortgagor" and "mortgagee" shall include and be taken to mean any and all of the parties to this instrument and their heirs, legal representatives and assigns, whether individuals or entities; and the term "note" includes all the notes herein described if more than one.)

WITNESSETH, that for good and valuable consideration, and also in consideration of the total sum reflected in the promissory note copied herein, the mortgagor hereby grants, bargains, sells, transfers, aliens, remises, conveys and confirms unto the mortgagee all the certain real property of which the mortgagor is now seized and possessed, said real property lying and being situate in **BROWARD** County, Florida, to wit:

**Parcel 1:** (1012 NW 2<sup>nd</sup> Ave., Ft. Laud., FL, Folio 4942 34 04 9290)

**Lots 30, 31 and 32, in Block 188, of Progresso, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said property situate, lying and being in Broward County, Florida.**

**Parcel 2:** (2788 NW 9<sup>th</sup> Place, Ft. Laud., FL, Folio 5042 05 04 0610)

**Lot 24, in Block 2, of WASHINGTON PARK FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 19, Page 32, of the Public Records of Broward County, Florida.**

**Parcel 3:** (Pierce Street, Hollywood, FL, Folio 5142 16 02 6020)

**Lot 15, in Block 39, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.**

**Parcel 4:** (4030 Edgewood Drive, Coconut Creek, FL, Folio 4842 32 10 0860)

**Lot 3, in Block 38, of COCONUT CREEK 10<sup>TH</sup> SECTION, according to the Plat thereof, as recorded in Plat Book 70, Page 29, of the Public Records of Broward County, Florida.**

Borrower will keep any and all of said collateral clear of any liens and violations, and will close out any open or expired permits at the first opportunity.

This mortgage will be cross-collateralized with other mortgages made by the borrowers in favor of the Lender. A default in any one of said mortgages or a default in this mortgage shall constitute a default in all of them.

This Mortgage is not assumable. Any transfer or sale of any of the property secured hereby shall cause the entire indebtedness herein to become immediately due and payable in full, without notice, unless Lender (in Lender's sole discretion) consents to such sale and agrees to a release price therefor. To the extent that any homeowner's maintenance is payable on the mortgaged property, mortgagor shall keep all of same current and failure to do so shall be deemed an immediate default hereunder.

Mortgagor(s) shall furnish mortgagee(s) with proof of payment of property taxes and insurance each year before any such amount becomes delinquent.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances belonging thereto, and the rents issues and profits thereof, unto the mortgagee, in fee simple. AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, unless noted herein as follows: NONE.

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note(s) hereinafter substantially copied or identified, to-wit:

Promissory Note (copy)

\$300,000.00

Miami, FL

Date: May 4, 2018

For value received, the undersigned (jointly and severally, if more than one, and sometimes hereafter being referred to as "Maker" or as "Borrower") promises to pay to: GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016 (hereafter sometimes referred to as "Holder"), or order, in the manner herein specified, the principal sum of THREE HUNDRED THOUSAND & 00/100 (\$300,000.00), with interest from date at the rate of TWELVE PERCENT (12.00%) per annum on the balance from time to time remaining unpaid. The said principal balance and interest shall be payable in lawful money of the United States of America at: 18205 Biscayne Blvd. #2201, Aventura, FL 33160, or such place as may be hereafter designated by written notice from the Holder to the Maker hereof, on the date and in the manner following:

This loan is in the nature of an equity line. The loan will be fully funded at time of closing. Interest will accrue only on the outstanding funded principal balance as it exists from time to time. Interest payments will become due and payable on the 30<sup>th</sup> day of each month other than February, and for each February, interest shall become due and payable on the last day of the month. The first interest payment, due on May 30, 2018, shall be prorated based upon the number of days between the date this loan is funded and May 30, 2018.

The lender hereunder shall have complete and absolute discretion with regard to any future draws hereunder, based upon lender's sole analysis of the value of the collateral from time to time, lender's own assessment of the financial condition of the borrower, market conditions, and other factors. Lender is under no duty to fund a draw and Borrower specifically agrees that Borrower is not relying upon the ability to obtain future draws after any full or partial paydown hereof.

None of the collateral securing this loan may be sold without Lender's consent. Lender shall also be entitled to set the release price for any such sale, if Lender consents to the sale.

Borrower will keep any and all of said collateral clear of any liens and violations, and will close out any open or expired permits at the first opportunity.

There is no prepayment penalty. This Note may be prepaid in whole or in part at any time, without penalty. This loan will be cross-collateralized with other loans made by the borrowers in favor of the Lender. A default in any one of said loans or a default in this loan shall constitute a default in all of them.

This Note is secured by a mortgage on various parcels of real estate. This Note and the Mortgage securing same are not assumable. Any transfer or sale of the underlying property shall cause the entire indebtedness herein to become immediately due and payable in full without notice, unless the Lender has consented to such sale and has agreed to a release price therefor. In addition, Maker agrees to abide by and comply with each of the terms of such mortgage or any other related security documents and a breach of any of the provisions thereof shall be deemed a breach hereunder. If default be made in the payment of any sums herein required to be paid within 15 days of the due date thereof or in any of the other covenants herein, then the entire unpaid balance due hereunder shall become immediately due and payable, without notice, time being of the essence, and all outstanding principal and delinquent interest hereunder shall thereafter bear interest at the highest rate allowed by the laws of the state of Florida. Failure of the Holder to exercise any right or remedy hereunder shall not be deemed a waiver of any subsequent right or remedy. Each person liable hereunder, whether a Maker or an endorser, hereby waives presentment, notice, protest, notice of protest and/or notice of dishonor and agrees to pay all costs, including but not limited to reasonable attorney's fees, whether suit be brought or not, in the event any costs are incurred by Holder either to enforce this Note or to enforce the terms of any related mortgage or security agreement. All references to the singular or plural shall be taken to mean the reverse to the extent the context may require. In the event any amount due hereunder would cause this Note to violate any usury law or any similar law, said amount shall automatically be mitigated or eliminated, but only to the extent necessary to reduce the total amounts due hereunder to a level which would be consistent with the maximum rate of interest allowed by law.

**RES ELITE DEVELOPMENT INC., a Florida corp.**

**By: Justin Singer, President**

**MAYA PROGRESSO PROPERTIES INC., a Florida corp.**

**By its President, RES ELITE DEVELOPMENT INC., a Florida corp.**

**By: Justin Singer, President**

**OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp.**

**By its President, RES ELITE DEVELOPMENT INC., a Florida corp.**

**By: Justin Singer, President**

**(END OF COPY OF NOTE)**

and shall perform, comply with and abide by each and every one of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, AND to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or determination of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than HIGHEST INSURABLE VALUE in a company or companies acceptable to the mortgagee, with Mortgagee to be a named insured in such policies, and in the event any sum of money becomes payable by virtue of such insurance the Mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, AND to perform, comply with and abide by each and every agreement, stipulation, condition and covenant set forth in said note and this mortgage or


either. In the event the mortgagor fails to pay when due any tax, assessments, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder or allowed by law or in equity, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

If any sum of money herein referred to be not promptly paid within 15 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

**BORROWER AND MORTGAGEE 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 INSTRUMENT, AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HERewith, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE EXTENDING CREDIT TO BORROWER.**

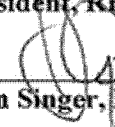
IN WITNESS WHEREOF, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

**RES ELITE DEVELOPMENT INC., a Florida corp.**

By:   
Justin Singer, President

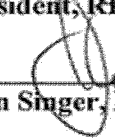
**MAYA PROGRESSO PROPERTIES INC., a Florida corp.**

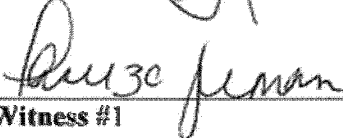
By its President, **RES ELITE DEVELOPMENT INC., a Florida corp.**

By:   
Justin Singer, President

**OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp.**

By its President, **RES ELITE DEVELOPMENT INC., a Florida corp.**

By:   
Justin Singer, President

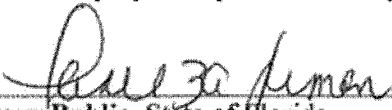
  
Witness #1

  
Witness #2

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

ss:

The foregoing instrument was acknowledged before me this 17 day of May, 2018, by JUSTIN SIGNER, who is personally known to me or who produced \_\_\_\_\_ as identification, and he took an oath and stated he executed the foregoing instrument for the purposes therein expressed pursuant to proper corporate authority.

  
\_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires:



THIS INSTRUMENT PREPARED BY:  
GARY A. BODZIN, ESQ.  
TRANS-STATE TITLE INSURANCE AGENCY, LLC  
18205 BISCAYNE BLVD. SUITE 2201  
AVENTURA, FLORIDA 33160  
(305) 931-5000

THIS MODIFICATION OF MORTGAGE DEED, adding \$141,671.49, and adding collateral, being executed on the 20th day of June, 2018, by:

**RES ELITE DEVELOPMENT INC., a Florida corp., MAYA PROGRESSO PROPERTIES INC., a Florida corp., and OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp.,** whose mailing address is 3389 Sheridan Street, #513, Hollywood, FL 33021, hereafter referred to as "Mortgagor" or as "Borrower" in favor of **GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016,** whose mailing address is: 18205 Biscayne Blvd. #2201, Aventura, FL 33160, hereafter referred to as "Lender" or as "Mortgagee":

(The terms "Mortgagor" and "Borrower" and "Mortgagee" and "Lender" shall include and be taken to mean any and all of the applicable parties to this instrument and their heirs, legal representatives and assigns, whether individuals or entities; and the term "Note" includes all the notes herein described if more than one.)

WHEREAS the Borrower executed a Mortgage in favor of the Lender recorded under instrument number 115057600 of the Public Records of Broward County, Florida, and

WHEREAS the Borrower and Mortgagee intend to modify (and are hereby modifying) said Mortgage to provide for an additional loan amount of \$141,671.49, and to add collateral to the said mortgage,

It is therefore agreed as follows:

WITNESSETH, that for good and valuable consideration, and also in consideration of the total sum reflected in the promissory note copied herein, the mortgagor hereby adds the following property as collateral for the said Mortgage, and grants, bargains, sells, transfers, aliens, remises, conveys and confirms unto the mortgagee all of said real property of which the mortgagor is now seized and possessed, said real property lying and being situate in **BROWARD** County, Florida, to wit:

**Parcel Z, less the south 50 feet thereof, in Block 11, of Flamingo Village First Addition according to the Plat thereof recorded in Plat Book 47, Page 7, Public Records of Broward County, Florida.**

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances belonging thereto, and the rents issues and profits thereof, unto the mortgagee, in

fee simple. AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, unless noted herein as follows: NONE except for the Mortgage being modified hereby.

