

TitleExpress[®]

A service of Grant Street Group

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

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

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 10/26/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 10/18/2021

CERTIFICATE # 2018-9384

ACCOUNT # 494230BA0540

ALTERNATE KEY # 349861

TAX DEED APPLICATION # 48030

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Unit 412, Building 1, of The Sunset Hills 1 Condominium n/k/a Royal Point Condominium Association, Inc., a Condominium, according to the Amended and Restated Declaration of Condominium recorded in Official Records Instrument 115120343, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 3700 NW 21 STREET #412, LAUDERDALE LAKES FL 33311

OWNER OF RECORD ON CURRENT TAX ROLL:

SIGS LLC

8551 SUNRISE BLVD #208

PLANTATION, FL 33322 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ROYAL POINT CONDOMINIUM ASSOCIATION, INC. Instrument: 117247562

3710 NW 21ST ST, SUITE 101

LAUDERDALE LAKES, FL 33311 (Per Deed)

ROYAL POINT CONDOMINIUM ASSOCIATION, INC.

C/O ANGEL PROPERTY MANAGEMENT & REAL ESTATE

6635 W COMMERCIAL BLVD SUITE 200

TAMARAC, FL 33319 (Per Sunbiz)

MILBERG KLEIN PL, REGISTERED AGENT

O/B/O ROYAL POINT CONDOMINIUM ASSOCIATION, INC.

5550 GLADES RD, SUITE 500

BOCA RATON, FL 33431 (Per Sunbiz. Declaration recorded in 115120343.)

(Royal Point Condominium Association, Inc. f/k/a Sunset Hills Condominium Association, Inc.)

MORTGAGE HOLDER OF RECORD:

DEUTSCHE BANK NATIONAL TRUST COMPANY, OR: 45896, Page: 327
AS TRUSTEE, IN TRUST FOR THE REGISTERED
HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC.,
ASSET-BACKED PASS-THROUGH CERTIFICATES,
SERIES 2005-R10
C/O CITI RESIDENTIAL LENDING, INC. AS ATTORNEY-IN-FACT
10801 EAST 6TH ST, SUITE 103
RANCHO CUCAMONGA, CA 91730-5977 (Per Assignment of Mortgage for Prior owner(s). No
satisfaction or release found of record. No Sunbiz record found.)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MERIDIAN TAX
SB MUNI CUST FOR MERIDIAN TAX
PO BOX 31191
TAMPA, FL 33631-3191 (Tax Deed Applicant)

SOUTH COAST RESTORATION AND PAINTING Instrument: 116902315
6601 LYONS RD C2 Instrument: 116902328
COCONUT CREEK, FL 33073 Instrument: 116908083
(Per Notices of Commencement) Instrument: 116908110

SEACOAST NATIONAL BANK
50 KINDRED ST SUITE 215
STUART, FL 34994 (Per Notices of Commencement in 116902315, 116902328, 116908083 and
116908110)

ALL FLORIDA CUSTOM HOMES Instrument: 116991948
10033 SAWGRASS WEST
PONTE VEDRA BEACH, FL 32082 (Per Notice of Commencement)

EXCLUSIVE ELECTRIC SERVICES, INC. Instrument: 117562088
1775 BLOUNT RD SUITE 408
POMPANO BEACH, FL 33069 (Per Notice of Commencement)

BUILD MASTERS, LC Instrument: 117624923
2420 NW 1ST AVE
BOCA RATON, FL 33431 (Per Notice of Commencement)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 30 BA 0540

CURRENT ASSESSED VALUE: \$61,660

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: 31902, Page: 1165

Deed OR: 32397, Page: 1786

Mortgage OR: 40692, Page: 647

Certificate of Title Instrument: 114599274

Quit Claim Deed Instrument: 114707832

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.

Suzette Servas

Title Examiner

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48030

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 February 2022, 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:

ROYAL POINT CONDO ASSN INC
3700 NW 21ST ST APT 412
LAUDERDALE LAKES, FL 33311-
3103

ROYAL POINT CONDOMINIUM
ASSOCIATION, INC.
3710 NW 21ST ST, SUITE 101
LAUDERDALE LAKES, FL 33311

ROYAL POINT CONDOMINIUM
ASSOCIATION, INC. C/O ANGEL
PROPERTY MANAGEMENT &
REAL ESTATE
6635 W COMMERCIAL BLVD
SUITE 200
TAMARAC, FL 33319

ALL FLORIDA CUSTOM HOMES
10033 SAWGRASS WEST
PONTE VEDRA BEACH, FL
32082

ANNELI SMOKE
3710 NW 21ST ST OFC 101
LAUDERDALE LAKES, FL 33311-
3105

BUILD MASTERS, LC
2420 NW 1ST AVE
BOCA RATON, FL 33431

CITY OF LAUDERDALE LAKES
4300 NW 36TH ST
LAUDERDALE LAKES, FL 33319-
5506

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE,
IN TRUST FOR THE REGISTERED
HOLDERS OF AMERIQUEST
MORTGAGE SECURITIES INC.,
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2005-R10
C/O CITI RESIDENTIAL LENDING,
INC. AS ATTORNEY-IN-FACT
10801 EAST 6TH ST, SUITE 103
RANCHO CUCAMONGA, CA
91730-5977

EXCLUSIVE ELECTRIC SERVICES,
INC.
1775 BLOUNT RD SUITE 408
POMPANO BEACH, FL 33069

MILBERG KLEIN PL, REGISTERED
AGENT O/B/O ROYAL POINT
CONDOMINIUM ASSOCIATION,
INC.
5550 GLADES RD, SUITE 500
BOCA RATON, FL 33431

SEACOAST NATIONAL BANK
50 KINDRED ST SUITE 215
STUART, FL 34994

SIGS LLC
8551 W SUNRISE BLVD STE 208
PLANTATION, FL 33322-4007

SOUTH COAST RESTORATION
AND PAINTING
6601 LYONS RD C2
COCONUT CREEK, FL 33073

SUNSET HILLS CONDOMINIUM
ASSOCIATION, INC.
8551 W SUNRISE BLVD STE 208
PLANTATION, FL 33322-4007

YOUSEF ISMAIL
3710 NW 21 STREET SUITE 101
LAUDERDALE LAKES, FL 33311-
3105

YOUSEF ISMAIL
6635 W COMMERCIAL BLVD STE
200
TAMARAC, FL 33319-2141

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 February 2022 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48030

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: 494230-BA-0540

Certificate Number: 9384

Date of Issuance: 05/23/2019

Certificate Holder: MERIDIAN TAXSB MUNI CUST FOR MERIDIAN TAX

Description of Property: SUNSET HILLS I CONDOMINIUM
AKA ROYAL POINT CONDOMINIUM
ASSOCIATION, INC
See Additional Legal on Tax Roll

Name in which assessed: ROYAL POINT CONDO ASSN INC

Legal Titleholders: ROYAL POINT CONDO ASSN INC
3710 NW 21 ST STE 101
LAUDERDALE LAKES, FL 33311

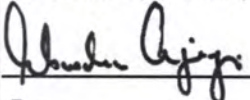
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of March, 2022. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 1st day of December, 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: 02/10/2022, 02/17/2022, 02/24/2022 & 03/03/2022
Minimum Bid: 6546.79

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48030

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: 494230-BA-0540
Certificate Number: 9384
Date of Issuance: 05/23/2019
Certificate Holder: MERIDIAN TAX SB MUNI CUST FOR MERIDIAN TAX
Description of Property: SUNSET HILLS I CONDOMINIUM AKA ROYAL POINT CONDOMINIUM ASSOCIATION, INC
See Additional Legal on Tax Roll
Unit 412, Building 1, of The Sunset Hills 1 Condominium n/k/a Royal Point Condominium Association, Inc., a Condominium, according to the Amended and Restated Declaration of Condominium recorded in Official Records Instrument 115120343, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Broward County, Florida.
Name in which assessed: ROYAL POINT CONDO ASSN INC
Legal Titleholders: ROYAL POINT CONDO ASSN INC
3710 NW 21 ST STE 101
LAUDERDALE LAKES, FL 33311

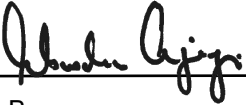
All of said property being in the County of Broward, State of Florida.