The principal balance of the said Mortgage was \$300,000.00 just prior to the execution hereof. The sum of \$141,671.49 is now being added to the said Mortgage, and the new principal balance, upon execution hereof, shall be \$441,671.49. Interest shall be charged only upon such outstanding amounts that may be funded from time to time. It is further agreed that the Maturity Date of the entire said debt shall be June 20, 2020, at which time any and all amounts outstanding shall become due and payable in full.

Borrowers represent that there are no offsets or defenses against either the said Mortgage or any cross-collateralized mortgage or against the Mortgagee.

This mortgage is cross-collateralized with any other mortgages made by any of the borrowers in favor of the Lender. A default in any one of said mortgages or a default in this mortgage shall constitute a default in all of them.

This Mortgage is not assumable. Any transfer or sale of any of the property secured hereby shall cause the entire indebtedness herein to become immediately due and payable in full, without notice, unless Lender (in Lender's sole discretion) consents to such sale and agrees to a release price therefor. To the extent that any homeowner's maintenance is payable on the mortgaged property, mortgagor shall keep all of same current and failure to do so shall be deemed an immediate default hereunder.

Mortgagor(s) shall furnish mortgagee(s) with proof of payment of property taxes and insurance each year before any such amount becomes delinquent.

All covenants pertaining to any property encumbered by the said Mortgage are incorporated herein by reference as if set forth fully herein, and shall likewise pertain to the property added herein.

All other provisions of the said Mortgage not inconsistent herewith are hereby restated, ratified and confirmed.

**BORROWER AND MORTGAGEE 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 INSTRUMENT, AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE EXTENDING CREDIT TO BORROWER.**

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

**RES ELITE DEVELOPMENT INC., a Florida corp. (Borrower)**

By: [Signature]  
Justin Singer, President

**MAYA PROGRESSO PROPERTIES INC., a Florida corp. (Borrower)**  
By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.

By: [Signature]  
Justin Singer, President

**OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp. (Borrower)**  
By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.

By: [Signature]  
Justin Singer, President

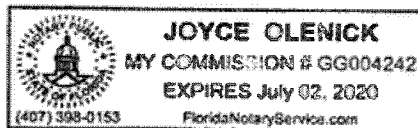
[Signature]  
Witness #1

[Signature]  
Witness #2

STATE OF FLORIDA, COUNTY OF MIAMI-DADE ss:

The foregoing instrument was acknowledged before me this 20th day of June, 2018, by JUSTIN SIGNER, who is personally known to me or who produced \_\_\_\_\_ as identification, and he took an oath and stated he executed the foregoing instrument for the purposes therein expressed pursuant to proper corporate authority.

[Signature]  
Notary Public, State of Florida  
My Commission Expires:

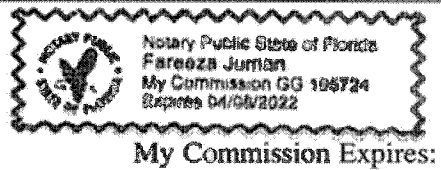


[Signature]  
**GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016 (Lender)**

STATE OF FLORIDA, COUNTY OF MIAMI-DADE ss:

The foregoing instrument was acknowledged before me this 20th day of June, 2018, by GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016, who is personally known to me or who produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public, State of Florida





**THIS INSTRUMENT PREPARED BY:**  
**GARY A. BODZIN, ESQ.**  
**TRANS-STATE TITLE INSURANCE AGENCY, LLC**  
**18205 BISCAYNE BLVD. SUITE 2201**  
**AVENTURA, FLORIDA 33160**  
**(305) 931-5000**

**THIS MODIFICATION OF MORTGAGE DEED, adding \$300,000.00, being executed on the 27th day of June, 2018, by:**

**RES ELITE DEVELOPMENT INC., a Florida corp., MAYA PROGRESSO PROPERTIES INC., a Florida corp., and OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp., whose mailing address is 3389 Sheridan Street, #513, Hollywood, FL 33021, hereafter referred to as "Mortgagor" or as "Borrower" in favor of GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016, whose mailing address is: 18205 Biscayne Blvd. #2201, Aventura, FL 33160, hereafter referred to as "Lender" or as "Mortgagee":**

(The terms "Mortgagor" and "Borrower" and "Mortgagee" and "Lender" shall include and be taken to mean any and all of the applicable parties to this instrument and their heirs, legal representatives and assigns, whether individuals or entities; and the term "Note" includes all the notes herein described if more than one.)

WHEREAS the Borrower executed a Mortgage in favor of the Lender recorded under instrument number 115057600, as previously modified by instrument recorded in instrument number 115159059 of the Public Records of Broward County, Florida, and

WHEREAS the Borrower and Mortgagee intend to further modify (and are hereby modifying) said Mortgage to provide for an additional loan amount of \$300,000.00,

It is therefore agreed as follows:

The principal balance of the said Mortgage was \$441,671.49 just prior to the execution hereof. The sum of \$300,000.00 is now being added to the said Mortgage, and the new principal balance, upon execution hereof, shall be \$741,671.49. Interest shall be charged only upon such outstanding amounts that may be funded from time to time. It is further agreed that the Maturity Date of the entire said debt shall be June 27, 2020, at which time any and all amounts outstanding shall become due and payable in full.

Borrowers represent that there are no offsets or defenses against either the said Mortgage or any cross-collateralized mortgage or against the Mortgagee.

This mortgage is cross-collateralized with any other mortgages made by any of the borrowers in favor of the Lender. A default in any one of said mortgages or a default in this mortgage shall constitute a default in all of them.

This Mortgage is not assumable. Any transfer or sale of any of the property secured hereby shall cause the entire indebtedness herein to become immediately due and payable in full, without notice, unless Lender (in Lender's sole discretion) consents to such sale and agrees to a release price therefor. To the extent that any homeowner's maintenance is payable on the mortgaged property, mortgagor shall keep all of same current and failure to do so shall be deemed an immediate default hereunder.

Mortgagor(s) shall furnish mortgagee(s) with proof of payment of property taxes and insurance each year before any such amount becomes delinquent.


All covenants pertaining to any property encumbered by the said Mortgage are incorporated herein by reference as if set forth fully herein.

All other provisions of the said Mortgage not inconsistent herewith are hereby restated, ratified and confirmed.


**BORROWER AND MORTGAGEE 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 INSTRUMENT, AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE EXTENDING CREDIT TO BORROWER.**

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


**RES ELITE DEVELOPMENT INC., a Florida corp. (Borrower)**


By:   
Justin Singer, President

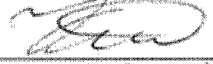
**MAYA PROGRESSO PROPERTIES INC., a Florida corp. (Borrower)**  
By its President, **RES ELITE DEVELOPMENT INC. , a Florida corp.**

By:   
Justin Singer, President

**OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp. (Borrower)**  
By its President, **RES ELITE DEVELOPMENT INC. , a Florida corp.**

By:   
Justin Singer, President


  
Witness #1 **Freegza Juman**

  
Witness #2 **Solya Bodzin**

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

ss:

The foregoing instrument was acknowledged before me this 27th day of June, 2018, by JUSTIN SINGER, who is personally known to me or who produced \_\_\_\_\_ as identification, and he took an oath and stated he executed the foregoing instrument for the purposes therein expressed pursuant to proper corporate authority.

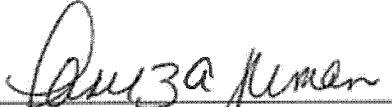
  
\_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires:



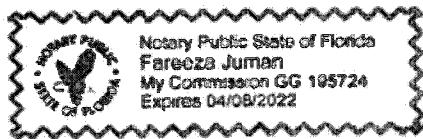
  
\_\_\_\_\_  
**GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016 (Lender)**

STATE OF FLORIDA, COUNTY OF MIAMI-DADE ss:

The foregoing instrument was acknowledged before me this 27th day of June, 2018, by GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016, who is personally known to me or who produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires:



**THIS INSTRUMENT PREPARED BY**

(and return to):

**GARY A. BODZIN, ESQ.**  
**TRANS-STATE TITLE INSURANCE AGENCY, LLC**  
**18205 BISCAYNE BLVD. SUITE 2201**  
**AVENTURA, FLORIDA 33160**  
**(305) 931-5000**

THIS MODIFICATION OF MORTGAGE DEED, adding \$100,000.00, and adding collateral, being executed on the 5<sup>th</sup> day of September, 2018, by:

**JUSTIN SINGER, DYMOND PROGRESSO VILLAGE, INC., a Florida corp., RES ELITE DEVELOPMENT INC., a Florida corp., GIGI MIAMI PROPERTIES, INC., a Florida corp., KAYLA SEMINOLE PROPERTIES INC., a Florida corp., JSJT CONSTRUCTION INC., a Florida corp., MAYA PROGRESSO PROPERTIES INC., a Florida corp., and OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp.,** whose mailing address is 3389 Sheridan Street, #513, Hollywood, FL 33021, hereafter collectively referred to as "Mortgagor" or as "Borrower" in favor of

**GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016,** whose mailing address is: 18205 Biscayne Blvd. #2201, Aventura, FL 33160, hereafter referred to as "Lender" or as "Mortgagee":

(The terms "Mortgagor" and "Borrower" and "Mortgagee" and "Lender" shall include and be taken to mean any and all of the applicable parties to this instrument and their heirs, legal representatives and assigns, whether individuals or entities; and the term "Note" includes all the notes herein described if more than one.)

WHEREAS some or all of the Borrowers executed a Mortgage in favor of the Lender recorded in Official Records Book 51014, Page 719 of the Public Records of Broward County, Florida, and in Official Records Book 29293, Page 3899 of the Public Records of Miami-Dade County, Florida, and whereas the property described below was added as collateral to the said Mortgage as evidenced under Clerk's file number 114681673 of the Public Records of Broward County, Florida, and whereas said Mortgage, as the same may have been amended from time to time, is cross-collateralized with that certain Mortgage recorded under Clerk's file number 115057600 of the Public Records of Broward County, Florida as the same may have been modified from time to time, and whereas the parties hereto desired to further modify the said latter mortgage (recorded under Clerk's file number 115057600 of the Public Records of Broward County, Florida) to add the property described below and to add \$100,000.00,

It is therefore agreed as follows:

WITNESSETH, that for good and valuable consideration, and also in consideration of the total sum reflected in the promissory note copied herein, the mortgagor hereby adds the following property as collateral for the said latter Mortgage (recorded under Clerk's file number 115057600 of the Public Records of Broward County, Florida), and grants, bargains, sells, transfers, aliens, remises, conveys and confirms unto the mortgagee all of said real property of which the mortgagor is now seized and possessed, said real property lying and being situate in BROWARD County, Florida, to wit:

**Lots 11 and 12, Block 2, of LIBERTY PARK, according to the Plat thereof recorded in Plat Book 7, Page 27, Public Records of Broward County, Florida. (Note: That certain Mortgage Modification recorded in under Clerk's file number 114681673 is also hereby modified to correct the reference to the proper county in the legal description therein, same being Broward and not Miami-Dade).**

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances belonging thereto, and the rents issues and profits thereof, unto the mortgagee, in fee simple. AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, unless noted herein as follows: NONE except for the Mortgages referred to herein.

The principal balance of the said Mortgage recorded under Clerk's file number 115057600 was \$741,671.49 just prior to the execution hereof. The sum of \$100,000.00 is now being added to the said Mortgage, and the new principal balance, upon execution hereof, shall be \$841,671.49. Interest shall be charged only upon such outstanding amounts that may be funded from time to time. It is further agreed that the Maturity Date of the entire said debt shall continue to be June 20, 2020, at which time any and all amounts outstanding thereunder shall become due and payable in full.

Borrowers represent that there are no offsets or defenses against either the said Mortgage or any cross-collateralized mortgage or against the Mortgagee.

This mortgage is cross-collateralized with any other mortgages made by any of the borrowers in favor of the Lender. A default in any one of said mortgages or a default in this mortgage shall constitute a default in all of them.

This Mortgage is not assumable. Any transfer or sale of any of the property secured hereby shall cause the entire indebtedness herein to become immediately due and payable in full, without notice, unless Lender (in Lender's sole discretion) consents to such sale and agrees to a release price therefor. To the extent that any homeowner's maintenance is payable on the mortgaged property, mortgagor shall keep all of same current and failure to do so shall be deemed an immediate default hereunder.

Mortgagor(s) shall furnish mortgagee(s) with proof of payment of property taxes and insurance each year before any such amount becomes delinquent.

All covenants pertaining to any property encumbered by the said Mortgage are incorporated herein by reference as if set forth fully herein, and shall likewise pertain to the property added herein.

All other provisions of the said Mortgage not inconsistent herewith are hereby restated, ratified and confirmed.

**BORROWER AND MORTGAGEE 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 INSTRUMENT, AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE EXTENDING CREDIT TO BORROWER.**

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

\_\_\_\_\_  
**JUSTIN SINGER, Individually (Borrower)**

**RES ELITE DEVELOPMENT INC., a Florida corp. (Borrower)**

By: \_\_\_\_\_  
**Justin Singer, President**

**MAYA PROGRESSO PROPERTIES INC., a Florida corp. (Borrower)**  
**By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.**

By: \_\_\_\_\_  
**Justin Singer, President**

**OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp. (Borrower)**  
**By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.**

By: \_\_\_\_\_  
**Justin Singer, President**

**DYMOND PROGRESSO VILLAGE, INC., a Florida corp. (Borrower)**  
**By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.**

By: \_\_\_\_\_  
**Justin Singer, President**

**GIGI MIAMI PROPERTIES, INC., a Florida corp. (Borrower)**  
**By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.**

By: \_\_\_\_\_  
**Justin Singer, President**

**KAYLA SEMINOLE PROPERTIES INC., a Florida corp. (Borrower)**  
**By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.**

By: \_\_\_\_\_  
**Justin Singer, President**

**JSJT CONSTRUCTION INC., a Florida corp. (Borrower)**

By: \_\_\_\_\_  
**Justin Singer, President**

Joyce Olenick  
Witness #1 Joyce Olenick

[Signature]  
Witness #2 Sodya Bodzin

STATE OF FLORIDA, COUNTY OF MIAMI-DADE ss:

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of September, 2018, by JUSTIN SIGNER, who is personally known to me or who produced \_\_\_\_\_ as identification, and he took an oath and stated he executed the foregoing instrument for the purposes therein expressed, both individually and pursuant to proper corporate authority.

Joyce Olenick  
Notary Public, State of Florida  
My Commission Expires:

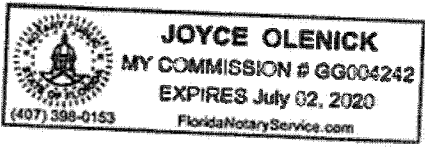


[Signature]  
GARY A. BODZIN, as Trustee of the  
Singer Mortgage Trust UTD 2-10-2016 (Lender)

STATE OF FLORIDA, COUNTY OF MIAMI-DADE ss:

The foregoing instrument was acknowledged before me this 10 day of September, 2018, by GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016, who is personally known to me or who produced \_\_\_\_\_ as identification.

Joyce Olenick  
Notary Public, State of Florida  
My Commission Expires:



Promissory Note

\$100,000.00

Miami, FL

Date: September \_\_\_\_\_, 2018

For value received, the undersigned (jointly and severally, if more than one, and sometimes hereafter being referred to as "Maker" or as "Borrower") promises to pay to: **GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016** (hereafter sometimes referred to as "Holder"), or order, in the manner herein specified, the principal sum of ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00), with interest from date at the rate of TWELVE PERCENT (12.00%) per annum on the balance from time to time remaining unpaid. The said principal balance and interest shall be payable in lawful money of the United States of America at: 18205 Biscayne Blvd. #2201, Aventura, FL 33160, or such place as may be hereafter designated by written notice from the Holder to the Maker hereof, on the date and in the manner following:

This loan is in the nature of a modification and an increase to an existing equity line. The proceeds of this Note will be funded in two draws for the completion of improvements at 709 NW 19<sup>th</sup> Avenue, Ft. Lauderdale, FL 33311, and Borrower agrees to use the proceeds hereof only for that purpose. \$50,000.00 will be funded for immediate initial construction and the balance of \$50,000.00 will be funded for completion of construction after trusses are installed. Lender has the right to refuse the second draw in the event of either a default by the Borrower in either this loan or in any related or cross-collateralized loan, or in any changes in circumstances that might increase Lender's risk, in Lender's sole discretion, as more fully detailed below. Interest will accrue only on the outstanding funded principal balance as it exists from time to time. Interest only payments will become due and payable on the 30<sup>th</sup> day of each month other than February, and for each February, interest shall become due and payable on the last day of the month. The first interest payment, due on September 30, 2018, shall be prorated based upon the number of days between the date this loan is funded and September 30, 2018. Payments due hereunder may be combined with other payments due from Borrower to Lender under other loans. This loan shall mature on June 20, 2020, at which time any and all amounts outstanding hereunder shall become due and payable in full.

The lender hereunder shall have complete and absolute discretion with regard to any future draws hereunder, based upon lender's sole analysis of the value of the collateral from time to time, lender's own assessment of the financial condition of the borrower, market conditions, and other factors. Lender is under no duty to fund a draw and Borrower specifically agrees that Borrower is not relying upon the ability to obtain future draws after any full or partial payoff hereof.

None of the collateral securing this loan or any cross-collateralized loan may be sold without Lender's consent. Lender shall also be entitled to set the release price for any such sale, if Lender consents to the sale.

Borrower will keep any and all of the collateral securing this loan clear of any liens and violations, and will close out any open or expired permits at the first opportunity.

There is no prepayment penalty. This Note may be prepaid in whole or in part at any time, without penalty. This loan will be cross-collateralized with other loans made by any one or more of the Borrower(s) in favor of the Lender. A default in any one of said loans or a default in this loan shall constitute a default in all of them.

This Note is secured by a mortgage on various parcels of real estate. This Note and the Mortgage securing same are not assumable. Any transfer or sale of the underlying property shall cause the entire indebtedness herein to become immediately due and payable in full without notice, unless the Lender has consented to such sale and has agreed to a release price therefor. In addition, Maker agrees to abide by and comply with each of the terms of such mortgage or any other related security documents and a breach of any of the provisions thereof shall be deemed a breach hereunder. If default be made in the payment of any sums herein required to be paid within 15 days of the due date thereof or in any of the other covenants herein, then the entire unpaid balance due hereunder shall become immediately due and payable, without notice, time being of the essence, and all outstanding principal and delinquent interest hereunder shall thereafter bear interest at the highest rate allowed by the laws of the state of Florida. Failure of the Holder to exercise any right or remedy hereunder shall not be deemed a waiver of any subsequent right or remedy. Each person liable hereunder, whether a Maker or an endorser, hereby waives presentment, notice, protest, notice of protest and/or notice of dishonor and agrees to pay all costs, including but not limited to reasonable attorney's fees, whether suit be brought or not, in the event any costs are incurred by Holder either to enforce this Note or to enforce the terms of any related mortgage or security agreement. All references to the singular or plural shall be taken to mean the reverse to the extent the context may require. In the event



any amount due hereunder would cause this Note to violate any usury law or any similar law, said amount shall automatically be mitigated or eliminated, but only to the extent necessary to reduce the total amounts due hereunder to a level which would be consistent with the maximum rate of interest allowed by law, it being understood that at the inception hereof, there is no intent by either the Lender or the Borrower for any amounts due hereunder to be in excess of any applicable usury law.

\_\_\_\_\_  
**JUSTIN SINGER, Invidually (Borrower)**

**RES ELITE DEVELOPMENT INC., a Florida corp. (Borrower)**

By: \_\_\_\_\_  
**Justin Singer, President**

**MAYA PROGRESSO PROPERTIES INC., a Florida corp. (Borrower)**  
**By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.**

By: \_\_\_\_\_  
**Justin Singer, President**

**OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp. (Borrower)**  
**By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.**

By: \_\_\_\_\_  
**Justin Singer, President**

**DYMOND PROGRESSO VILLAGE, INC., a Florida corp. (Borrower)**  
**By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.**

By: \_\_\_\_\_  
**Justin Singer, President**

**GIGI MIAMI PROPERTIES, INC., a Florida corp. (Borrower)**  
**By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.**

By: \_\_\_\_\_  
**Justin Singer, President**

**KAYLA SEMINOLE PROPERTIES INC., a Florida corp. (Borrower)**  
**By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.**

By: \_\_\_\_\_  
**Justin Singer, President**

**JSJT CONSTRUCTION INC., a Florida corp. (Borrower)**

By: \_\_\_\_\_  
**Justin Singer, President**

**THIS INSTRUMENT PREPARED BY**  
(and return to):  
**GARY A. BODZIN, ESQ.**  
**TRANS-STATE TITLE INSURANCE AGENCY, LLC**  
**18205 BISCAYNE BLVD. SUITE 2201**  
**AVENTURA, FLORIDA 33160**  
**(305) 931-5000**

**THIS MODIFICATION OF MORTGAGE DEED, adding \$65,000.00, and adding collateral, being executed on the 20th day of September, 2018, by:**

**JUSTIN SINGER, DYMOND PROGRESSO VILLAGE, INC., a Florida corp., RES ELITE DEVELOPMENT INC., a Florida corp., GIGI MIAMI PROPERTIES, INC., a Florida corp., KAYLA SEMINOLE PROPERTIES INC., a Florida corp., JSJT CONSTRUCTION INC., a Florida corp., MAYA PROGRESSO PROPERTIES INC., a Florida corp., and OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp., whose mailing address is 3389 Sheridan Street, #513, Hollywood, FL 33021, hereafter collectively referred to as "Mortgagor" or as "Borrower" in favor of**  
**GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016, whose mailing address is: 18205 Biscayne Blvd. #2201, Aventura, FL 33160, hereafter referred to as "Lender" or as "Mortgagee":**

(The terms "Mortgagor" and "Borrower" and "Mortgagee" and "Lender" shall include and be taken to mean any and all of the applicable parties to this instrument and their heirs, legal representatives and assigns, whether individuals or entities; and the term "Note" includes all the notes herein described if more than one.)