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Dated this 1st day of December, 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: 02/10/2022, 02/17/2022, 02/24/2022 & 03/03/2022
Minimum Bid: 6546.79

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 // 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

48030
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 9384

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

02/10/2022 02/17/2022 02/24/2022 03/03/2022

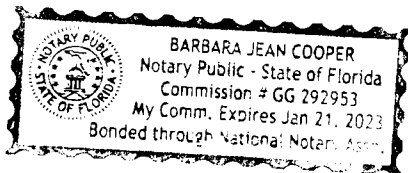
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and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

Scherrie A. Thomas

Sworn to and subscribed before me this
3 day of MARCH, A.D. 2022

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 48030**

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: 494230-BA-0540
Certificate Number: 9384
Date of Issuance: 05/23/2019

Certificate Holder:
MERIDIAN TAX SB MUNI CUST
FOR MERIDIAN TAX

Description of Property:
SUNSET HILLS I CONDOMINIUM
AKA ROYAL POINT CONDOMINIUM
ASSOCIATION INC

See Additional Legal on Tax Roll Unit 412, Building 1, of The Sunset Hills 1 Condominium n/k/a Royal Point Condominium Association, Inc., a Condominium, according to the Amended and Restated Declaration of Condominium recorded in Official Records Instrument 115120343, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Broward County, Florida.

Name in which assessed:
ROYAL POINT CONDO ASSN INC
Legal Titleholders:
ROYAL POINT CONDO ASSN INC
3710 NW 21 ST STE 101
LAUDERDALE LAKES, FL 33311

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of March, 2022. Pre-bidding shall

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

broward.deedauction.net

*Pre-registration is required to bid.

Dated this 1st day of December, 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: 6546.79
401-314

2/10-17-24 3/3 22-06/0000576837B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22005058

Broward County, FL VS Royal Point Condo Assn Inc

RETURN OF SERVICE



Court Case # TD 48030

Hearing Date:03/16/2022

Received by CCN 11002

02/04/2022 10:50 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Royal Point Condo Assn Inc 3700 NW 21 Street #412 Lauderdale Lakes FL 33311**

Served:

Not Served:

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

Date: 02/04/2022 Time: 11:46 AM

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

Other Returns: Other Returns

/

COMMENTS: Posted Tax Notice on apt door #412.

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

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

By: *C. Mitchell* 11002

D.S.

C. Mitchell, #11002

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 # 494230-BA-0540 (TD #48030)

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

RECEIVED SHERIFF
2022 FEB - 28 AM 10:30
BROWARD COUNTY

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 February 28, 2022\$6,198.00

Or

* Amount due if paid by March 15, 2022\$6,273.20

*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 March 16, 2022 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

ROYAL POINT CONDO ASSN INC
3700 NW 21 STREET #412
LAUDERDALE LAKES, FL 33311

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 # 22005058

Broward County, FL VS Royal Point Condo Assn Inc

RETURN OF SERVICE



Court Case # TD 48030

Hearing Date:03/16/2022

Received by CCN 11002

02/04/2022 10:50 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Royal Point Condo Assn Inc 3710 NW 21 Street Ste 101 Lauderdale Lakes FL 33311**

Served:

Not Served:

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

Date: 02/04/2022 Time: 11:55 AM

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

Other Returns: Other Returns

COMMENTS: Posted Tax Notice on rental office door #101.

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

Gregory Tony, Sheriff
Broward County, Florida

By: *C. Mitchell* 11002 D.S.

C. Mitchell, #11002

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 # 494230-BA-0540 (TD # 48030)

WARNING

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

ORIGINAL DOCUMENT

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

ROYAL POINT CONDO ASSN INC
3710 NW 21 ST STE 101
LAUDERDALE LAKES, FL 33311

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

W/C TRI-COUNTY for-
Prepared by: TOM MARK
Lawyers Advantage Title Grp
8211 W. Broward Blvd #110
Plantation, FL 33324

643288A



INSTR # 101494731
OR BK 32397 PG 1786
RECORDED 11/27/2001 07:33 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 84.70
DEPUTY CLERK 1923a

Return to:
LAWYERS ADVANTAGE TITLE GROUP, INC.
8211 West Broward Blvd., S-110
Plantation, FL 33324

Property Appraisers Parcel Identification
(Folio) Numbers: 19230-BA-05400
Grantee SS #: [REDACTED]

SPACE ABOVE THIS LINE FOR RECORDING DATA
THIS DEED NOT EFFECTIVE UNTIL 11/21/01

THIS INDENTURE, made the 15 day of November A.D. 2001 by Mel Martinez, Secretary, Department of Housing and Urban Development, of Washington, D.C. herein called the grantor, whose post office address is 40 Marietta Street, Five Points Plaza, Atlanta, GA 30303, to Lachima Willis, an unmarried woman whose post office address is 3700 NW 21 Street, Unit 412, Lauderdale Lakes, Florida 33311, 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 TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, 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, State of Florida, viz:

Condominium Unit No. 412, Building 1, SUNSET HILLS CONDOMINIUM ONE, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 8181, Page 35, of the Public Records of Broward County, Florida, and all amendments thereto; Together with all appurtenances thereto, including the undivided interest in the common elements of said Condominium.

BEING the same property acquired by the grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. And also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as equity, of the Grantor, of, in and to the same, and every part and parcel thereof, with appurtenances.
TO HAVE AND TO HOLD, the above granted and described premises with the appurtenances, unto the Grantee(s), and the heirs and assigns of said Grantee(s), to their only proper use and benefit in fee simple forever.
SUBJECT TO ALL covenants, restrictions, reservations, easements conditions and rights appearing of record and to real property taxes for the current and subsequent years and to any state of facts an accurate survey would show.
AND the same Grantor does hereby specially warrant the title to said land against the lawful claims of all persons claiming by, through or under Grantor.
IN WITNESS WHEREOF, the said grantor has set his/her hand and seal as a true and lawful attorney-in-fact for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of 35 F.R. 16106 (10/14/70), as amended, Title 24, Chapter II, Part 200, Subpart D., and 35 F.R. 16106 (10/17/70), as amended by F.R. 7608 (2/27/74).