WHEREAS some or all of the Borrowers executed a Mortgage in favor of the Lender recorded in Official Records Book 51014, Page 719 of the Public Records of Broward County, Florida, and in Official Records Book 29293, Page 3899 of the Public Records of Miami-Dade County, Florida, and whereas the property described below was added as collateral to the said Mortgage as evidenced under Clerk's file number 114681673 of the Public Records of Broward County, Florida, and whereas said Mortgage, as the same may have been amended from time to time, is cross-collateralized with that certain Mortgage recorded under Clerk's file number 115057600 of the Public Records of Broward County, Florida as the same may have been modified from time to time, and whereas the parties hereto desired to further modify the said latter mortgage (recorded under Clerk's file number 115057600 of the Public Records of Broward County, Florida) to add the property described below and to add \$65,000.00,

It is therefore agreed as follows:

WITNESSETH, that for good and valuable consideration, and also in consideration of the total sum reflected in the promissory note copied herein, the mortgagor hereby adds the following property as collateral for the said latter Mortgage (recorded under Clerk's file number 115057600 of the Public Records of Broward County, Florida), and grants, bargains, sells, transfers, aliens, remises, conveys and confirms unto the mortgagee all of said real property of which the mortgagor is now seized and possessed, said real property lying and being situate in BROWARD County, Florida, to wit:

**Lot 37, Block 3, of SUNFLOWER, FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 78, Page 48, Public Records of Broward County, Florida.**

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances belonging thereto, and the rents issues and profits thereof, unto the mortgagee, in fee simple. AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, unless noted herein as follows: NONE except for the Mortgages referred to herein.

The principal balance of the said Mortgage recorded under Clerk's file number 115057600 was \$841,671.49 just prior to the execution hereof. The sum of \$65,000.00 is now being added to the said Mortgage, and the new principal balance, upon execution hereof, shall be \$906,671.49. Interest shall be charged only upon such outstanding amounts that may be funded from time to time. It is further agreed that the Maturity Date of the entire said debt shall continue to be June 20, 2020, at which time any and all amounts outstanding thereunder shall become due and payable in full.

Borrowers represent that there are no offsets or defenses against either the said Mortgage or any cross-collateralized mortgage or against the Mortgagee.

This mortgage is cross-collateralized with any other mortgages made by any of the borrowers in favor of the Lender. A default in any one of said mortgages or a default in this mortgage shall constitute a default in all of them.

This Mortgage is not assumable. Any transfer or sale of any of the property secured hereby shall cause the entire indebtedness herein to become immediately due and payable in full, without notice, unless Lender (in Lender's sole discretion) consents to such sale and agrees to a release price therefor. To the extent that any homeowner's maintenance is payable on the mortgaged property, mortgagor shall keep all of same current and failure to do so shall be deemed an immediate default hereunder.

Mortgagor(s) shall furnish mortgagee(s) with proof of payment of property taxes and insurance each year before any such amount becomes delinquent.

All covenants pertaining to any property encumbered by the said Mortgage are incorporated herein by reference as if set forth fully herein, and shall likewise pertain to the property added herein.

All other provisions of the said Mortgage not inconsistent herewith are hereby restated, ratified and confirmed.

**BORROWER AND MORTGAGEE 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 INSTRUMENT, AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER**

VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE EXTENDING CREDIT TO BORROWER.

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

\_\_\_\_\_  
JUSTIN SINGER, Invididually (Borrower)

RES ELITE DEVELOPMENT INC., a Florida corp. (Borrower)

By: \_\_\_\_\_  
Justin Singer, President

MAYA PROGRESSO PROPERTIES INC., a Florida corp. (Borrower)  
By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.

By: \_\_\_\_\_  
Justin Singer, President

OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp. (Borrower)  
By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.

By: \_\_\_\_\_  
Justin Singer, President

DYMOND PROGRESSO VILLAGE, INC., a Florida corp. (Borrower)  
By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.

By: \_\_\_\_\_  
Justin Singer, President

GIGI MIAMI PROPERTIES, INC., a Florida corp. (Borrower)  
By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.

By: \_\_\_\_\_  
Justin Singer, President

KAYLA SEMINOLE PROPERTIES INC., a Florida corp. (Borrower)  
By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.

By: \_\_\_\_\_  
Justin Singer, President

JSJT CONSTRUCTION INC., a Florida corp. (Borrower)

By: \_\_\_\_\_  
Justin Singer, President

Fareeza Juman  
Witness #1 *FAREEZA JUMAN*

Jayne Olenick  
Witness #2 *Jayne Olenick*

STATE OF FLORIDA, COUNTY OF MIAMI-DADE ss:

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of September, 2018, by JUSTIN SIGNER, who is personally known to me or who produced \_\_\_\_\_ as identification, and he took an oath and stated he executed the foregoing instrument for the purposes therein expressed, both individually and pursuant to proper corporate authority.

Fareeza Juman  
Notary Public, State of Florida  
My Commission Expires:

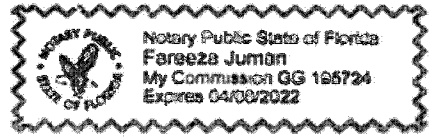


[Signature]  
GARY A. BODZIN, as Trustee of the  
Singer Mortgage Trust UTD 2-10-2016 (Lender)

STATE OF FLORIDA, COUNTY OF MIAMI-DADE ss:

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of September, 2018, by GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016, who is personally known to me or who produced \_\_\_\_\_ as identification.

Fareeza Juman  
Notary Public, State of Florida  
My Commission Expires:



**THIS INSTRUMENT PREPARED BY:**  
**GARY A. BODZIN, ESQ.**  
**TRANS-STATE TITLE INSURANCE AGENCY, LLC**  
**18205 BISCAYNE BLVD. SUITE 2201**  
**AVENTURA, FLORIDA 33160**  
**(305) 931-5000**

**THIS MODIFICATION OF MORTGAGE DEED, adding \$100,000.00, being executed on the 12th day of September, 2019, by:**

**JADE NE 3 AVE OAKLAND INC., a Florida corporation, RES ELITE DEVELOPMENT INC., a Florida corporation, 1607 NW 6 AVE LLC, a Florida limited liability company, 3030 NW 26 ST INC, a Florida corporation, and 4030 EDGEWOOD DRIVE LLC, a Florida limited liability company, MAYA PROGRESSO PROPERTIES INC., a Florida corp., and OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp., whose mailing address is 3389 Sheridan Street, #513, Hollywood, FL 33021, hereafter referred to as "Mortgagor" or as "Borrower" in favor of**

**GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016, whose mailing address is: 18205 Biscayne Blvd. #2201, Aventura, FL 33160, hereafter referred to as "Lender" or as "Mortgagee":**

(The terms "Mortgagor" and "Borrower" and "Mortgagee" and "Lender" shall include and be taken to mean any and all of the applicable parties to this instrument and their heirs, legal representatives and assigns, whether individuals or entities; and the term "Note" includes all the notes herein described if more than one.)

WHEREAS the Borrower executed a Mortgage in favor of the Lender recorded under instrument number 115057600, of the Public Records of Broward County, Florida, as previously modified from time to time and

WHEREAS the Borrower and Mortgagee intend to further modify (and are hereby modifying) said Mortgage to provide for an additional loan amount of \$100,000.00,

It is therefore agreed as follows:

The principal balance of the said Mortgage was \$910,157.69 just prior to the execution hereof. The sum of \$100,000.00 is now being added to the said Mortgage, and the new principal balance, upon execution hereof, shall be \$1,010,157.69. Interest shall be charged only upon such outstanding amounts that may be funded from time to time. It is further agreed that the Maturity Date of the entire said debt shall be June 27, 2020, at which time any and all amounts outstanding shall become due and payable in full.

Borrowers represent that there are no offsets or defenses against either the said Mortgage or any cross-collateralized mortgage or against the Mortgagee.

This mortgage is cross-collateralized with any other mortgages made by any of the borrowers in favor of the Lender. A default in any one of said mortgages or a default in this mortgage shall constitute a default in all of them.

This Mortgage is not assumable. Any transfer or sale of any of the property secured hereby shall cause the entire indebtedness herein to become immediately due and payable in full, without notice, unless Lender (in Lender's sole discretion) consents to such sale and agrees to a release price therefor. To the extent that any homeowner's maintenance is payable on the mortgaged property, mortgagor shall keep all of same current and failure to do so shall be deemed an immediate default hereunder.

Mortgagor(s) shall furnish mortgagee(s) with proof of payment of property taxes and insurance each year before any such amount becomes delinquent.


All covenants pertaining to any property encumbered by the said Mortgage are incorporated herein by reference as if set forth fully herein.

All other provisions of the said Mortgage not inconsistent herewith are hereby restated, ratified and confirmed.

**BORROWER AND MORTGAGEE 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 INSTRUMENT, AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE EXTENDING CREDIT TO BORROWER.**

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

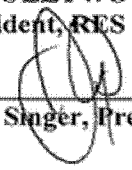
**RES ELITE DEVELOPMENT INC., a Florida corp. (Borrower)**

By:  \_\_\_\_\_  
Justin Singer, President


**MAYA PROGRESSO PROPERTIES INC., a Florida corp. (Borrower)**  
By its President, **RES ELITE DEVELOPMENT INC. , a Florida corp.**

By:  \_\_\_\_\_  
Justin Singer, President


**OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp. (Borrower)**  
By its President, **RES ELITE DEVELOPMENT INC. , a Florida corp.**

By:  \_\_\_\_\_  
Justin Singer, President

**JADE NE 3 AVE OAKLAND INC., a Florida corporation**

By:   
**Justin Singer, President**


**3030 NW 26 ST INC., a Florida corporation**  
**By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.**


By:   
**Justin Singer, President**

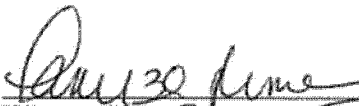
**4030 EDGEWOOD DRIVE LLC, a Florida limited liability company**

By:   
**Justin Singer, as duly authorized Manager**

**1607 NW 6 AVE LLC, a Florida limited liability company**  
**By its Duly Authorized Manager, RES ELITE DEVELOPMENT INC., a Florida corporation**


By:   
**Justin Singer, President**

  
Witness #1 **Solja Badzin**

  
Witness #2 **FAREEZA JUMAN**

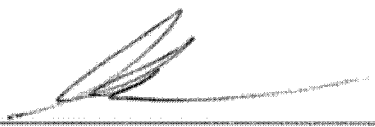
STATE OF FLORIDA, COUNTY OF MIAMI-DADE ss:

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of September, 2019, by JUSTIN SINGER, who is personally known to me or who produced \_\_\_\_\_ as identification, and he took an oath and stated he executed the foregoing instrument for the purposes therein expressed pursuant to proper corporate/company authority.

  
Notary Public, State of Florida  
My Commission Expires:



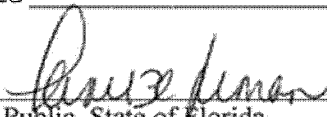




**GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016 (Lender)**

STATE OF FLORIDA, COUNTY OF MIAMI-DADE ss:

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of September, 2019, by GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016, who is personally known to me or who produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires:



This Instrument Prepared By  
(Record and Return to):  
MARTIN I. BODZIN, ESQ.  
18205 Biscayne Blvd. #2201  
Aventura, FL 33160  
(305) 931-5000

**CONDITIONAL ASSIGNMENT OF LESSOR'S  
INTEREST IN RENTALS, LEASES, ROYALTIES,  
INCOME AND PROFITS**

THIS AGREEMENT, entered into this 4th day of May, 2018, by and between **RES ELITE DEVELOPMENT INC.**, a Florida corp., **MAYA PROGRESSO PROPERTIES INC.**, a Florida corp., and **OLIVIA HOLLYWOOD PROPERTIES INC.**, a Florida corp. (hereinafter, and collectively, if more than one, called the "Mortgagor" or "Borrower," which term as used in every instance shall include the Borrower's heirs, executors, administrators, successors, legal representatives and assigns, either voluntary by act of the parties, or involuntary by operation of law, and shall denote the single and/or plural, and the masculine and/or feminine, and natural and/or artificial person, whenever and wherever the context so requires or admits), whose post office address is 3389 Sheridan Street, #513, Hollywood, FL 33021, Party of the First Part, and

**GARY A. BODZIN**, as Trustee of the Singer Mortgage Trust UTD 2-10-2016 (hereinafter called the "Mortgagee", which term as used in every instance shall include the Mortgagee's heirs, executors, administrators, successors, legal representatives and assigns, either voluntary by act of the parties, or involuntary by operation of law, and shall denote the single and/or plural, and the masculine and/or feminine, and natural and/or artificial person, whenever and wherever the context so requires or admits), whose address is 18205 Biscayne Blvd. #2201, Aventura, FL 33160, Party of the Second Part.

WITNESSETH:

WHEREAS, on the date hereof Mortgagee has made a loan to Borrower, evidenced by a certain Promissory Note in the principal sum of \$300,000.00, (the "Note"), secured by a certain Mortgage (the "Mortgage"), encumbering certain parcels of real estate located in the State of Florida, County of BROWARD, to wit:

**Parcel 1:** (1012 NW 2<sup>nd</sup> Ave., Ft. Laud., FL, Folio 4942 34 04 9290)

**Lots 30, 31 and 32, in Block 188, of Progresso, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said property situate, lying and being in Broward County, Florida.**

**Parcel 2:** (2788 NW 9<sup>th</sup> Place, Ft. Laud., FL, Folio 5042 05 04 0610)

**Lot 24, in Block 2, of WASHINGTON PARK FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 19, Page 32, of the Public Records of Broward County, Florida.**

**Parcel 3:** (Pierce Street, Hollywood, FL, Folio 5142 16 02 6020)

**Lot 15, in Block 39, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.**

**Parcel 4:** (4030 Edgewood Drive, Coconut Creek, FL, Folio 4842 32 10 0860)

**Lot 3, in Block 38, of COCONUT CREEK 10<sup>TH</sup> SECTION, according to the Plat thereof, as recorded in Plat Book 70, Page 29, of the Public Records of Broward County, Florida.**

WHEREAS, the Mortgaged Premises have been, or may, in the future, be demised by Borrower to certain tenants pursuant to certain leases, or otherwise used to generate rents, profits, royalties, or any other manner of income; and

WHEREAS, Mortgagee, as a condition to making the aforesaid Mortgage loan, has required the Assignment by Borrower of all leases, rents, profits, royalties or any other manner of income now or hereafter affecting the Mortgaged Premises and all monies or other things of value arising out of the Mortgaged Premises:

NOW, THEREFORE, in order to further secure the payment of the indebtedness of the Borrower unto Mortgagee, and in consideration of the making of the loan represented by the Mortgage and the Note secured thereby and in further consideration of the sum of One Dollar (\$1.00) paid by the Mortgagee unto Borrower, the receipt of which is hereby acknowledged, the Borrower does hereby sell, assign, transfer and set over unto Mortgagee all leases (including subleases) of all or any part of the Mortgaged Premises (all such leases being hereinafter collectively referred to as the "leases") together with all of the rents, issues, receipts and profits arising from or out of the leases and the Mortgaged Premises including any and all guarantees of the Lessees' obligations under the Leases (all such rents, issues, receipts, profits and guarantees being hereinafter collectively referred to as the "Rents"), as well as any other profits, royalties or any other manner of income whatsoever, and the Mortgagee shall be entitled, through its duly authorized agents, to instruct the Tenants or other payors relating to the mortgaged premises, to pay any and all of same directly to the Mortgagee, which said amounts shall be applied by Mortgagee to the debt of the Borrower secured hereby.

Mortgagee, by its acceptance of this Assignment, covenants and agrees to and with Borrower that until a default shall occur (after applicable notice and grace period, if any) in the making of the payments provided for in the Mortgage or Note or in the performance of any other obligations of Borrower herein or in the Note or Mortgage, Borrower shall have the right to receive, collect and enjoy the said rents, issues and profits from the property (except as otherwise provided in any related mortgage), subject to the further provisions of this Agreement.

1. Borrower represents and warrants that it is either the fee owner or the lessee under long term leaseholds of the Mortgaged Premises, has good title to the leases and rents hereby assigned; has made no prior assignment of the leases or rents; and has performed no act or executed any other instrument which might prevent Mortgagee from operating under any of the terms and conditions of this Assignment or which would limit Mortgagee in such operations.

2. Borrower hereby covenants and agrees to and with Mortgagee that Borrower will: (a) fulfill or perform every condition and covenant in the Leases to be fulfilled or performed by the Lessor; (b) give to Mortgagee prompt notice of the receipt of any notice of Borrower's default under any of the Leases received by Borrower, together with a copy of such notice of default; (c) enforce short of termination of the Leases, the performance or observance of every covenant and condition of the leases to be performed or observed by the lessees; (d) deliver to Mortgagee, upon written demand, a statement specifying the rents and profits derived or received from the Leases for the period specified in such demand, the disbursements made for such period and the names of all lessees of the Mortgaged Premises, together with true and correct copies of all leases for which rent is so accounted; and (e) at Borrower's expense, appear in and defend any action growing out of or in any manner connected with any of the leases or the obligations or liabilities of the lessor, the lessee or any guarantor thereunder. Nothing contained here shall be construed to limit or qualify Borrower's ability as Lessor under the Leases to, negotiate leases, including but not limited to, modification of Leases, termination of Leases, entering into Leases, or sue and defend suits concerning Leases.

3. Borrower hereby authorizes Mortgagee, its employees or agents, at its option, after the occurrence of a default and after the expiration of applicable notice and grace periods, if any, under the Note and Mortgage and this Assignment, to enter upon and take possession of the Mortgaged Premises and to collect or sue for and receive in the name of the Borrower or in its own name as assignee, or both, all rents accrued

but unpaid and in arrears at the date of such default, as well as the rents thereafter accruing and becoming payable during the period of the continuance of the said default; and to this end the Borrower further agrees that they will assist Mortgagee in all reasonable ways to collect the rents and will, upon request of Mortgagee, execute a written notice to each tenant directing the tenants to pay the rents to the Mortgagee.

4. Borrower also hereby authorizes Mortgagee upon such entry, at its option, to take over and assume the management, operation and maintenance of the Mortgaged Premises and to perform all acts necessary and proper and to expend such sums out of the income of the Mortgaged Premises as may be needed in connection therewith in the same manner and to the same extent as the Borrower might do, including the right to evict tenants, make, enforce, modify and accept surrender of any of the leases, make new leases, renew existing leases, fix or modify the rents or make concessions to tenants, the Borrower hereby releasing all claims against Mortgagee arising out of such management, operation and maintenance excepting the liability of Mortgagee to account as hereinafter set forth.

5. Mortgagee, after payment of all proper charges and expenses, including but not limited to reasonable compensation paid to such managing agent as it may select and employ and after the accumulation of a reserve to meet taxes, assessments, water, rents, fire and liability insurance in requisite amounts, shall credit the net amount of income received by it from the Mortgaged Premises by virtue of this Assignment to any amounts due and owing to it by Borrower under the terms of the Mortgage and the Note, the manner of the application of such net income and what items shall be credited to be determined in the sole discretion of Mortgagee. Mortgagee shall not be accountable for more monies than it actually received from the Mortgaged Premises, nor shall it be liable for failure to collect any of the rents. Mortgagee shall make reasonable effort to collect the rents, reserving, however, within its own discretion, the right to determine the method of collection and the extent to which enforcement of collection of delinquent rents shall be prosecuted.

6. In the event the Borrower shall have cured such default and reinstated the mortgage loan completely in good standing to the satisfaction of Mortgagee, and is in compliance with all of the terms, covenants and conditions of the Mortgage, the Note and this Assignment, then Mortgagee, within one month after demand in writing, shall redeliver possession of the Mortgaged Premises to the Borrower and restore Borrower to all of their rights under this Agreement prior to the occurrence of such default, and Borrower shall remain in possession of the Mortgaged Premises unless and until another default as aforesaid occurs, at which time Mortgagee may, at its option, again take possession of the Mortgaged Premises under authority of this instrument and enforce its rights hereunder.