Signed, sealed and delivered in the presence of:

Carolyn Brooks
Signature
Carolyn Brooks
Printed Name
Via D. Esuke
Signature
Via D. Esuke
Printed Name

MEL MARTINEZ
Secretary, Department of Housing and Urban Development
By: Southeast Alliance of Foreclosure Specialists, LLC
as Prime Contractor for contract #R-OPC-21230 for the
U.S. Department of Housing and Urban Development
[Signature]
Printed Name of Attorney in Fact
Southeast Alliance of Foreclosure Specialists
3280 Pointe Parkway, Suite 1000
Norcross, GA 30092

STATE OF GEORGIA COUNTY OF **DOUGLAS**
BEFORE ME personally appeared _____, who is personally well known to me to be the duly appointed Attorney-in-Fact for the U.S. Dept. of HUD, and the person who executed the foregoing instrument, by virtue of the authority vested in her/him by the above cited authority, and acknowledged before me that she/he executed the same as for and on behalf of MEL MARTINEZ, Secretary, Department of Housing and Urban Development, for the purposes therein expressed.
WITNESS my hand and Official Seal in the State and County last aforesaid the 15 day of November, 2001

[Signature]
Notary Public
My Commission Expires:



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Detail by Entity Name

Florida Not For Profit Corporation
ROYAL POINT CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	745736
FEI/EIN Number	59-2005567
Date Filed	01/26/1979
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	01/16/2018
Event Effective Date	NONE

Principal Address

C/O Angel Property Management & Real Estate
6635 W Commercial BLVD
Suite 200
Tamarac, FL 33319

Changed: 04/27/2021

Mailing Address

C/O Angel Property Management & Real Estate
6635 W Commercial BLVD
Suite 200
Tamarac, FL 33319

Changed: 04/27/2021

Registered Agent Name & Address

Milberg Klein PL
5550 Glades Rd, Suite 500
Boca Raton, FL 33431

Name Changed: 08/12/2016

Address Changed: 08/12/2016

Officer/Director Detail

Name & Address

Title President

Ismail, Yousef
C/O Angel Property Management & Real Estate
6635 W Commercial BLVD
Suite 200
Tamarac, FL 33319

Title Director

Cheng, Valentin
C/O Angel Property Management & Real Estate
6635 W Commercial BLVD
Suite 200
Tamarac, FL 33319

Title VP

Ismail, Monther
C/O Angel Property Management & Real Estate
6635 W Commercial BLVD
Suite 200
Tamarac, FL 33319

Title Director

Patel, Narendera
C/O Angel Property Management & Real Estate
6635 W Commercial BLVD
Suite 200
Tamarac, FL 33319

Title Director

Marianacci, Juan
C/O Angel Property Management & Real Estate
6635 W Commercial BLVD
Suite 200
Tamarac, FL 33319

Annual Reports

Report Year	Filed Date
2019	02/03/2019
2020	03/23/2020
2021	04/27/2021

Document Images

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[01/16/2018 -- Name Change](#)

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08/12/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
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03/18/2015 -- ANNUAL REPORT	View image in PDF format
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04/15/2009 -- ANNUAL REPORT	View image in PDF format
01/06/2009 -- ANNUAL REPORT	View image in PDF format
10/23/2008 -- ANNUAL REPORT	View image in PDF format
04/08/2008 -- ANNUAL REPORT	View image in PDF format
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02/24/1998 -- ANNUAL REPORT	View image in PDF format
03/03/1997 -- ANNUAL REPORT	View image in PDF format
12/16/1996 -- REINSTATEMENT	View image in PDF format



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Events

ROYAL POINT CONDOMINIUM ASSOCIATION, INC.

Document Number 745736
Date Filed 01/26/1979
Effective Date None
Status Active

Event Type	Filed Date	Effective Date	Description
NAME CHANGE AMENDMENT	01/16/2018		OLD NAME WAS : SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.

[Return to Detail Screen](#)

Return to:
Name:
Faber & Gitlitz, P.A.
Address:
1570 Madruga Avenue, Suite 300
Coral Gables, Florida 33146

This instrument prepared by:
Stuart H. Gitlitz, Esquire
Address:
1570 Madruga Avenue, Suite 300
Coral Gables, Florida 33146

INSTR # 101208085
OR BK 31902 PG 1165

RECORDED 07/26/2001 09:35 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1037

Property Appraisers Parcel I.D. (Folio) Number(s):

THIS SPECIAL WARRANTY DEED made and executed the 16 day of April, 2001 by FIRSTAR BANK, N.A., a corporation existing under the laws of the Commonwealth of Kentucky, hereinafter called the grantor to SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns, c/o Southeast Alliance of Foreclosure Specialists, Suite 1000, 3280 Pointe Parkway, Norcross, Georgia 30092, 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 TEN (\$10.00) DOLLARS and other good and valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in BROWARD County, Florida, viz:

Unit 412, Building 1, of SUNSET HILLS CONDOMINIUM 1, according to the Plat thereof, as recorded in Official records Book 8181, Page 35 of the Public Records of Broward County, Florida, and any amendments thereto;

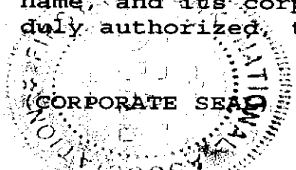
TITLE TO THE ABOVE PROPERTY WAS ACQUIRED BY FORECLOSURE OR DEED IN LIEU OF FORECLOSURE OF A MORTGAGE INSURED UNDER THE NATIONAL HOUSING ACT AND IS BEING CONVEYED PURSUANT TO THE CONTRACT OF INSURANCE. THEREFORE THIS DEED IS NOT SUBJECT TO STATE OF FLORIDA DOCUMENTARY STAMP TAXES.

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

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

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that is hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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



FIRSTAR BANK, N.A.
c/o Firststar Home Mortgage
P.O. Box 20005
Owensboro, Kentucky 42304-0005

Signed, Sealed and Delivered in the presence of:

Melissa McIntyre
Melissa McIntyre

Gyndi Riordan
Gyndi Riordan

STATE OF KENTUCKY

By Gregg W. Speer
Gregg W. Speer, Vice President

Attest: Shirley Quist
Shirley Quist, Vice President

COUNTY OF DAVIESS

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by Gregg W. Speer and Shirley Quist as Vice Pres and Vice Pres respectively of the corporation named as grantor in the foregoing deed on behalf of said corporation this 16th day of April, 2001.

My Commission Expires 11-17-01

00-28814/FLORIDA COMMUNITY HOUSING GROUP 89 - COUNT V



Anne M. Howard
NOTARY PUBLIC, Commonwealth of Kentucky
Anne M. Howard

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 8/29/2017 4:40:33 PM.****

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

SUNSET HILLS CONDO ASSN INC.
Plaintiff
VS.
WILLIS, LACHIMA
Defendant

CACE-15-019511
Division: 08

Certificate of Title

The undersigned, Brenda D. Forman, Clerk of the Court, certifies that she executed and filed a certificate of sale in this action on August 15, 2017, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

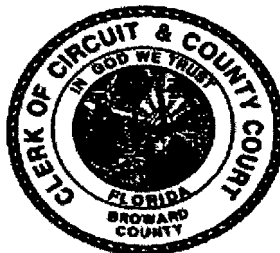
The following property in Broward County, Florida:

**Unit 412, Building 1, SUNSET HILLS CONDOMINIUM, a
Condominium according to the Declaration of Condominium
recorded in Official Records Book 8181, Page(s) 35, and
amendment thereto, of the Public Records of Broward County,
Florida.**

a/k/a: 3700 NW 21 Street, #412, Lauderdale Lakes, FL 33311.

Was sold to SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.
C/O NOWACK & OLSON, PLLC, 8551 SUNRISE BLVD., SUITE 208, PLANTATION, FL 33322.

Witness my hand and the seal of this court on August 29, 2017.



Brenda D. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration: \$200.00
Doc Stamps: \$1.40

Prepared by and return to:
Nowack & Olson, PLLC
8551 Sunrise Blvd.
Suite 208
Plantation, FL 33322
(954)349-2265
File Number: 3610/309

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 14th day of September, 2017 between **Sunset Hills Condominium Association, Inc.**, a Florida Corporation, grantor(s), and **SIGS, LLC**, a Florida Limited Liability Company, grantee(s) whose post office address is 8551 Sunrise Blvd., Suite 208, Plantation, FL 33322:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Unit 412, Building 1, OF THE SUNSET HILLS CONDOMINIUM, A Condominium, according the Declaration of Condominium thereof as recorded in Official Records Book 8181, Page 35 of the Public Records of Broward County, Florida and any amendments thereto a/k/a 3700 NW 21st Street, Unit 412, Lauderdale Lakes, FL 33311

***No title searches were performed prior to the signing of the deed and no warranties as to title are made in accordance with this conveyance.**

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

Krystal Diaz
Witness Name: Krystal Diaz

Ivan Colon
Witness Name: Ivan Colon

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 14 day of September, 2017 by Hector Lopez, who [] is personally known or [] has produced a driver's licenses as identification.

[Notary Seal]



Hector K Lopez (Seal)
Sunset Hills Condominium Association, Inc.
3710 NW 21st Street, Unit 101
Lauderdale Lakes, FL 33311

By: Hector K Lopez Board member
Name Title

Krystal Diaz
Notary Public

Printed Name: Krystal Diaz

My Commission Expires: 01/27/18

THIS QUIT-CLAIM DEED, executed this 15th day of April 2021, by ANNELI SMOKE, as the Manager of SIGS, LLC, the *Grantor/first party*, to Royal Point Condominium Association, Inc., whose post office address is 3710 NW 21st Street, Suite 101, Lauderdale Lakes, Florida 33311, Grantee/second party:

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

WITNESSETH, That the said first party, for and in consideration of Grantee’s agreement to forego enforcement of a claim of lien prepared April 13, 2021 to secure payment of delinquent maintenance fee assessments and delinquent special assessments, does hereby remise, release and quit-claim unto the said Grantee/second party forever, all the right, title, interest, claim and demand which the said Grantor/first party has in and to the following described lot, place or parcel of land, situate, lying and being the County of Broward, State of Florida, to wit:

Unit 412, Building 1, OF THE SUNSET HILLS CONDOMINIUM, A Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 8181, Page 35 of the Public Records of Broward County, Florida and any amendments thereto.

Parcel Identification: 4942 30 BA 0540

a/k/a: 3700 NW 21st Street, Unit 412, Lauderdale Lakes, FL 33311.

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

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

Signed, sealed and delivered in presence of:

[Signature]
Geraldine E. Smith

[Signature]
Laura Dono

[Signature]
SIGS, LLC, by Anneli Smoke, as
Manager

STATE OF FLORIDA }
COURTY 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 acknowledgements, personally appeared Anneli Smoke, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same, or who produced Fla-Driver license as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of April 2021.

[Signature]
NOTARY PUBLIC

This Instrument Prepared by:
Cheryl J. Levin, P.A.
Courtyard Business Center
4694 NW 103rd Avenue
Sunrise, Florida 33351
954-742-9034



Return To:

Ameriquest Mortgage Company
P.O. Box 11507,
Santa Ana, CA 92711

This document was prepared by: Ameriquest Mortgage Company

Peter Hollingsworth
2 S. University Dr., #
222, Plantation, FL 33324

774594

[Space Above This Line For Recording Data]

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated September 29, 2005, together with all Riders to this document.

(B) "Borrower" is LACHIMA WILLIS, AN UNMARRIED WOMAN

(single)

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is Ameriquest Mortgage Company

FLORIDA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
09/29/2005 11:56:29

Form 3010 1/01
0134023142 - 5602

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Initials

VMP Mortgage Solutions (800)521-7271



000001340231420301211901

Mortgage Information Services, LLC.
2889 N. Commerce Parkway
Miramar, FL 33025

25

Lender is a Corporation organized and existing under the laws of Delaware Lender's address is 1100 Town and Country Road, Suite 200 Orange, CA 92868

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated September 29, 2005 The Note states that Borrower owes Lender sixty thousand and 00/100

(U.S. \$ 60,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than November 1, 2035 Dollars

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider, Balloon Rider, VA Rider, Condominium Rider, Planned Unit Development Rider, Biweekly Payment Rider, Second Home Rider, 1-4 Family Rider, Other(s) [specify]

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Escrow Items" means those items that are described in Section 3.

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i)

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Initials: [Signature]

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09/29/2005 11:56:29



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damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the County

[Type of Recording Jurisdiction]

of **BROWARD**

[Name of Recording Jurisdiction]:

Legal Description Attached Hereto and Made a Part Hereof.

AM6FL (0310)

09/29/2005 11:56:29

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Initials



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0134023142 - 5602



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CONTINUATION SHEET

CUSTOMER: WILLIS
FILE NO: 200000774594

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF BROWARD AND THE STATE OF FLORIDA IN DEED BOOK 32397 AT PAGE 1786 AND DESCRIBED AS FOLLOWS:

CONDOMINIUM UNIT NO. 412, BUILDING 1, SUNSET HILLS CONDOMINIUM ONE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO; TOGETHER WITH ALL APPURTENANCES THERETO, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

3/24/11

Parcel ID Number: 49-42-30-BA-0540
3700 nw 21 street 412
Fort Lauderdale
("Property Address"):

which currently has the address of
[Street]
[City], Florida 33311 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

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Initials 

Form 3010 1/01

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2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

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Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

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Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and

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Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

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Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that

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previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

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(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

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If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

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14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

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As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

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20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

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Initials: 

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Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. Attorneys' Fees. As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

25. Jury Trial Waiver. The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

AM6FL (0310)

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Initials: 

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0134023142 - 5602

09/29/2005 11:56:29



000001340231420301211916

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it. Signed, sealed and delivered in the presence of:

Ladhina Willis (Seal)
Ladhina Willis -Borrower

3700 nw 21 street APT./UNIT
412, Fort Lauderdale, FL 33311 (Address)

(Seal)
-Borrower

_____ (Seal)
-Borrower

(Address) (Seal)
-Borrower

_____ (Address)
(Seal)
-Borrower

(Address) (Seal)
-Borrower

_____ (Address)
(Seal)
-Borrower

(Address) (Seal)
-Borrower

(Address)

(Address)

AM6FL (0310)

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Form 3010 1/01

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0134023142 - 5602



000001340231420301211917


STATE OF FLORIDA, Broward

County ss:

The foregoing instrument was acknowledged before me this 29TH Day of SEPT, 2005 by
Day/Month/Year

LACHEMA WILLIS, AN UNMARRIED WOMAN.

who is personally known to me or who has produced FLORIDA DL as
identification.


Notary Public BASSAM MAMISH



Bassam Mamish
Commission #DD258876
Expires: Oct 15, 2007
Bonded Thru
Atlantic Bonding Co., Inc.



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ADJUSTABLE RATE RIDER
(LIBOR Six-Month-Index (As Published in the Wall Street Journal)- Rate Caps)

THIS ADJUSTABLE RATE RIDER is made this 29th day of September, 2005 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to Ameriquest Mortgage Company (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

3700 nw 21 street 412, Fort Lauderdale, FL 33311
[Property Address]

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of **9.050 %**. The Note provides for changes in the interest rate and the monthly payments, as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may change on the first day of November, 2008, and on that day every sixth month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the average of interbank offered rates for six-month U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in the Wall Street Journal. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice.

Initials JSW

Loan Number: 0134023142 - 5602



(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding **six and one-half** percentage points (**6.500** %) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than **11.050%** or less than **9.050%**. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than **One (1.000 %)** from the rate of interest I have been paying for the preceding six months. My interest rate will never be greater than 15.050% or less than 9.050%.

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Section 18 of the Security Instrument is amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

Loan Number: 0134023142 - 5602

Initials JW




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If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing. If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

 (Seal) _____ (Seal)
Borrower Lachima Willis Borrower

Borrower (Seal) Borrower (Seal)

Loan Number: 0134023142 - 5602



CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 29th day of September, 2005, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Ameriquest Mortgage Company

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: 3700 nw 21 street, Fort Lauderdale, FL 33311

[Property Address]

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:

[Name of Condominium Project]

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

CONDOMINIUM COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. Condominium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes and floods, from which Lender requires insurance,

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MULTISTATE CONDOMINIUM RIDER-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

09/29/2005

VMP-8R (0008)

Form 3140 1/01

Page 1 of 3

Initials: *JSW*

VMP MORTGAGE FORMS - (800) 521-7291



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then: (i) Lender waives the provision in Section 3 for the Periodic Payment to Lender of the yearly premium installments for property insurance on the Property; and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower shall give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Section 11.

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.



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-BR (0008)

09/29/2005

Page 2 of 3

Initials:

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Form 3140 1/01

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.


Lachima Willis (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

 -BR (0008)

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Prepared by and return to:
Shapiro & Fishman, LLP/JENNIFER KOPF
2424 North Federal Highway, Suite 360
Boca Raton, Florida 33431
08-112423

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ASSIGNMENT OF MORTGAGE

Ameriquest Mortgage Company By: Citi Residential Lending, Inc. as attorney-in-fact, ("Assignor"), c/o Citi Residential Lending, Inc. as attorney-in-fact 10801 east 6th Street, Suite 103 Rancho Cucamonga, CA 91730-5977, in consideration from Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10, ("Assignee"), c/o Citi Residential Lending, Inc. as attorney-in-fact 10801 east 6th Street, Suite 103 Rancho Cucamonga, CA 91730-5977, has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell, transfer and set over unto Assignee the following described Mortgage(s) recorded in the Public Records of Broward County, State of Florida, together with the note of obligation described in said Mortgage(s), and the money due and to become, due thereon, with interest as therein provided.

Date of Mortgage: September 29, 2005
Mortgage Recording Date: October 10, 2005
Clerk's File Number: 2005-105440682
Book Number: 40692
Page Number: 647

Legal Description:

CONDOMINIUM UNIT NO. 412, BUILDING 1, SUNSET HILLS CONDOMINIUM ONE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 8181, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO; TOGETHER WITH ALL APPURTENANCES THERETO, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

2

Original Mortgagors: Lachima Willis, an Unmarried Woman

This Assignment of Mortgage is made without recourse against Assignor.

IN WITNESS WHEREOF, Assignor has caused these presents to be executed this day of October, 2008. 16

Ameriquist Mortgage Company By: Citi Residential Lending, Inc. as attorney-in-fact

By: [Signature]
Debbie Lee Authorized Agent
Name:
Address:

By: [Signature]
Maria Barajas Authorized Agent

(CORPORATE SEAL)

STATE OF California]
COUNTY OF San Bernardino]SS.

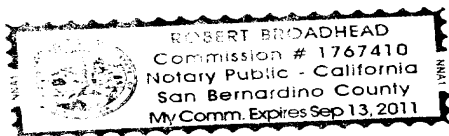
I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements of the above referenced duly authorized signatories of Debbie Lee and Maria Barajas, who are personally known to me and did take an oath and who are to me well known to be the persons described herein and who executed the foregoing Assignment of Mortgage and duly acknowledged before me and executed the same for the purposes therein expressed as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, said County and State, this 16 day of October, 2008

[Signature]

*NOTARY PUBLIC
Name of Notary: Robert Broadhead
Commission NO. 1767410
My Commission Expires: 9/13/11

(SEAL)



AFTER RECORDING RETURN TO:

Name: _____
Address: _____

PERMIT NUMBER _____

NOTICE OF COMMENCEMENT

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

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 494230BA

SUBDIVISION _____ BLOCK _____ TRACT _____ LOT _____ BLDG / UNIT _____

SUNSET HILLS CONDOMINIUM AKA ROYAL POINT CONDO ASSOCIATION

2. GENERAL DESCRIPTION OF IMPROVEMENT:
Concrete Restoration

3. OWNER INFORMATION: a. Name Royal Point Condominium Associations, Inc

b. Address 3700 NW 21st Ave c. Interest in property Commercial / Condominium

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

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:
South Coast Restoration and Painting 6601 Lyons Road C2 Coconut Creek, Fl 33073

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

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER:
Seacoast National Bank, 50 Kindred Street suite 215 Stuart, FL 34994 - Attn: Construction Loan Admin - 772-221-3070

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

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

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

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION IF YOU INTEND TO OBTAIN FINANCING. CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

[Signature]
Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

Monther Yousef Ismail
Print Name and Provide Signatory's Title/Office

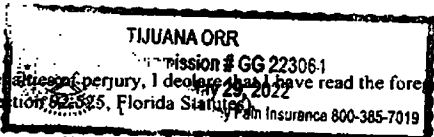
State of Florida
County of Broward

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

By Monther Yousef Ismail, as President
For Royal Point Condominium Assn
(name of party on behalf of whom instrument was executed)

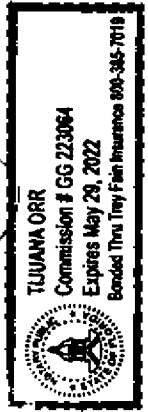
Personally known or _____ produced the following type of identification: _____

[Signature]
(Signature of Notary Public)



Under Penalty of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 825.35, Florida Statutes)
Signature(s) of Owner(s) or Owner(s) Authorized Officer/ Director / Partner/Manager who signed above:

By _____ By _____



AFTER RECORDING - RETURN TO:

Name _____
Address: _____

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

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

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 494230BA

SUBDIVISION _____ BLOCK _____ TRACT _____ LOT _____ BLDG / UNIT _____
SUNSET HILLS / CONDO AKA ROYAL POINT CONDO ASSOCIATION

2. GENERAL DESCRIPTION OF IMPROVEMENT:

Concrete Restoration

3. OWNER INFORMATION: a. Name Royal Point Condominium Associations, Inc.

b. Address 3710 NW 21st Ave

c. Interest in property Commercial / Condominium

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

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

South Coast Restoration and Painting 6601 Lyons Road G2 Coconut Creek, FL 33073

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

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

Seacoast National Bank, 50 Kindred Street suite 215 Stuart FL 34994 - Attn: Construction Loan Admin - 772-221-3070

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

NAME, ADDRESS AND PHONE NUMBER:

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

NAME, ADDRESS AND PHONE NUMBER:

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

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

[Signature]
Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

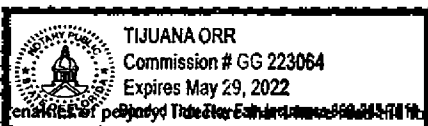
Monther Yousef Ismail
Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

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

By Monther Yousef Ismail as President
(name of person) (type of authority...e.g. officer, trustee, attorney in fact)
For Royal Point Condominium Assn
(name of party on behalf of whom instrument was executed)

Personally known or _____ produced the following type of identification: _____

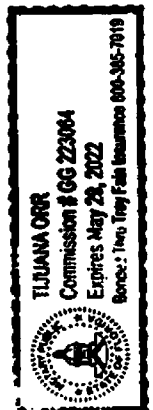


[Signature]
(Signature of Notary Public)

Under penalty of perjury, I declare that I am a Notary Public in and for the State of Florida, and that the facts in it are true to the best of my knowledge and belief.

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

By _____ By _____



AFTER RECORDING - RETURN TO:

Name: _____
Address: _____

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

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

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 494230BA

SUBDIVISION _____ BLOCK _____ TRACT _____ LOT _____ BLDG / _____ UNIT _____

SUNSET HILLS CONDOMINIUM AKA ROYAL POINT CONDO ASSOCIATION

2. GENERAL DESCRIPTION OF IMPROVEMENT:

Concrete Restoration

3. OWNER INFORMATION: a. Name Royal Point Condominium Associations, Inc

b. Address 3700 NW 21st Ave Lauderdale Lakes FL 33319 c. Interest in property Commercial / Condominium

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

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

South Coast Restoration and Painting 6801 Lyons Road C2 Coconut Creek, FL 33073

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

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

Seacoast National Bank, 50 Kindred Street suite 215 Stuart, FL 34994 - Attn: Construction Loan Admin - 772-221 3070

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

NAME, ADDRESS AND PHONE NUMBER: _____

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

NAME, ADDRESS AND PHONE NUMBER: _____

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

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

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

Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

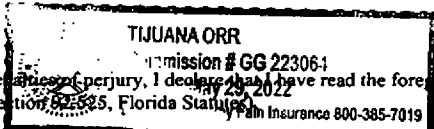
The foregoing instrument was acknowledged before me this 24th day of November, 2020

By Monther Yousef / Smail as President

For Royal Point Condominium Assn (type of authority, e.g. officer, trustee, attorney in fact)
(name of party on behalf of whom instrument was executed)

Personally known or _____ produced the following type of identification: _____

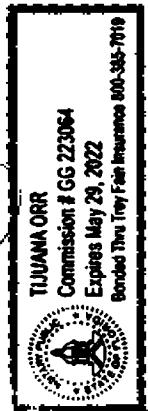
(Signature of Notary Public)



Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 82.05, Florida Statutes)

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

By _____ By _____



AFTER RECORDING - RETURN TO:

Name: _____
Address: _____

PERMIT NUMBER _____

NOTICE OF COMMENCEMENT

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

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 494230BA

SUBDIVISION _____ BLOCK _____ TRACT _____ LOT _____ BLDG 1 UNIT _____

SUNSET HILLS / CONDO AKA ROYAL POINT CONDO ASSOCIATION

2. GENERAL DESCRIPTION OF IMPROVEMENT:

Concrete Restoration

3. OWNER INFORMATION. a. Name Royal Point Condominium Associations, nc

b. Address 3710 NW 21st Ave Landdale Lakes FL 33319 Interest in property Commercial / Condominium

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

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:
South Coast Restoration and Painting 6601 Lyons Road C2 Coconut Creek, FL 33073

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

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

Seacoast National Bank, 50 Kindred Street suite 215 Stuart FL 34994 - Attn. Construction Loan Admin 772-221-3070

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

NAME, ADDRESS AND PHONE NUMBER: _____

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

NAME, ADDRESS AND PHONE NUMBER: _____

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

WARNING TO OWNER. ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

[Signature]
Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

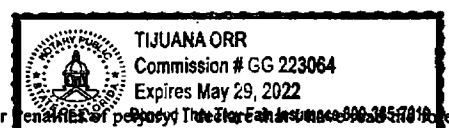
Monther Yousef Ismail
Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

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

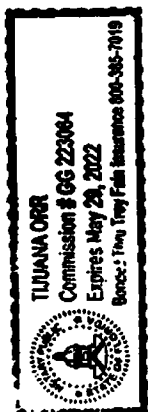
By Monther Yousef Ismail as President
(name of person) (type of authority,....e.g. officer, trustee, attorney in fact)
For Royal Point Condominium Assn
(name of party on behalf of whom instrument was executed)

Personally known or _____ produced the following type of identification: _____



[Signature]
(Signature of Notary Public)

Under penalties of perjury, I declare that I am a duly qualified Notary Public in and for the State of Florida and that the facts in it are true to the best of my knowledge and belief (Section 72.229, Florida Statutes).



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

By _____ By _____

Permit # _____ Folio # 494230

NOTICE OF COMMENCEMENT

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

The space reserved for recorder

1. Legal Description of Property: Lot _____ Block _____ Unit # _____ Bldg # _____ Lengthy legal attached
Subdivision / Condominium: Royal Point Condo ASSC
Street Address if available: 3700 NW 21 ST Lauderdale Lakes
2. General description of improvement: RE ROOF PLUMB ROOF
3. a. Owner name and address: Royal Point Condo ASSC
b. Interest in property: 3700 NW 21 ST Lauderdale Lakes FL Suite 101
c. Name and address of fee simple titleholder (if other than Owner): _____
4. a. Contractor name and address: All Florida Custom Homes
b. Contractor's phone number: 10033 Congress Way Pompano Beach FL 33062
5. a. Surety name and address: _____
b. Surety's phone number: _____
c. Amount of bond: \$ _____
6. a. Lender name and address: _____
b. Lender's phone number: _____
7. a. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
Name: _____
Address: _____
b. Phone number: _____
8. a. In addition to himself or herself, the Owner designates _____ to receive a copy of Lienor's Notice per Section 713.13(1)(b), Florida
b. Phone number of person or entity designated by owner _____
9. Expiration date of notice of commencement: _____
(the expiration date is 1 year from the date of recording unless a different date is specified)

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

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/Director/Partner/Manager
By [Signature] Print Name _____ Title/Office _____
Print Name Yusef Ismail Title/Office _____
Title/Office pres.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 8 day of Jan, 2021
By Yusef Ismail

Individually, or as _____ for _____
 Personally known, or produced the following type of identification: _____

Signature of Notary Public: _____
Notary Public State of Florida
Jannina E Roman
My Commission GG 189128
Expires 03/16/2022
Print Name: _____ (SEAL)
VERIFICATION PURSUANT TO SECTION 92.525, FLORIDA STATUTES

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

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



NOTICE OF COMMENCEMENT

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

PERMIT NUMBER: _____

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO. 494230BA0540

SUBDIVISION Sunset Hill 1 Condo BLOCK _____ TRACT _____ LOT _____ BLDG _____ UNIT _____

3700 NW NW 21st Street Lauderdale Lakes FL. 33311

2. GENERAL DESCRIPTION OF IMPROVEMENT:
Replace existing defective electrical house panel

3. OWNER INFORMATION: a. Name Royal Point Condominium Association Inc.

b. Address 3710 NW 21st Street Suite 101 Lauderdale Lakes FL.33311 c. Interest in property _____

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

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:
Exclusive Electric Service, Inc. (954) 796-1915

1775 Blount Rd Suite 408, Pompano Beach FL. 33069

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

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

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

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

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

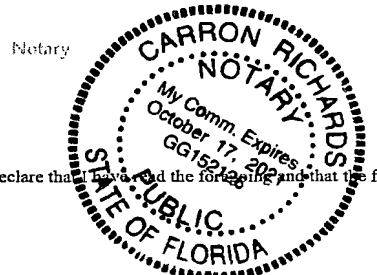
WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED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

[Signature]
Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

Yousef Ismail, Pres.
Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of August 2021
by Yousef Ismail, who is personally known or produced the following type of identification: FE DL



[Signature]
(Signature of Notary Public)

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



PERMIT NUMBER:

NOTICE OF COMMENCEMENT

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

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 494230BA0540

SUBDIVISION SUNSET HILLS I CONDOMINIUM BLOCK _____ TRACT _____ LOT _____ BLDG _____ UNIT _____
3700 NW 21st ST #412, LAUDERDALE LAKES, FL 33311

2. GENERAL DESCRIPTION OF IMPROVEMENT:
Rebuild after Fire / water damage

3. OWNER INFORMATION: a. Name Royal Point Condo Assn Inc

b. Address 3710 NW 21st street Ste 101 Lauderdale Lakes Fl 33311 c. Interest in property _____

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

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:
BUILD MASTERS, LC 2420 NW 1st AVE, BOCA RATON, FL 33431 561-757-6587

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

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

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

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

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

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

Yousef Ismail
Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

Yousef Ismail
Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

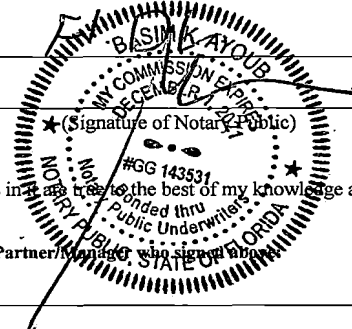
The foregoing instrument was acknowledged before me this 23 day of Sept, 2021

By Yousef Ismail as President
(name of person) (type of authority, ... e.g. officer, trustee, attorney in fact)

For Royal Point Condo Assn, Inc.
(name of party on behalf of whom instrument was executed)

_____ Personally known or produced the following type of identification: _____

Notary



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

By Yousef Ismail Signatures of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above

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

DATE: February 1st, 2022
PROPERTY ID # 494230-BA-0540 (TD # 48030)

WARNING

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

ROYAL POINT CONDO ASSN INC
3700 NW 21ST ST APT 412
LAUDERDALE LAKES, FL 33311-3103

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3700 NW 21 STREET #412, LAUDERDALE LAKES, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by February 28, 2022\$6,198.00
Or
* Estimated Amount due if paid by March 15, 2022\$6,273.20

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: February 1st, 2022
PROPERTY ID # 494230-BA-0540 (TD # 48030)

WARNING

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

ROYAL POINT CONDOMINIUM ASSOCIATION, INC.
3710 NW 21ST ST, SUITE 101
LAUDERDALE LAKES, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3700 NW 21 STREET #412, LAUDERDALE LAKES, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

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- Or
- * Estimated Amount due if paid by March 15, 2022\$6,273.20

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

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

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

DATE: February 1st, 2022
PROPERTY ID # 494230-BA-0540 (TD # 48030)

WARNING

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

ROYAL POINT CONDOMINIUM ASSOCIATION, INC. C/O ANGEL PROPERTY
MANAGEMENT & REAL ESTATE
6635 W COMMERCIAL BLVD SUITE 200
TAMARAC, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3700 NW 21 STREET #412, LAUDERDALE LAKES, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by February 28, 2022\$6,198.00
- Or
- * Estimated Amount due if paid by March 15, 2022\$6,273.20

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 16, 2022 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/recordstaxestresury

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

DATE: February 1st, 2022
PROPERTY ID # 494230-BA-0540 (TD # 48030)

WARNING

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

ALL FLORIDA CUSTOM HOMES
10033 SAWGRASS WEST
PONTE VEDRA BEACH, FL 32082

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3700 NW 21 STREET #412, LAUDERDALE LAKES, FL 33311 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

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- Or
- * Estimated Amount due if paid by March 15, 2022\$6,273.20

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 16, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: February 1st, 2022
PROPERTY ID # 494230-BA-0540 (TD # 48030)

WARNING

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

ANNELI SMOKE
3710 NW 21ST ST OFC 101
LAUDERDALE LAKES, FL 33311-3105

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3700 NW 21 STREET #412, LAUDERDALE LAKES, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

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

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

DATE: February 1st, 2022
PROPERTY ID # 494230-BA-0540 (TD # 48030)

WARNING

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

BUILD MASTERS, LC
2420 NW 1ST AVE
BOCA RATON, FL 33431

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

- * Estimated Amount due if paid by February 28, 2022\$6,198.00
- Or
- * Estimated Amount due if paid by March 15, 2022\$6,273.20

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

DATE: February 1st, 2022
PROPERTY ID # 494230-BA-0540 (TD # 48030)

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CITY OF LAUDERDALE LAKES
4300 NW 36TH ST
LAUDERDALE LAKES, FL 33319-5506

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DATE: February 1st, 2022
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DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R10 C/O CITI RESIDENTIAL LENDING, INC. AS ATTORNEY-IN-FACT
10801 EAST 6TH ST, SUITE 103
RANCHO CUCAMONGA, CA 91730-5977

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

DATE: February 1st, 2022
PROPERTY ID # 494230-BA-0540 (TD # 48030)

WARNING

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EXCLUSIVE ELECTRIC SERVICES, INC.
1775 BLOUNT RD SUITE 408
POMPANO BEACH, FL 33069

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

DATE: February 1st, 2022
PROPERTY ID # 494230-BA-0540 (TD # 48030)

WARNING

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MILBERG KLEIN PL, REGISTERED AGENT O/B/O ROYAL POINT CONDOMINIUM
ASSOCIATION, INC.
5550 GLADES RD, SUITE 500
BOCA RATON, FL 33431

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LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2022
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SEACOAST NATIONAL BANK
50 KINDRED ST SUITE 215
STUART, FL 34994

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

DATE: February 1st, 2022
PROPERTY ID # 494230-BA-0540 (TD # 48030)

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SIGS LLC
8551 W SUNRISE BLVD STE 208
PLANTATION, FL 33322-4007

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

DATE: February 1st, 2022
PROPERTY ID # 494230-BA-0540 (TD # 48030)

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SOUTH COAST RESTORATION AND PAINTING
6601 LYONS RD C2
COCONUT CREEK, FL 33073

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SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.
8551 W SUNRISE BLVD STE 208
PLANTATION, FL 33322-4007

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DATE: February 1st, 2022
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YOUSEF ISMAIL
3710 NW 21 STREET SUITE 101
LAUDERDALE LAKES, FL 33311-3105

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YOUSEF ISMAIL
6635 W COMMERCIAL BLVD STE 200
TAMARAC, FL 33319-2141

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

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

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Certified Mail Fee

\$ _____

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

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

Postmark
Here

TD 48030 MARCH 2022 WARNING

ROYAL POINT CONDO ASSN INC

3700 NW 21ST ST APT 412

LAUDERDALE LAKES, FL 33311-3103

City, State, ZIP+4®

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

See Reverse for Instructions

7020 2450 0001 8124 0422

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

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

OFFICIAL USE

7020 2450 0001 8124 0439
6EHD 4278 T000 0542 0202

Certified Mail Fee
\$ _____

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

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

Postmark
Here

Postage
\$ _____
Total
\$ _____
Sen.
Street
City,

TD 48030 MARCH 2022 WARNING
ROYAL POINT CONDOMINIUM ASSOCIATION, INC.
3710 NW 21ST ST, SUITE 101
LAUDERDALE LAKES, FL 33311

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

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

OFFICIAL USE

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

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TD 48030 MARCH 2022 WARNING	
ROYAL POINT CONDOMINIUM ASSOCIATION, INC. C/O	
ANGEL PROPERTY MANAGEMENT & REAL ESTATE	
6635 W COMMERCIAL BLVD SUITE 200	
TAMARAC, FL 33319	

7020 2450 0001 8124 0446

7020 2450 0001 8124 0124

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

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TD 48030 MARCH 2022 WARNING
ALL FLORIDA CUSTOM HOMES
10033 SAWGRASS WEST
PONTE VEDRA BEACH, FL 32082

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

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

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

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TD 48030 MARCH 2022 WARNING
ANNELI SMOKE
3710 NW 21ST ST OFC 101
LAUDERDALE LAKES, FL 33311-3105

City, State, ZIP+4®

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

See Reverse for Instructions

7020 2450 0001 8124 0460

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OFFICIAL USE

Certified Mail Fee

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

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| <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"/> Signature Restricted Delivery | \$ _____ |

Postmark
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City

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ZIP+4®

City, State, ZIP+4®

TD 48030 MARCH 2022 WARNING

**BUILD MASTERS, LC
2420 NW 1ST AVE
BOCA RATON, FL 33431**

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

See Reverse for Instructions

7020 2450 0001 8124 0477

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OFFICIAL USE

Certified Mail Fee

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

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

Postmark
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Post:

TD 48030 MARCH 2022 WARNING

CITY OF LAUDERDALE LAKES

4300 NW 36TH ST

LAUDERDALE LAKES, FL 33319-5506

City, State, ZIP+4®

City, State, ZIP+4®

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

See Reverse for Instructions

7020 2450 0001 8124 0484

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

OFFICIAL USE

Certified Mail Fee

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

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

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TD 48030 MARCH 2022 WARNING

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN
TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST
MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2005-R10 C/O CITI RESIDENTIAL LENDING
INC. AS ATTORNEY-IN-FACT
10801 EAST 6TH ST, SUITE 103
RANCHO CUCAMONGA, CA 91730-5977

City, State, ZIP+4®

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

See Reverse for Instructions

7020 2450 0001 8124 0490

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

OFFICIAL USE

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

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Post Office: RANCHO LUCAYUNGUA, CA 91750-3577

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TD 48030 MARCH 2022 WARNING

EXCLUSIVE ELECTRIC SERVICES, INC.
1775 BLOUNT RD SUITE 408
POMPANO BEACH, FL 33069

7020 2450 0001 8124 0507

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
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7020 2450 0001 8124 0514

Pos	TD 48030 MARCH 2022 WARNING
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Tot	MILBERG KLEIN PL, REGISTERED AGENT O/B/O ROYAL
\$	POINT CONDOMINIUM ASSOCIATION, INC.
Ser	5550 GLADES RD, SUITE 500
Str	BOCA RATON, FL 33431
City, State, ZIP+4®	

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OFFICIAL USE

Certified Mail Fee

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

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

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PC

TD 48030 MARCH 2022 WARNING

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To

SEACOAST NATIONAL BANK
50 KINDRED ST SUITE 215
STUART, FL 34994

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City, State, ZIP+4®

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

See Reverse for Instructions

7020 2450 0001 8124 0521

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

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

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

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TD 48030 MARCH 2022 WARNING
SIGS LLC
8551 W SUNRISE BLVD STE 208
PLANTATION, FL 33322-4007

7020 2450 0001 8124 0538

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

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

OFFICIAL USE

7020 1830 0000 1203 4825

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

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Post	TD 48030 MARCH 2022 WARNING
\$	SOUTH COAST RESTORATION AND PAINTING
Total	6601 LYONS RD C2
\$	COCONUT CREEK, FL 33073
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City, State, ZIP+4	

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

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

OFFICIAL USE

Certified Mail Fee

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

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

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Sent To

Street and

City, State, ZIP+4®

TD 48030 MARCH 2022 WARNING

SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.

**8551 W SUNRISE BLVD STE 208
PLANTATION, FL 33322-4007**

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

See Reverse for Instructions

7020 1810 0000 1203 4832

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

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

OFFICIAL USE

7020 1610 0000 1203 4649

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

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TD 48030 MARCH 2022 WARNING
YOUSEF ISMAIL
3710 NW 21 STREET SUITE 101
LAUDERDALE LAKES, FL 33311-3105

City, State, ZIP+4®

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

See Reverse for Instructions

7020 1810 0000 1203 4856

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

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OFFICIAL USE

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

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TD 48030 MARCH 2022 WARNING
YOUSEF ISMAIL
6635 W COMMERCIAL BLVD STE 200
TAMARAC, FL 33319-2141

City, State, ZIP+4™

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 48030 MARCH 2022 WARNING
SEACOAST NATIONAL BANK
50 KINDRED ST SUITE 215
STUART, FL 34994



9590 9402 6576 1028 2886 45

7020 2450 0001 8124 0521

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

Deloris Coleman

C. Date of Delivery

3/22

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

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- 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 48030 MARCH 2022 WARNING
 YOUSEF ISMAIL
 3710 NW 21 STREET SUITE 101
 LAUDERDALE LAKES, FL 33311-3105



9590 9402 6576 1028 2877 78

2. Article Number (Transfer)
7020 1810 0000 1203 4849

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID 19

- Agent
- Addressee

B. Received by (Printed Name)

CARRIER 1143

C. Date of Delivery

2/7/22

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 (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 48030 MARCH 2022 WARNING
ROYAL POINT CONDOMINIUM ASSOCIATION, INC.
 3710 W 21ST ST, SUITE 101
 LAUDERDALE LAKES, FL 33311



9590 9402 6576 1028 2889 97

PS Form 3811, July 2020 PSN 7530-02-000-9053
 7020 2450 0001 8124 0439

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID 19

Agent

Addressee

B. Received by (Printed Name)

CARRIER 143

C. Date of Delivery

2/7/22

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 (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.

1. Article Addressed to:

TD 48030 MARCH 2022 WARNING
ANNELI SMOKE
3710 NW 21ST ST OFC 101
LAUDERDALE LAKES, FL 33311-3105



9590 9402 6576 1028 2889 66

2. Article Number (Transfer from service label)

7020 2450 0001 8124 0460

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *CONDIA*

- Agent
- Addressee

B. Received by (Printed Name)

CARRERIL43

C. Date of Delivery

2/7/22

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.

1. Article Addressed to:

TD 48030 MARCH 2022 WARNING
SUNSET HILLS CONDOMINIUM ASSOCIATION, INC.
8551 W SUNRISE BLVD STE 208
PLANTATION, FL 33322-4007



9590 9402 6576 1028 2877 85

2. Article Number (Transfer from service label)

7020 1810 0000 1203 4832

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *C19*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- 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 THIS SECTION ON DELIVERY
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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 48030 MARCH 2022 WARNING
 SIGS LLC
 8551 W SUNRISE BLVD STE 208
 PLANTATION, FL 33322-4007



9590 9402 6576 1028 2880 58

2. Article Number (Transfer from service label)

7020 2450 0001 8124 0538

A. Signature

C17

Agent
 Addressee

B. Received by (Printed Name) _____

C. Date of Delivery _____

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

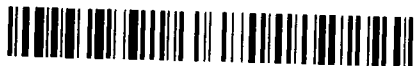
3. Service Type
- | | |
|---|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> 3d Mail | |
| <input type="checkbox"/> 3d 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 48030 MARCH 2022 WARNING
 BUILD MASTERS, LC
 2420 NW 1ST AVE
 BOCA RATON, FL 33431



9590 9402 6576 1028 2850 26

2. Article Number (Transfer from service label)

020 2450 0001 8124 0477

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)

PATRICIA MORSE

C. Date of Delivery

2/7/22

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

3. Service Type

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

1. Article Addressed to:

TD 48030 MARCH 2022 WARNING
 MILBERG KLEIN PL, REGISTERED AGENT O/B/O ROYAL
 POINT CONDOMINIUM ASSOCIATION, INC.
 5550 GLADES RD, SUITE 500
 BOCA RATON, FL 33431



9590 9402 6576 1028 2886 38

2. Article Number (Transfer from service label)

7020 2450 0001 8124 0514

PS Form 3811, July 2020 PSN 7530-02-000-9033

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 48030 MARCH 2022 WARNING
 ALL FLORIDA CUSTOM HOMES
 10033 SAWGRASS WEST
 PONTE VEDRA BEACH, FL 32082



9590 9402 6576 1028 2889 73

2. Article Number (Transfer from service label)

7020 2450 0001 8124 0453

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *JHC3297* Agent
 Addressee
 B. Received by (Printed Name) *E. PARKER* C. Date of Delivery *3/14/22*

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

Domestic Return