7. It is not the intention of the parties hereto that an entry by Mortgagee upon the Mortgaged Premises under the terms of this instrument shall constitute Mortgagee as "Mortgagee in Possession" in contemplation of law, except at the option of Mortgagee.

8. Mortgagee shall not be obligated to perform or discharge any obligation under the leases, and borrower hereby agrees to indemnify Mortgagee against any and all liability, loss or damage which it may incur under the leases or under or by reason of this Assignment and against any and all claims and demand whatsoever which may be asserted against it by reason of any alleged obligation or undertaking on its part to perform or discharge any of the terms of any of the leases.

9. This Assignment shall remain in full force and effect so long as the Note and Mortgage remain unpaid in whole or part, and it is understood and agreed that a full and complete release of the mortgage shall operate as a full and complete release of all of the right and interest hereunder of Mortgagee and that after the Mortgage has been fully released this instrument shall be void and of no further effect.

10. The provisions of this instrument shall be binding upon and inure to the benefit of Borrower and its heirs and personal representatives thereunder and successors and assigns, and Mortgagee, his/its successors and assigns. The word "Note" shall be construed to mean the instrument, whether note or bond, given to evidence the indebtedness held by Mortgagee against the Mortgaged Premises; the word "Mortgage" shall be construed to mean the instrument securing the said indebtedness held by Mortgagee,

whether such instrument be mortgage, loan deed, trust deed, vendor's lien or otherwise; and the word "Borrower" shall be construed to mean any one or more persons or parties who are the holders of the legal title or equity of redemption to or in the Mortgaged Premises. Whenever used, the singular number shall include the plural; and the plural, the singular; and the use of any gender shall be applicable to all genders. All covenants, agreements and undertakings shall be joint and several.

11. This assignment of Lessor's Interest in Rentals and Leases shall be absolute upon the Borrower's default under the terms and conditions of the Promissory Note and the Mortgage, and shall become operative upon written demand by the Mortgagee to the Borrower. The Mortgagee may, upon such default, notify the Tenants occupying the mortgaged premises of such default, and the Mortgagee shall be entitled, through its duly authorized agents, to instruct the Tenants on the mortgaged premises, to pay the rents directly to the Mortgagee, which said rents shall be applied by Mortgagee to the debt of the Borrower secured hereby. The foregoing is subject, however, to all applicable cure periods under the Loan Documents.

**BORROWER AND MORTGAGEE 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 INSTRUMENT, AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HERewith, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE EXTENDING CREDIT TO BORROWER.**

IN WITNESS WHEREOF, the Borrower has caused its hand and seal to be affixed hereunto in a manner and form sufficient at law the day and year first above written.

RES ELITE DEVELOPMENT INC., a Florida corp.

By: [Signature]  
Justin Singer, President

MAYA PROGRESSO PROPERTIES INC., a Florida corp.

By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.

By: [Signature]  
Justin Singer, President

OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp.

By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.

By: [Signature]  
Justin Singer, President

Witness #1

[Signature]

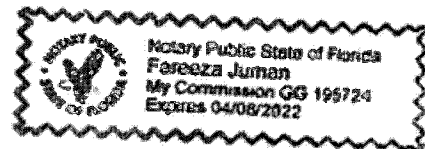
Witness #2

[Signature]

STATE OF FLORIDA, COUNTY OF MIAMI-DADE ss:

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of May, 2018, by JUSTIN SIGNER, who is personally known to me or who produced \_\_\_\_\_ as identification, and he took an oath and stated he executed the foregoing instrument for the purposes therein expressed pursuant to proper corporate authority.

[Signature]  
Notary Public, State of Florida My Commission Expires:



Return to:  
TRANS-STATE TITLE INS. CO.  
18205 Biscayne Blvd., #2201  
Aventura, FL 33160  
(305) 931-5000  
Prepared by:  
MARTIN I. BODZIN, ESQ.  
18205 Biscayne Blvd., #2201  
Aventura, FL 33160  
(305) 931-5000

**JOINT CERTIFICATE OF RESOLUTION and INCUMBENCY CERTIFICATE**  
**for RES ELITE DEVELOPMENT INC., a Florida corp., MAYA PROGRESSO PROPERTIES**  
**INC., a Florida corp., and OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp.**

BE IT KNOWN THAT at a Special Meeting of all officers, all directors and all shareholders of RES ELITE DEVELOPMENT INC., a Florida corp., MAYA PROGRESSO PROPERTIES INC., a Florida corp., and OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp., held on the 4th day of May, 2018, called in accordance with any and all applicable relevant corporate documents for each, at which all of the officers, directors and shareholders of each said corporation were present and voting throughout, the following resolutions were unanimously adopted by all of the officers, directors and shareholders on behalf of each said corporation, and are still in full force and effect and unaltered and unmodified, to wit:

RESOLVED, that JUSTIN SINGER, as President of the said RES ELITE DEVELOPMENT INC., is hereby authorized and empowered, acting alone, in accordance with any terms he deems fit, to execute any and all documents on behalf of said corporation, whether specifically for that corporation, or in that corporation's capacity as president of the others, to cause all of said corporations to obtain a new, secured loan, said documents to include but not be limited to a Note and Mortgage in favor of GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016 in the original sum of \$300,000.00, to be encumbered by the various parcels of real property owned by said corporations and described below (and to be subject to cross-collateralization with other loans of the various said corporations) , and to direct the manner in which proceeds are to be paid or received, whether directly to the said corporations, or to any one of them, or otherwise, said property being described as follows:

**Parcel 1:** (1012 NW 2nd Ave., Ft. Laud., FL, Folio 4942 34 04 9290)

**Lots 30, 31 and 32, in Block 188, of Progresso, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said property situate, lying and being in Broward County, Florida.**

**Parcel 2:** (2788 NW 9th Place, Ft. Laud., FL, Folio 5042 05 04 0610)

**Lot 24, in Block 2, of WASHINGTON PARK FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 19, Page 32, of the Public Records of Broward County, Florida.**

**Parcel 3:** (Pierce Street, Hollywood, FL, Folio 5142 16 02 6020)

**Lot 15, in Block 39, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.**

**Parcel 4:** (4030 Edgewood Drive, Coconut Creek, FL, Folio 4842 32 10 0860)

**Lot 3, in Block 38, of COCONUT CREEK 10TH SECTION, according to the Plat thereof, as recorded in Plat Book 70, Page 29, of the Public Records of Broward County, Florida.**

BE IT FURTHER RESOLVED, that all persons whomsoever connected in any way with any of the above, as well as all other persons and/or entities, are expressly entitled to rely on the sole signature the said JUSTIN SINGER, to achieve said purposes, until notified in writing to the contrary by the said corporations.

BE IT FURTHER RESOLVED, that each of said corporations is duly organized, validly existing and in good standing under the laws of the State of Florida. There is no provision in any such corporation's charter, bylaws, or in any shareholders' agreement or other agreement or in any related document that is inconsistent with any term hereof, but to the extent that any such contrary provision could exist, this Resolution shall be deemed a Modification of any such instrument so that the terms of this Resolution shall control. Each said corporation is in full force and effect and its charter has not been modified, amended, or rescinded as of the date hereof. None of said corporations is now nor have any ever been the subject of any sort of insolvency proceeding.

IT IS FURTHER CERTIFIED that as of the date hereof RES ELITE DEVELOPMENT INC., a Florida corp., is the President of both MAYA PROGRESSO PROPERTIES INC., a Florida corp., and of OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp., and JUSTIN SINGER is the President of RES ELITE DEVELOPMENT INC., a Florida corp.

IT IS FURTHER CERTIFIED that the foregoing resolution was made a meeting of all officers, all directors, and all shareholders of all of said corporations wherein all said officers, directors, and shareholders unanimously approved and ratified the above-described loan and encumbrance of the said property owned by said corporations.

IN WITNESS WHEREOF, I have hereunto affixed my hand as duly authorized signatory the day and year above written.

RES ELITE DEVELOPMENT INC., a Florida corp.

By: [Signature]  
Justin Singer, President

MAYA PROGRESSO PROPERTIES INC., a Florida corp.  
By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.

By: [Signature]  
Justin Singer, President

OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp.  
By its President, RES ELITE DEVELOPMENT INC. , a Florida corp.

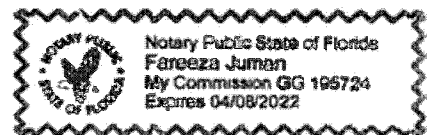
By: [Signature]  
Justin Singer, President

STATE OF FLORIDA, COUNTY OF MIAMI-DADE ss:

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of May, 2018, by JUSTIN SINGER, who is personally known to me or who produced \_\_\_\_\_ as identification, and he took an oath and stated he executed the foregoing instrument for the purposes therein expressed pursuant to proper corporate authority, and that the facts stated therein are true and correct to the best of his knowledge and belief.

[Signature]  
Notary Public, State of Florida

My Commission Expires:



Return to:  
TRANS-STATE TITLE INS. CO.  
18205 Biscayne Blvd., #2201  
Aventura, FL 33160  
(305) 931-5000  
Prepared by:  
MARTIN I. BODZIN, ESQ.  
18205 Biscayne Blvd., #2201  
Aventura, FL 33160  
(305) 931-5000

**JOINT CERTIFICATE OF RESOLUTION and INCUMBENCY CERTIFICATE**  
**for DYMOND PROGRESSO VILLAGE INC., and KAYLA SEMINOLE PROPERTIES INC., and**  
**RES ELITE RENTALS INC. and REYES POLK COUNTY DEVELOPMENT INC.**

BE IT KNOWN THAT at a Special Meeting of all officers, all directors and all shareholders of DYMOND PROGRESSO VILLAGE INC., and KAYLA SEMINOLE PROPERTIES INC., and RES ELITE RENTALS INC. and REYES POLK COUNTY DEVELOPMENT INC. (ALL Florida corporations), held on the 4th day of May, 2018, called in accordance with any and all applicable relevant corporate documents for each, at which all of the officers, directors and shareholders of each said corporation were present and voting throughout, the following resolutions were unanimously adopted by all of the officers, directors and shareholders on behalf of each said corporation, and are still in full force and effect and unaltered and unmodified, to wit:

RESOLVED, that JUSTIN SINGER, as President of the said RES ELITE RENTALS INC., and as President of RES ELITE DEVELOPMENT INC. in its capacity as President of all of the other corporations mentioned above, is hereby authorized and empowered, acting alone, in accordance with any terms he deems fit, to execute any and all documents on behalf of said corporations, to cause all of said corporations to guaranty a new, secured loan made by RES ELITE DEVELOPMENT INC., a Florida corp., MAYA PROGRESSO PROPERTIES INC., a Florida corp., and OLIVIA HOLLYWOOD PROPERTIES INC., a Florida corp., in favor of GARY A. BODZIN, as Trustee of the Singer Mortgage Trust UTD 2-10-2016 in the original sum of \$300,000.00, to be encumbered by the various parcels of real property owned by said latter corporations (said properties described below) and to be cross-collateralized with other loans made in favor of said lender by said former corporations, said property subject to the new said loan being described as follows:

**Parcel 1:** (1012 NW 2nd Ave., Ft. Laud., FL, Folio 4942 34 04 9290)

**Lots 30, 31 and 32, in Block 188, of Progresso, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said property situate, lying and being in Broward County, Florida.**

**Parcel 2:** (2788 NW 9th Place, Ft. Laud., FL, Folio 5042 05 04 0610)

**Lot 24, in Block 2, of WASHINGTON PARK FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 19, Page 32, of the Public Records of Broward County, Florida.**

**Parcel 3:** (Pierce Street, Hollywood, FL, Folio 5142 16 02 6020)

**Lot 15, in Block 39, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.**

**Parcel 4:** (4030 Edgewood Drive, Coconut Creek, FL, Folio 4842 32 10 0860)

**Lot 3, in Block 38, of COCONUT CREEK 10TH SECTION, according to the Plat thereof, as recorded in Plat Book 70, Page 29, of the Public Records of Broward County, Florida.**



BE IT FURTHER RESOLVED, that all persons whomsoever connected in any way with any of the above, as well as all other persons and/or entities, are expressly entitled to rely on the sole signature the said JUSTIN SINGER, to achieve said purposes, until notified in writing to the contrary by the said corporations.


BE IT FURTHER RESOLVED, that each of said corporations is duly organized, validly existing and in good standing under the laws of the State of Florida. There is no provision in any such corporation's charter, bylaws, or in any shareholders' agreement or other agreement or in any related document that is inconsistent with any term hereof, but to the extent that any such contrary provision could exist, this Resolution shall be deemed a Modification of any such instrument so that the terms of this Resolution shall control. Each said corporation is in full force and effect and its charter has not been modified, amended, or rescinded as of the date hereof. None of said corporations is now nor have any ever been the subject of any sort of insolvency proceeding.

IT IS FURTHER CERTIFIED that as of the date hereof RES ELITE DEVELOPMENT INC., a Florida corp., is the President of DYMOND PROGRESSO VILLAGE INC., and KAYLA SEMINOLE PROPERTIES INC., and REYES POLK COUNTY DEVELOPMENT INC., and JUSTIN SINGER is the President of RES ELITE DEVELOPMENT INC., a Florida corp. and of RES ELITE RENTALS INC.


IT IS FURTHER CERTIFIED that the foregoing resolution was made a meeting of all officers, all directors, and all shareholders of all of said corporations wherein all said officers, directors, and shareholders unanimously approved and ratified the above-described loan and encumbrance of the said property owned by said corporations.

IN WITNESS WHEREOF, I have hereunto affixed my hand as duly authorized signatory the day and year above written.


**DYMOND PROGRESSO VILLAGE INC., a Fla. corp., Guarantor**  
**By: RES ELITE DEVELOPMENT INC., a Fla. corp., its President**

By:   
\_\_\_\_\_  
**JUSTIN SINGER, President**


**KAYLA SEMINOLE PROPERTIES INC., a Fla. corp., Guarantor**  
**By: RES ELITE DEVELOPMENT INC., a Fla. corp., its President**

By:   
\_\_\_\_\_  
**JUSTIN SINGER, President**

**RES ELITE RENTALS INC., a Fla. corp.**

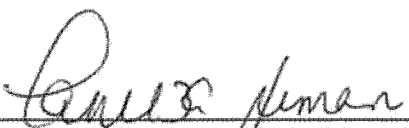
By:   
\_\_\_\_\_  
**JUSTIN SINGER, President**

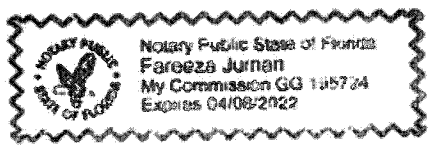
**REYES POLK COUNTY DEVELOPMENT INC., a Fla. corp., Guarantor**  
**By: RES ELITE DEVELOPMENT INC., a Fla. corp., its President**

By:   
\_\_\_\_\_  
**JUSTIN SINGER, President**

STATE OF FLORIDA, COUNTY OF MIAMI-DADE ss.

Before me personally appeared **JUSTIN SINGER**, who took an oath and stated that he executed the foregoing for the purposes therein expressed, both individually, and pursuant to proper corporate authority for each of the above-mentioned corporations as stated therein, and that the facts therein contained are true and correct to the best of his knowledge and belief, and he is personally known to me or he produced \_\_\_\_\_ as identification, this 4<sup>th</sup> day of May, 2018.

  
\_\_\_\_\_  
Notary Public, State of Florida at large





**RESOLUTION OF BOARD OF DIRECTORS OF JSJT CONSTRUCTION, INC.**

WHEREAS, JUSTIN W. SINGER, PRESIDENT AND JENNY THOMAS, VICE PRESIDENT OF JSJT CONSTRUCTION, INC., A FLORIDA CORPORATION ("Corporation").

WHEREAS, the undersigned represents the sole Officers, Directors of JSJT CONSTRUCTION, INC.;

WHEREAS, the Corporation intends to sell real property located at 12142 NW 32 PLACE, CORAL SPRING, FL 33065 more particularly described as follows:

**Lot 8, Block "B", CORAL SPRINGS COUNTRY CLUB WEST ADDITION, according to the Plat thereof recorded in Plat Book 74, Page 36, of the Public Records of Broward County, Florida.**

WHEREAS, the Corporation, through its Board of Directors, has the full authority pursuant to the By-Laws of the Corporation to sell the Property and to execute any documents related thereto for the purposes of transferring the Property.

NOW THEREFORE, be it resolved that

1. The Board of Directors of JSJT CONSTRUCTION, INC. hereby authorize JUSTIN W. SINGER, as PRESIDENT of JSJT CONSTRUCTION, INC. to execute any and all documents necessary for the sale of the property.
2. JUSTIN W. SINGER, as PRESIDENT of the Corporation, is authorized to execute any and all documents as necessary and /or requested by the closing agent in order to transfer the property.
3. JUSTIN W. SINGER MAY EXECUTE ALL DOCUMENTS ALONE ON BEHALF OF JSJT CONSTRUCTION, INC., A FLORIDA COPORATION.

The foregoing resolution was properly adopted by the Board of Directors this 4 day of February, 2012.

**JSJT CONSTRUCTION, INC., A FLORIDA CORPORATION**

By: [Signature]  
**JUSTIN W. SINGER**

By: [Signature]  
**JENNY THOMAS**

**HESKIETH PAUL**  
 Notary Public, State of Florida  
 My Comm. Expires Aug 14, 2012  
 Commission # DB-015753

[Signature]

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

**DATE: September 1st, 2021**  
**PROPERTY ID # 484232-10-0860 (TD # 47138)**

# WARNING

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

4030 EDGEWOOD DRIVE LLC  
3389 SHERIDAN STREET, SUITE 513  
HOLLYWOOD, FL 33021

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4030 EDGEWOOD DRIVE, COCONUT CREEK, FL 33066 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.

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

- \* Estimated Amount due if paid by September 30, 2021 .....\$15,918.49
- Or
- \* Estimated Amount due if paid by October 19, 2021 .....\$16,140.52

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

**DATE: September 1st, 2021**  
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\*BOCCIERI, LUCILLE  
4031 EDGEWOOD PL  
COCONUT CREEK, FL 33066-1836

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: September 1st, 2021**  
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\*COHEN, LAWRENCE  
281 LAKE DR  
COCONUT CREEK, FL 33066-1832

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\*GAYLE, GREGORY O  
4040 EDGEWOOD DR  
COCONUT CREEK, FL 33066-1835

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

**DATE: September 1st, 2021**  
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\*HOWARD, ERIC C  
SUAREZ, LISBETH E  
291 LAKE DR  
COCONUT CREEK, FL 33066-1832

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\*IGNERI, JESSICA ANNE  
GONZALEZ, JOSEPH ANTHONY  
310 EDGEWOOD DR  
COCONUT CREEK, FL 33066-1868

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4030 EDGEWOOD DR  
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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BROWARD COUNTY BOARD OF COMMISSIONERS, BUILDING CODE SERVICES  
DIVISION  
955 SOUTH FEDERAL HIGHWAY, CODE ENFORCEMENT SECTION, ROOM 417  
FT LAUDERDALE, FL 33316

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CITY OF COCONUT CREEK  
4800 W COPANS RD  
COCONUT CREEK, FL 33063-3879

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GARY A. BODZIN, AS TRUSTEE OF THE SINGER MORTGAGE TRUST UTD 2-10-2016

18205 BISCAYNE BLVD. #2201  
AVENTURA, FL 33160

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JADE NE 3 AVE OAKLAND INC, 1607 NW 6 AVE LLC AND 3030 NW 26 ST INC.

3389 SHERIDAN STREET, #513  
HOLLYWOOD, FL 33021

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4030 EDGEWOOD DRIVE, COCONUT CREEK, FL 33066 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

- \* Estimated Amount due if paid by September 30, 2021 .....\$15,918.49
- Or
- \* Estimated Amount due if paid by October 19, 2021 .....\$16,140.52

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 20, 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](http://www.broward.org/recordstaxestreasury)



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

**DATE: September 1st, 2021**  
**PROPERTY ID # 484232-10-0860 (TD # 47138)**

# WARNING

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

JOHN JOSEPH, REGISTERED AGENT O/B/O 4030 EDGEWOOD DRIVE LLC

2719 HOLLYWOOD BLVD, 4  
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4030 EDGEWOOD DRIVE, COCONUT CREEK, FL 33066 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

**DATE: September 1st, 2021**  
**PROPERTY ID # 484232-10-0860 (TD # 47138)**

# WARNING

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

JSJT CONSTRUCTION, INC.  
12142 NW 32ND PL  
CORAL SPRINGS, FL 33065-3126

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4030 EDGEWOOD DRIVE, COCONUT CREEK, FL 33066 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.**

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

**DATE: September 1st, 2021**  
**PROPERTY ID # 484232-10-0860 (TD # 47138)**

# WARNING

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

JUSTIN SINGER, DYMOND PROGRESSO VILLAGE, INC. GIGI MIAMI PROPERTIES, INC.,  
KAYLA SEMINOLE PROPERTIES, INC. AND JSJT CONSTRUCTION INC.

3389 SHERIDAN STREET #513  
HOLLYWOOD, FL 33021

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

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

**DATE: September 1st, 2021**  
**PROPERTY ID # 484232-10-0860 (TD # 47138)**

# WARNING

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MAYA PROGRESSO PROPERTIES AND OLIVIA HOLLYWOOD PROPERTIES, INC.

3389 SHERIDAN STREET, #513  
HOLLYWOOD, FL 33021

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

**DATE: September 1st, 2021**  
**PROPERTY ID # 484232-10-0860 (TD # 47138)**

# WARNING

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TRANS-STATE TITLE INSURANCE AGENCY  
18205 BISCAYNE BLVD STE 2201  
AVENTURA, FL 33160-2148

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**TD 47138 OCTOBER 2021 WARNING**  
**4030 EDGEWOOD DRIVE LLC**  
**3389 SHERIDAN STREET, SUITE 513**  
**HOLLYWOOD, FL 33021**

City, State, ZIP+4®

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

See Reverse for Instructions

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| <input type="checkbox"/> Return Receipt (electronic)         | \$ _____ |
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**TD 47138 OCTOBER 2021 WARNING**  
**\*BOCCIERI, LUCILLE**  
**4031 EDGEWOOD PL**  
**COCONUT CREEK, FL 33066-1836**

7020 3160 0000 7905 537J

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**TD 47138 OCTOBER 2021 WARNING**  
**\*COHEN, LAWRENCE**  
**281 LAKE DR**  
**COCONUT CREEK, FL 33066-1832**

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**TD 47138 OCTOBER 2021 WARNING**  
**\*GAYLE, GREGORY O**  
**4040 EDGEWOOD DR**  
**COCONUT CREEK, FL 33066-1835**

5955 5062 0000 097E 0202

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\$	<b>TD 47138 OCTOBER 2021 WARNING</b>
Tot	<b>*HOWARD, ERIC C</b>
\$	<b>SUAREZ, LISBETH E</b>
Ser	<b>291 LAKE DR</b>
Str	<b>COCONUT CREEK, FL 33066-1832</b>
City, State, ZIP+4™	

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**TD 47138 OCTOBER 2021 WARNING**

**\*IGNERI, JESSICA ANNE**

**GONZALEZ, JOSEPH ANTHONY**

**310 EDGEWOOD DR**

**COCONUT CREEK, FL 33066-1868**

City, State, ZIP+4™

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

See Reverse for Instructions

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**TD 47138 OCTOBER 2021 WARNING**  
**4030 EDGEWOOD DRIVE LLC**  
**4030 EDGEWOOD DR**  
**COCONUT CREEK, FL 33066-1835**

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**TD 47138 OCTOBER 2021 WARNING**

**BROWARD COUNTY BOARD OF COMMISSIONERS,  
BUILDING CODE SERVICES DIVISION**

**955 SOUTH FEDERAL HIGHWAY, CODE ENFORCEMENT**

**SECTION, ROOM 417**

**FT LAUDERDALE, FL 33316**

City, State, ZIP+4®

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

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Pr	<b>TD 47138 OCTOBER 2021 WARNING</b>
\$	<b>CITY OF COCONUT CREEK</b>
Tr	<b>4800 W COPANS RD</b>
\$	<b>COCONUT CREEK, FL 33063-3879</b>
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St	_____
City, State, ZIP+4®	_____

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City, State, ZIP+4®

**TD 47138 OCTOBER 2021 WARNING**  
CITY OF COCONUT CREEK  
SPECIAL MAGISTRATE  
4800 W COPANS RD  
COCONUT CREEK, FL 33063-3879

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Postmark	<b>TD 47138 OCTOBER 2021 WARNING</b> <b>GARY A. BODZIN, AS TRUSTEE OF THE SINGER</b> <b>MORTGAGE TRUST UTD 2-10-2016</b> <b>18205 BISCAYNE BLVD. #2201</b> <b>AVENTURA, FL 33160</b>
\$ Total	
\$ Sent	
Street	
City	



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| <input type="checkbox"/> Adult Signature Required            | \$ _____ |
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**TD 47138 OCTOBER 2021 WARNING**  
**JADE NE 3 AVE OAKLAND INC, 1607 NW 6**  
**AVE LLC AND 3030 NW 26 ST INC.**  
**3389 SHERIDAN STREET, #513**  
**HOLLYWOOD, FL 33021**

City, State, ZIP+4™

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

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

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**TD 47138 OCTOBER 2021 WARNING**  
**JOHN JOSEPH, REGISTERED AGENT O/B/O 4030**  
**EDGEWOOD DRIVE LLC**  
**2719 HOLLYWOOD BLVD, 4**  
**HOLLYWOOD, FL 33020**

City, State, ZIP+4

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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	\$ _____

Postmark  
Here

**TD 47138 OCTOBER 2021 WARNING**  
**JSJT CONSTRUCTION, INC.**  
**12142 NW 32ND PL**  
**CORAL SPRINGS, FL 33065-3126**

City, State, ZIP+4®

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

See Reverse for Instructions

7020 3160 0000 7905 5494

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

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

**OFFICIAL USE**

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

Postmark  
Here

Postmark

**TD 47138 OCTOBER 2021 WARNING**  
**JUSTIN SINGER, DYMOND PROGRESSO VILLAGE, INC.**  
**GIGI MIAMI PROPERTIES, INC., KAYLA SEMINOLE**  
**PROPERTIES, INC. AND JSJT CONSTRUCTION INC.**  
**3389 SHERIDAN STREET #513**  
**HOLLYWOOD, FL 33021**

7020 3160 0000 7905 5500

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

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

**OFFICIAL USE**

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

Postmark  
Here

Postage	
\$	
To	
\$	
St	
City	
<b>TD 47138 OCTOBER 2021 WARNING</b>	
<b>MAYA PROGRESSO PROPERTIES AND</b>	
<b>OLIVIA HOLLYWOOD PROPERTIES, INC.</b>	
<b>3389 SHERIDAN STREET, #513</b>	
<b>HOLLYWOOD FL 33021</b>	

7020 3160 0000 7905 5517

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

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

**OFFICIAL USE**

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

Postmark  
Here

Postage	HOLLYWOOD, FL 33024
\$	
Total	
\$	

Sent	TD 47138 OCTOBER 2021 WARNING
Street	TRANS-STATE TITLE INSURANCE AGENCY
City, State, ZIP+4	18205 BISCAYNE BLVD STE 2201 AVENTURA, FL 33160-2148

7020 3160 0000 7905 5067 4255 097E 0202

**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 47138 OCTOBER 2021 WARNING**  
**4030 EDGEWOOD DRIVE LLC**  
**4030 EDGEWOOD DR**  
**CONUT CREEK, FL 33066-1835**



9590 9402 6182 0220 7035 31

2. Article Number (Transfer from service label)

7020 3160 0000 7905 5425

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

John Joseph

C. Date of Delivery

9/9/21

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
- Insured Mail
- Insured 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 47138 OCTOBER 2021 WARNING**  
**JSJT CONSTRUCTION, INC.**  
**12142 NW 32ND PL**  
**CORAL SPRINGS, FL 33065-3126**



9590 9402 6182 0220 7045 90

2. Article Number (Transfer from service label)

7020 3160 0000 7905 5494

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

**TD 47138 OCTOBER 2021 WARNING  
 TRANS-STATE TITLE INSURANCE AGENCY  
 18205 BISCAYNE BLVD STE 2201  
 AVENTURA, FL 33160-2148**



9590 9402 6182 0220 7046 20

2. Article Number (Transfer from service label)  
**7020 3160 0000 7905 5524**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) **USPS** C. Date of Delivery **9/4/21**

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       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse that we can return the card to you.
- Attach this card to the front of the mailpiece, or to the back if the front is not available.

1. Article

**TD 47138 OCTOBER 2021 WARNING**  
 GARY A. BODZIN, AS TRUSTEE OF THE SINGER  
 MORTGAGE TRUST UTD 2-10-2016  
 18205 BISCAYNE BLVD. #2201  
 AVENTURA, FL 33160



9500 0000 85 0220 7045 69

2. Article Number (transit label)

7020 3160 0000 463

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
 X *David J. G.*  Agent  Addressee

B. Received by (Printed Name)  
USPS

C. Date of Delivery  
9-4-21

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

2021

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - 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 07138 OCTOBER 2021 WARNING**  
**\*BOCCIERI, NICOLE**  
**4031 EDGEWOOD PL**  
**COCONUT CREEK, FL 33066-1836**



9590 9402 6182 0220 7034 87

2. Article Number (Transfer from carrier label)  
**7020 3160 0000 7905 5371**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

**BOCCIERI**

C. Date of Delivery

**9/7/21**

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
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

**TD 47138 OCTOBER 2021 WARNING**  
 JUSTIN SINGER, DYMOND PROGRESSO VILLAGE, INC.  
 GIGI MIAMI PROPERTIES, INC., KAYLA SEMINOLE  
 PROPERTIES, INC. AND JSJT CONSTRUCTION INC.  
 3389 SHERIDAN STREET #513  
 HOLLYWOOD, FL 33021



9590 9402 6182 0220 7046 06

7020 3160 0000 7905 5500

COMPLETE THIS SECTION ON DELIVERY

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

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

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 Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
- Registered 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 47138 OCTOBER 2021 WARNING  
 MAYA PROGRESSO PROPERTIES AND OLIVIA  
 HOLLYWOOD PROPERTIES, INC.  
 3389 SHERIDAN STREET, #513  
 HOLLYWOOD FL 33021**



9590 9402 6182 0220 7046 13

2. Article Number (Transfer from service label)

7020 3160 0000 7905 5517

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. HUBBS & CO

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 Confirmation™
- Signature Confirmation 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 47138 OCTOBER 2021 WARNING**  
**JADE NE 3 AVE OAKLAND INC, 1607 NW 6**  
**AVE LLC AND 3030 NW 26 ST INC.**  
**3389 SHERIDAN STREET, #513**  
**HOLLYWOOD, FL 33021**



9590 9402 6182 0220 7045 76

2. Article Number (Transfer from service label)

7020 3160 0000 7905 5470

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. HAUSELLO

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

**TD 47138 OCTOBER 2021 WARNING**  
**4030 EDGEWOOD DRIVE LLC**  
**3389 SHERIDAN STREET, SUITE 513**  
**HOLLYWOOD, FL 33021**



9590 9402 6182 0220 7034 70

2. Article Number (Transfer from service label)

7020 3160 0000 7905 5364

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Handwritten Signature]*  Agent  
 Addressee

B. Received by (Printed Name) *C. HANSEN* 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       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt