

# **TitleExpress<sup>®</sup>**

**A service of Grant Street Group**

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

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

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

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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 06/15/2022

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 05/31/2022

**CERTIFICATE #** 2019-8806

**ACCOUNT #** 494212NS0730

**ALTERNATE KEY #** 312506

**TAX DEED APPLICATION #** 49086

**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:

Leasehold interest in Apartment No. 1001 in the GEORGIAN COURT APARTMENTS NORTH, INC., apartments situate, lying and being on the following described property in Broward County, Florida:

The North 248.27 feet, and the East 5.33 feet of the South 80.68 feet of the North 328.95 feet of said Parcel "C", together with the North 61 feet of Lots 6, 7, 8, 9, 10, 11, 12, 13, 22 and 23, Block 30, all in IMPERIAL POINT, FOURTH SECTION, recorded in Plat Book 56, Page 11, of the Public Records of Broward County, Florida,

and An undivided one-half interest in the West 294.67 feet of the South 82 feet of the North 330.27 feet of Parcel "C" IMPERIAL POINT, FOURTH SECTION, as recorded in Plat Book 56, Page 11, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 6263 NE 19 AVENUE #1001, FORT LAUDERDALE FL 33308

### OWNER OF RECORD ON CURRENT TAX ROLL:

ROBERT E WILCOX JR  
6263 NE 19 AVE UNIT 1001  
FORT LAUDERDALE, FL 33308-1346

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ROBERT E. WILCOX, JR. OR: 45440, Page: 1376  
6263 NE 19TH AVENUE, #1001  
FORT LAUDERDALE, FL 33308 (Per Deed)

GEORGIAN COURT APARTMENTS NORTH, INC.  
6260 N.E. 18TH AVENUE, APT. 1203  
FORT LAUDERDALE, FL 33308 (Per Assignment of Proprietary Lease in 27438-339. Unable to locate fee deed into Georgian Court Apartments North, Inc.)

GEORGIAN COURT APARTMENT NORTH, INC.  
6261 N.E. 19TH AVENUE, APT. 1203  
FORT LAUDERDALE, FL 33308 (Per Sunbiz. Co-Op owner.)

BETH G. LINDIE, ESQ., REGISTERED AGENT  
O/B/O GEORGIAN COURT APARTMENT NORTH, INC.  
ESLER AND LINDIE, P.A.  
400 SE 6TH STREET  
FORT LAUDERDALE, FL 33308 (Per Sunbiz)

(Georgian Court Apartments North, Inc. aka Georgian Court Apartment North, Inc.)

**MORTGAGE HOLDER OF RECORD:**

None found.

**LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

ATCF II FLORIDA-A LLC  
P.O. BOX 69239  
BALTIMORE, MD 21264-9239 (Tax Deed Applicant)

BANK OF AMERICA NA  
655 PAPER MILL ROAD  
NEWARK, DE 19711 (Per Judgment)

Instrument: 117674700

BANK OF AMERICA, NATIONAL ASSOCIATION  
100 NORTH TRYON STREET  
CHARLOTTE, NC 28255 (Per Sunbiz)

C T CORPORATION SYSTEM, REGISTERED AGENT,  
O/B/O BANK OF AMERICA, NATIONAL ASSOCIATION  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324 (Per Sunbiz)

RUDY CANCINOS, REGISTERED AGENT  
O/B/O GEORGIAN COURT APARTMENTS, INC.  
1801 NE 62ND ST #125  
FORT LAUDERDALE, FL 33308 (Per Sunbiz. Bylaws recorded in 15434-94)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4942 12 NS 0730

**CURRENT ASSESSED VALUE:** \$44,380

**HOMESTEAD EXEMPTION:** Yes

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

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

|                                      |                      |
|--------------------------------------|----------------------|
| Assignment of Proprietary Lease      | OR: 27438, Page: 339 |
| Corrective Owner's Proprietary Lease | OR: 27695, Page: 997 |
| Quit Claim Deed                      | OR: 35939, Page: 274 |
| Notice of Trust                      | OR: 45164, Page: 481 |
| Death Certificate                    | OR: 45164, Page: 483 |
| Notice of Trust                      | OR: 45164, Page: 484 |
| Death Certificate                    | OR: 45164, Page: 486 |

**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.**

*Kinsey Ram*

Title Examiner



|                               |  |                |                 |
|-------------------------------|--|----------------|-----------------|
| <b>Site Address</b>           | 6263 NE 19 AVENUE #1001, FORT LAUDERDALE FL 33308      | <b>ID #</b>    | 4942 12 NS 0730 |
| <b>Property Owner</b>         | WILCOX, ROBERT E JR                                    | <b>Millage</b> | 0312            |
| <b>Mailing Address</b>        | 6263 NE 19 AVE UNIT 1001 FORT LAUDERDALE FL 33308-1346 | <b>Use</b>     | 05              |
| <b>Abbr Legal Description</b> | GEORGIAN COURT APTS NORTH CO-OP UNIT 1001              |                |                 |

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

| Property Assessment Values |         |                        |                     |                      |          |
|----------------------------|---------|------------------------|---------------------|----------------------|----------|
| Year                       | Land    | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax      |
| 2021                       | \$8,190 | \$73,750               | \$81,940            | \$44,380             |          |
| 2020                       | \$7,130 | \$64,130               | \$71,260            | \$43,770             | \$754.52 |
| 2019                       | \$7,100 | \$63,920               | \$71,020            | \$42,790             | \$641.64 |

| 2021 Exemptions and Taxable Values by Taxing Authority |          |              |           |             |
|--|----------|--------------|-----------|-------------|
|  | County   | School Board | Municipal | Independent |
| <b>Just Value</b>                                      | \$81,940 | \$81,940     | \$81,940  | \$81,940    |
| <b>Portability</b>                                     | 0        | 0            | 0         | 0           |
| <b>Assessed/SOH 09</b>                                 | \$44,380 | \$44,380     | \$44,380  | \$44,380    |
| <b>Homestead 100%</b>                                  | \$25,000 | \$25,000     | \$25,000  | \$25,000    |
| <b>Add. Homestead</b>                                  | 0        | 0            | 0         | 0           |
| <b>Wid/Vet/Dis</b>                                     | 0        | 0            | 0         | 0           |
| <b>Senior</b>  | 0        | 0            | 0         | 0           |
| <b>Exempt Type</b>                                     | 0        | 0            | 0         | 0           |
| <b>Taxable</b>   | \$19,380 | \$19,380     | \$19,380  | \$19,380    |

| Sales History |       |          |                  |
|---------------|-------|----------|------------------|
| Date          | Type  | Price    | Book/Page or CIN |
| 5/1/2008      | QCD-T | \$100    | 45440 / 1376     |
| 8/21/2003     | QCD   | \$100    | 35939 / 274      |
| 12/28/1997    | CPT   | \$100    | 27695 / 997      |
| 12/11/1997    | CPT   | \$33,000 | 27438 / 339      |

| Land Calculations                      |        |       |
|--|--------|-------|
| Price                                  | Factor | Type  |
|  |        |       |
|  |        |       |
|  |        |       |
|  |        |       |
| <b>Adj. Bldg. S.F.</b>                 |        | 950   |
| <b>Units/Beds/Baths</b>                |        | 1/2/1 |
| <b>Eff./Act. Year Built: 1968/1967</b> |        |       |

| Special Assessments |      |       |       |      |      |       |       |      |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire                | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03                  |      |       |       |      |      | F2    |       |      |
| R                   |      |       |       |      |      |       |       |      |
| 1                   |      |       |       |      |      | 1506  |       |      |

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #49086

STATE OF FLORIDA  
COUNTY OF BROWARD

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

|  |  |  |   |
|--|--|--|---|
| CITY OF FORT LAUDERDALE<br>ATTN: CITY ATTORNEY OFFICE<br>100 N ANDREWS AVE 7TH<br>FLOOR<br>FORT LAUDERDALE, FL 33301             | ROBERT E. WILCOX, JR.<br>6263 NE 19TH AVENUE, #1001<br>FORT LAUDERDALE, FL 33308   | GEORGIAN COURT<br>APARTMENTS NORTH, INC.<br>6260 N.E. 18TH AVENUE, APT.<br>1203<br>FORT LAUDERDALE, FL 33308   | GEORGIAN COURT<br>APARTMENT NORTH, INC.<br>6261 N.E. 19TH AVENUE, APT.<br>1203<br>FORT LAUDERDALE, FL 33308 |
| RUDY CANCINOS, REGISTERED<br>AGENT O/B/O GEORGIAN<br>COURT APARTMENTS, INC.<br>1801 NE 62ND ST #125<br>FORT LAUDERDALE, FL 33308 | BETH G. LINDIE, ESQ.,<br>REGISTERED AGENT O/B/O<br>GEORGIAN COURT<br>APARTMENT NORTH, INC.<br>ESLER AND LINDIE, P.A.<br>400 SE 6TH STREET<br>FORT LAUDERDALE, FL 33308 | C T CORPORATION SYSTEM,<br>REGISTERED AGENT, O/B/O<br>BANK OF AMERICA, NATIONAL<br>ASSOCIATION<br>1200 SOUTH PINE ISLAND<br>ROAD<br>PLANTATION, FL 33324 | BANK OF AMERICA NA<br>655 PAPER MILL ROAD<br>NEWARK, DE 19711   |
| BANK OF AMERICA, NATIONAL<br>ASSOCIATION<br>100 NORTH TRYON STREET<br>CHARLOTTE, NC 28255  | BEVERLY LEWIS, SUCCESSOR<br>TRUSTEE<br>4841 NE 7TH AVENUE<br>OAKLAND PARK, FL 33334  |  |   |

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of October 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

**Monica Cepero**  
COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Records, Taxes, & Treasury Division

By \_\_\_\_\_  
Deputy **Misty Del Hierro**

12

# Broward County, Florida

**INSTR # 118325010**  
Recorded 08/08/22 at 01:04 PM  
Broward County Commission  
1 Page(s)  
#12

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 49086

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: 494212-NS-0730  
Certificate Number: 8806  
Date of Issuance: 05/26/2020  
Certificate Holder: ATCF II FLORIDA-A LLC  
Description of Property: GEORGIAN COURT APTS NORTH CO-OP  
UNIT 1001

Name in which assessed: WILCOX,ROBERT E JR  
Legal Titleholders: WILCOX,ROBERT E JR  
6263 NE 19 AVE UNIT 1001  
FORT LAUDERDALE, FL 33308-1346

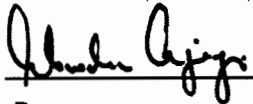
All of said property being in the County of Broward, State of Florida.

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 November, 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 5th day of August, 2022.

Monica Cepero  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

  
\_\_\_\_\_

By:  
Abiodun Ajayi  
Deputy



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

Publish: DAILY BUSINESS REVIEW  
Issues: 10/13/2022, 10/20/2022, 10/27/2022 & 11/03/2022  
Minimum Bid: 25371.61



# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 49086

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Certificate Number: 8806

Date of Issuance: 05/26/2020

Certificate Holder: ATCF II FLORIDA-A LLC

Description of Property: GEORGIAN COURT APTS NORTH CO-OP  
UNIT 1001

Leasehold interest in Apartment No. 1001 in the GEORGIAN COURT APARTMENTS NORTH, INC., apartments situate, lying and being on the following described property in Broward County, Florida: The North 248.27 feet, and the East 5.33 feet of the South 80.68 feet of the North 328.95 feet of said Parcel "C", together with the North 61 feet of Lots 6, 7, 8, 9, 10, 11, 12, 13, 22 and 23, Block 30, all in IMPERIAL POINT, FOURTH SECTION, recorded in Plat Book 56, Page 11, of the Public Records of Broward County, Florida, and An undivided one-half interest in the West 294.67 feet of the South 82 feet of the North 330.27 feet of Parcel "C" IMPERIAL POINT, FOURTH SECTION, as recorded in Plat Book 56, Page 11, of the Public Records of Broward County, Florida.

Name in which assessed: WILCOX,ROBERT E JR

Legal Titleholders: WILCOX,ROBERT E JR  
6263 NE 19 AVE UNIT 1001  
FORT LAUDERDALE, FL 33308-1346

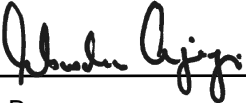
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broward.deeduction.net  
*\*Pre-registration is required to bid.*

Dated this 16th day of August, 2022.

Monica Cepero  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi  
Deputy

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

Publish: DAILY BUSINESS REVIEW

Issues: 10/13/2022, 10/20/2022, 10/27/2022 & 11/03/2022

Minimum Bid: 25716.61

**BROWARD**

**STATE OF FLORIDA  
COUNTY OF BROWARD:**

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

49086  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 8806

in the XXXX Court,  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

10/13/2022 10/20/2022 10/27/2022 11/03/2022

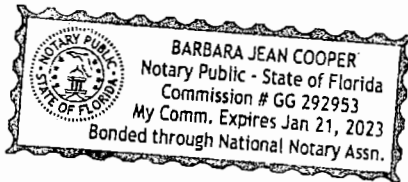
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Scherrie A Thomas*

Sworn to and subscribed before me this  
3 day of NOVEMBER, 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 49086**

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:

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Certificate Number: 8806  
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Certificate Holder:  
ATCF II FLORIDA-A LLC  
Description of Property:  
GEORGIAN COURT APTS  
NORTH CO-OP  
UNIT 1001  
Leasehold interest in Apartment No. 1001 in the GEORGIAN COURT APARTMENTS NORTH, INC., apartments situate, lying and being on the following-described property in Broward County, Florida: The North 248.27 feet, and the East 5.33 feet of the South 80.68 feet of the North 328.95 feet of said Parcel "C", together with the North 61 feet of Lots 6, 7, 8, 9, 10, 11, 12, 13, 22 and 23, Block 30, all in IMPERIAL POINT, FOURTH SECTION, recorded in Plat Book 56, Page 11, of the Public Records of Broward County, Florida, and An undivided one-half interest in the West 294.67 feet of the South 82 feet of the North 330.27 feet of Parcel "C" IMPERIAL POINT, FOURTH SECTION, as recorded in Plat Book 56, Page 11, of the Public Records of Broward County, Florida.  
Name in which assessed:  
WILCOX, ROBERT E JR  
Legal Titleholders:  
WILCOX, ROBERT E JR  
6263 NE 19 AVE UNIT-1001  
FORT LAUDERDALE,  
FL 33308-1346

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 November, 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 16th day of August, 2022  
Monica Cepero  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)

**SEE ATTACHED**

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22038200

Broward County, FL VS Robert E. Wilcox, Jr

**RETURN OF SERVICE**

Court Case # TD 49086

Hearing Date: 11/16/2022

Received by CCN 17843

10/06/2022 10:22 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Robert E. Wilcox, Jr 6263 NE 19 Avenue #1001 Fort Lauderdale FL 33308**

Served:

|   |
|---|
| X |
|   |

Not Served:

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

Date: 10/06/2022 Time: 10:19 AM

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

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

**COMMENTS:** Posted Tax Notice To Front Door.

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

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

By: D. Rosado 17843

D.S.

D. Rosado, #17843

## RECEIPT INFORMATION

|             |        |
|-------------|--------|
| Receipt #   |        |
| Check #     |        |
| Service Fee | \$0.00 |
| On Account  | \$0.00 |
| Quantity    |        |
| Original    | 1      |
| Services    | 1      |

## EXECUTION COSTS

## DEMAND/LEVY INFORMATION

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494212-NS-0730 (TD #49086)

# WARNING

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

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

## NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by October 31, 2022 .....\$3,483.51

Or

\* Amount due if paid by November 15, 2022 .....\$3,526.61

\*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

WILCOX, ROBERT E JR  
6263 NE 19 AVE #1001  
FORT LAUDERDALE, FL 33308

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



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

## Detail by Entity Name

Designation of Agent

BANK OF AMERICA, NATIONAL ASSOCIATION

### Filing Information

**Document Number** Q17000000002

**FEI/EIN Number** NONE

**Date Filed** 01/03/2017

**State** US

**Status** ACTIVE

### Principal Address

100 NORTH TRYON STREET  
CHARLOTTE, NC 28255

### Mailing Address

100 NORTH TRYON STREET  
CHARLOTTE, NC 28255

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

### Officer/Director Detail

NONE

### Annual Reports

**No Annual Reports Filed**

### Document Images

[01/03/2017 -- Designation of Agent](#)

[View image in PDF format](#)



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

## Detail by Entity Name

Florida Not For Profit Corporation  
 GEORGIAN COURT APARTMENT NORTH, INC.

### Filing Information

**Document Number** 712683  
**FEI/EIN Number** 59-1216082  
**Date Filed** 05/04/1967  
**State** FL  
**Status** ACTIVE  
**Last Event** AMENDMENT  
**Event Date Filed** 09/04/2018  
**Event Effective Date** NONE

### Principal Address

6261 NE 19TH AVE  
 #1203  
 FORT LAUDERDALE, FL 33308

Changed: 04/30/1998

### Mailing Address

6261 N.E. 19 AVE.  
 #1203  
 FT. LAUDERDALE, FL 33308

Changed: 04/08/1997

### Registered Agent Name & Address

BETH G. LINDIE,ESQ.,ESLER AND LINDIE,P.A.  
 400 SE 6TH STREET  
 FORT LAUDERDALE, FL 33301

Name Changed: 11/17/2015

Address Changed: 11/17/2015

### Officer/Director Detail

#### **Name & Address**

Title D

BRENNAN, FRANCIS  
6261 NE 19TH AVE #1232  
FORT LAUDERDALE, FL 33308

Title P

FRANCIS, ROBERT  
6261 NE 19TH AVE., #1212  
FT. LAUDERDALE, FL 33308

Title S, T

GUYER, FRANK  
6261 NE 19TH AVENUE, #1110  
FT. LAUDERDALE, FL 33308

Title VP

CARROLL, JOHN  
6261 NE 19TH AVE #1223  
FORT LAUDERDALE, FL 33308

Title D

ROBINSON, JEAN  
6260 NE 18TH AVE  
#705  
FORT LAUDERDALE, FL 33308

Title Director

Gaffney, Lori  
6263 NE 19th AVE, #924  
Fort Lauderdale, FL 33308

Title Director

Vrzivoli, Sefket  
6261 NE 19th Ave #909  
Fort Lauderdale, FL 33308

#### **Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2020               | 04/08/2020        |
| 2021               | 04/27/2021        |
| 2022               | 04/29/2022        |

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## Detail by Entity Name

Florida Not For Profit Corporation  
 GEORGIAN COURT APARTMENTS, INC.

### Filing Information

**Document Number** 711315  
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**Last Event** AMENDMENT  
**Event Date Filed** 08/24/2009  
**Event Effective Date** NONE

### Principal Address

1801 NE 62ND STREET  
 APT. 125  
 FT. LAUDERDALE, FL 33308

### Mailing Address

1801 NE 62ND STREET  
 APT. 125  
 FT. LAUDERDALE, FL 33308

### Registered Agent Name & Address

CANCINOS, RUDY  
 1801 NE 62ND ST  
 #125  
 FORT LAUDERDALE, FL 33308

Name Changed: 02/18/2021

Address Changed: 02/27/2006

### Officer/Director Detail

#### **Name & Address**

Title P

Escobar, Ernesto  
 1801 NE 62ND ST., #125  
 FORT LAUDERDALE, FL 33308

Title T

Larivee, James  
1801 NE 62ND ST., #125  
FT. LAUDERDALE, FL 33308

Title VP

Cancinos, Rudy  
1801 NE 62ND ST., #125  
FT. LAUDERDALE, FL 33308

Title S

Lopez, Denissa  
1801 NE 62ND STREET  
APT. 125  
FT. LAUDERDALE, FL 33308

Title Director

ESCOBAR, JOSHUA  
1801 NE 62ND STREET  
APT. 125  
FT. LAUDERDALE, FL 33308

Title Director

Smith, Terry  
1801 NE 62ND STREET  
APT. 125  
FT. LAUDERDALE, FL 33308

Title Director

KOZAK, CHESTER  
1801 NE 62ND STREET  
APT. 125  
FT. LAUDERDALE, FL 33308

**Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
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| 2021               | 02/18/2021        |
| 2021               | 05/03/2021        |
| 2022               | 04/27/2022        |

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W/C TRI-COUNTY for:

Lewis D. Haines, II, P.A.  
4530 North Federal Hwy  
Ft. Lauderdale, FL 33308

98-003007-1 FROM  
02-11-98 09:10 AM  
RECORDED  
RECORDED  
RECORDED

This instrument prepared by  
Lewis D. Haines, II  
4530 North Federal Highway  
Ft. Lauderdale, FL 33308

**CORRECTIVE OWNER'S PROPRIETARY LEASE**

THIS INDENTURE, made this 11<sup>th</sup> day of December, 1997 by and between GEORGIAN COURT APARTMENTS NORTH, INC., a non-profit Florida Corporation, hereinafter referred to as "Lessor", and ROBERT F. WILCOX and EDITH WILCOX, his wife, hereinafter referred to as "Lessee" or "Owner";

WITNESSETH; That, for and in consideration of the covenants hereafter mentioned to be preformed by the respective parties to this lease, and the payments of annual assessments hereafter designated to be paid by Lessee in accordance with the provisions of this lease, the Lessor has leased, rented, let and demised and by these presents does lease, rent, let and demise unto Lessee Apartment No. 1001 in the GEORGIAN COURT APARTMENTS NORTH, INC., apartments, situate, lying and being on the following described property in Broward County, Florida:

The North 248.27 feet, and the East 5.33 feet of the South 80.68 feet of the North 328.95 feet of said Parcel "C", together with the North 61 feet of Lots 6, 7, 8, 9, 10, 11, 12, 13, 22 and 23, Block 30, all in IMPERIAL POINT, FOURTH SECTION, recorded in Plat Book 56, Page 11, of the Public Records of Broward County, Florida, and An undivided one-half interest in the West 294.67 feet of the South 82 feet of the North 330.27 feet of Parcel "C" IMPERIAL POINT, FOURTH SECTION, as recorded in Plat Book 56, Page 11, of the Public Records of Broward County, Florida;

TO HAVE AND TO HOLD the premises unto the lessee, his successor, executor, administrators or assigns from the 11th day of December, 1997, to the 31st day of July, 2066. The terms, conditions, covenants and agreements of this lease as follows:

I

**ANNUAL ASSESSMENTS:**

The various owners of Proprietary leases, whether resident or special, shall be subject to the payment of assessments for the upkeep and maintenance of the corporate property, together with mortgage payments, ground rentals, operating costs and other operating items.

The Board of Directors of Lessor, from time to time, shall fix and determine the sum of money for the operation of the Lessor corporation. They shall determine the amount required for operating items, such as mortgage payments, ground rentals, maintenance, taxes, insurance, repairs, betterments and utilities, and the pro rata cost of salaries of a manager and other employees, and any other sums necessary to the upkeep, operation or maintenance of Lessor's property.

A. The formula to be utilized by the Board of Directors among the various owners and the amount of overall allocated to each apartment shall be as follows:

BR27695PG0997

child becomes a resident in such apartment, to sell, transfer or assign his leasehold interest to a person or persons to be approved by the Board of Directors of GEORGIAN COURT APARTMENTS NORTH, INC. as herein provided. Should said apartment not be sold, transferred or assigned within said four (4) month period, then any or all of the remaining leaseholders in the apartment building may purchase, and the owner of said leasehold interest must sell, the leasehold interest in said apartment to such purchaser or purchasers.

In the event the owner of said apartment shall have not sold his apartment within said four (4) month period, and in the further event any or all of the remaining leaseholders in the apartment building elect not to purchase such leasehold interest as hereinbefore provided, then the owner of such apartment hereby appoints the Board of Directors of GEORGIAN COURT APARTMENTS NORTH, INC. as his sole and exclusive agent and hereby authorizes the corporation to sell the apartment in behalf of the owner, and after first deducting all sums which may be due GEORGIAN COURT APARTMENTS NORTH, INC. from the owner, real estate commissions, if any, legal fees and all other expenses incidental to said sale from the proceeds of the sale price, the balance remaining after such deductions shall be paid to the former owner of said apartment. In case either such apartment is purchased by any or all of the remaining leaseholders in the building, or GEORGIAN COURT APARTMENTS NORTH, INC. sells such apartment as such agent for the owner, then in either case the purchase price of said apartment shall be determined by a committee of three appraisers appointed by the Fort Lauderdale Board of Realtors whose appraisal shall be binding upon all parties. The cost of such appraisal shall be paid by the former owner.

The four month period herein referred to may be extended by the Board of Directors of GEORGIAN COURT APARTMENTS NORTH, INC., but not for more than an additional two months.

C. No animals, birds, reptiles, or insects may be kept by any owner or occupant in GEORGIAN COURT APARTMENTS NORTH, INC. on the premises except the following:

- 1. Small fish normally found in a home aquarium.
2. Domesticated caged birds.

In no event may any owner conduct a commercial business in connection with either of the above two exceptions.

XXXII. REGULATION OF CLUBHOUSE, POOL AND RECREATIONAL FACILITIES.

The Board of Directors shall have jurisdiction over the Clubhouse, pool and recreational area. The use of said area shall be subject to reasonable regulations as passed at a regular or special meeting called for that purpose by the Board of Directors. The parties hereto acknowledge that the said area and facilities are for use and benefit of all tenants of GEORGIAN COURT APARTMENTS NORTH, INC., and said pool and recreational area are to be kept free and clear of any and all obstructions at all times so as to permit reasonable use and access at all times.

Witnesses GEORGIAN COURT APARTMENTS NORTH, INC.

Name: [Signature]
Name: [Signature]
as to Lessor
(Corporate seal)

By: Edward J. Ryan
President
Attest: Neil Meccia
Secretary
Lessor

Witnesses:
[Signature]
[Signature]

Robert E. Wilcox
Edith Wilcox

8K27695PG 998

This Instrument Prepared By:  
ANDREW M. CURTIS, ESQ.  
1100 Park Central Blvd. S.  
Suite 3300  
Pompano Beach, Florida 33064  
Telephone: (954)935 0071  
Record and Return to:  
the above attorney

**QUIT CLAIM DEED**

THIS QUIT-CLAIM DEED, executed this 21 day of August, 2003, between **ROBERT E. WILCOX, SR.** and **EDITH WILCOX**, his wife, herein referred to as the "GRANTOR\*", and **ROBERT E. WILCOX, SR.** and **EDITH WILCOX**, herein referred to as the "GRANTEE\*", all having an address of **6263 NE 19<sup>th</sup> Avenue, #1001, Fort Lauderdale, Florida 33308**, with the Grantees receiving a "life estate", without any liability for waste, with full power and authority in the Grantees to sell, convey, mortgage, lease, encumber or otherwise manage and dispose of the real property described above in fee simple with or without consideration, without joinder by the remainderman, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the surviving Grantee, the remainder, if any, in fee simple absolute to **THE ROBERT E. WILCOX, SR. AND EDITH WILCOX REVOCABLE LIVING TRUST**, dated 8-21-03, \*(Whenever used herein the term "Grantor", "Grantee" and "party" include all the parties to this instrument, whether singular or plural).

WITNESSETH that the said GRANTOR, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said GRANTEE forever, all the right, title, interest, claim and demand which the said GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BROWARD, State of FLORIDA, to wit:

**GEORGIAN CT APTS NORTH CO-OP UNIT 1001**

This is an inter family conveyance; therefore minimum documentary stamps are attached. This document is being prepared without the benefit of title examination, as requested by the Grantor.

PROPERTY ID No.: **4942 12-NS-0730**

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

IN WITNESS WHEREOF, the GRANTOR has hereunto executed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Raguel Bickrain  
Print Name: Raguel Bickrain

Robert E. Wilcox Sr  
**ROBERT E. WILCOX, SR.**  
6263 NE 19<sup>th</sup> Avenue  
#1001  
Fort Lauderdale, Florida 33308

Edith Wilcox  
Print Name: Edith Wilcox

Edith Wilcox  
**EDITH WILCOX**  
6263 NE 19<sup>th</sup> Avenue  
#1001  
Fort Lauderdale, Florida 33308

STATE OF FLORIDA )  
COUNTY OF BROWARD )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to administer oaths and take acknowledgments, personally appeared **ROBERT E. WILCOX, SR.** and **EDITH WILCOX** who did not take an oath, but acknowledged before me the execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 21 day of August, 2003

My Commission expires  **Bryan Plonsky**  
Commission # DD 025222  
Expires May 13, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

NOTARY PUBLIC, State of Florida  
Name: B. Plonsky

This Instrument Prepared By:  
ANDREW M. CURTIS, ESQ.  
1200 S. Rogers Circle  
Unit 4  
Boca Raton, Florida 33487  
Telephone: (561)998 6039  
Record and Return to:  
the above attorney

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, executed this 1 day of May, 2008, between **BEVERLY LEWIS**, as Successor Trustee of **THE ROBERT E. WILCOX, SR. AND EDITH WILCOX REVOCABLE LIVING TRUST** dated **August 21, 2003**, herein referred to as the "GRANTOR\*", whose address is **4841 NE 7th Avenue, Oakland Park, Florida 33334**, and **ROBERT E. WILCOX, JR.**, whose address is **6263 NE 19th Avenue, #1001, Fort Lauderdale, Florida 33308**, hereinafter referred to as the "GRANTEE\*" (Whenever used herein the term "Grantor", "Grantee" and "party" include all the parties to this instrument, whether singular or plural).

WITNESSETH that the said GRANTOR, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said GRANTEE forever, all the right, title, interest, claim and demand which the said GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **BROWARD**, State of **FLORIDA**, to wit:

**GEORGIAN CT APTS NORTH CO OP UNIT 1001.**

This is an inter family conveyance; therefore minimum documentary stamps are attached. This document is being prepared without the benefit of title examination, as requested by the Grantor.

**Parcel ID No. : 4942 12 NS 0730**

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

IN WITNESS WHEREOF, the GRANTOR has hereunto executed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Raguel Bilder  
Print Name: Raguel Bilder

Beverly Lewis  
**BEVERLY LEWIS,**  
**Successor Trustee**  
**4841 NE 7th Avenue**  
**Oakland Park, Florida 33334**

[Signature]  
Print Name: [Signature]

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to administer oaths and take acknowledgments, personally appeared **BEVERLY LEWIS**, who has produced Drivers' License as identification and did not take an oath, but acknowledged before me the execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 1 day of May, 2008

[Signature]  
NOTARY PUBLIC, State of Florida  
Name: \_\_\_\_\_

My Commission expires:

NOTARY PUBLIC-STATE OF FLORIDA  
Daniel Plonsky  
Commission # DD730641  
Expires: DEC. 01, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.

[Handwritten mark]

97-663432 T#001  
12-19-97 02:43PM

\$ 231.00  
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

W/C TRI-COUNTY for: --

Lewis D. Haines, II, P.A.

4530 North Federal Hwy  
Ft. Lauderdale, FL 33308

This Instrument prepared by:  
Lewis D. Haines, II  
4530 North Federal Highway  
Fort Lauderdale, FL 33308-5204  
Tax Folio #9212-NS-073

**ASSIGNMENT OF PROPRIETARY LEASE**

THIS ASSIGNMENT, made and entered into this 11<sup>th</sup> day of December, 1997, By and Between GEORGIAN COURT APARTMENTS NORTH, INC. a Florida corporation, whose address is 6260 N.E. 18th Ave., Apt. 1203, Ft. Lauderdale, FL 33334, hereinafter referred to as "Assignor(s)", to ROBERT E. WILCOX and EDITH WILCOX, his wife, whose address is 6263 N.E. 19th Ave. Ft. Lauderdale, FL 33308 hereinafter referred to as "Assignee(s)":

WITNESSETH: For value received, the Assignor(s) do(es) assign, transfer and set over unto the Assignee(s) all of his right, title and interest in and to that certain Owner's Proprietary Lease to Apartment 1001 in the GEORGIAN COURT APARTMENTS NORTH, INC, including any equity which she might own in such apartment or the assets of GEORGIAN COURT APARTMENTS NORTH, INC., and including the right to vote and any other incidence of ownership arising out of her ownership of the Proprietary Lease.

The Assignor(s) do(es) warrant(s) that Assignor is vested with title to the Owner's Proprietary Lease and other interest assigned, free and clear of all liens or encumbrances, except as hereinafter set forth.

The Assignee(s), in accepting this assignment, agree(s) to abide by the terms and conditions of the Owner's Proprietary Lease, the Certificate of Incorporation and the By-Laws and House Rules and Regulations established by GEORGIAN COURT APARTMENTS NORTH, INC.; and the Assignee(s) further agree(s) to assume any and all obligations arising in the future with reference to any assessments, said assessments, including the mortgage as recited in the proprietary Lease, that may be levied against the apartment by GEORGIAN COURT APARTMENT NORTH, INC.

IN WITNESS WHEREOF, the parties hereto have hereunto set his their hands and seals, the day and year first above written.

WITNESS:

ASSIGNOR(S):

GEORGIAN COURT APARTMENTS NORTH, INC.

Mare Winters  
Name: MARE WINTERS

Edward J. Ryan (seal)  
President

Lewis D. Haines II  
Name: LEWIS D. HAINES II

\_\_\_\_\_ (seal)

ASSIGNEE(S)

Mare Winters  
Name: MARE WINTERS

Robert Wilcox (seal)  
Robert E. Wilcox

Lewis D. Haines II  
Name: LEWIS D. HAINES II

Edith Wilcox (seal)  
Edith Wilcox

BK 27438P60339

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APPROVAL

This is to certify that a majority of the Board of Directors of GEORGIAN COURT APARTMENTS NORTH, INC., have approved the Assignment of Proprietary Lease to Apartment No. 1001 in GEORGIAN COURT APARTMENTS NORTH, INC., as set forth above.

Signed this 11<sup>th</sup> day of December, 1997, in Fort Lauderdale, Florida.

Witnesses:  
INC.

GEORGIAN COURT APARTMENTS NORTH,

Mark Waiters  
Name: MARK WAITERS  
Edward J Ryan  
Name: EDWARD J RYAN

By Edward J Ryan  
President  
Secretary

BR27438PG0340

STATE OF FLORIDA  
COUNTY OF BROWARD

On this 11<sup>th</sup> day of December, 1997, before me the undersigned officer duly authorized to administer oaths and take acknowledgments, personally appeared the President Edward J Ryan address: \_\_\_\_\_, and the Secretary

\_\_\_\_\_ address: \_\_\_\_\_, respectfully, of GEORGIAN COURT APARTMENTS, NORTH, INC., a Florida Corporation, who, upon being first duly sworn, did depose and say that they are the officers of said corporation and that they signed same in their official capacity in behalf of said corporation by authority of Board of Directors.

Witness my hand and official seal in the County and State above set forth on the date set forth.

My Commission Expires:

Lewis D Haines II  
Notary Public

STATE OF FLORIDA  
COUNTY OF BROWARD

OFFICIAL NOTARY SEAL  
LEWIS D HAINES II  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC524218  
MY COMMISSION EXP. JAN. 29, 2000

On this 11<sup>th</sup> day of December, 1997, before me the undersigned officer duly authorized to administer oaths and take acknowledgments, personally appeared the President Edward J Ryan address: \_\_\_\_\_, and the Secretary

\_\_\_\_\_ address: \_\_\_\_\_, respectfully, of GEORGIAN COURT APARTMENTS, NORTH, INC., a Florida Corporation, who, upon being first duly sworn, did depose and say that they are the officers of said corporation and that they signed same in their official capacity in behalf of said corporation by authority of Board of Directors.

Witness my hand and official seal in the County and State above set forth on the date set forth.

My Commission Expires:

Lewis D Haines II  
Notary Public

STATE OF FLORIDA  
COUNTY OF BROWARD

OFFICIAL NOTARY SEAL  
LEWIS D HAINES II  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC524218  
MY COMMISSION EXP. JAN. 29, 2000

On this 11<sup>th</sup> day of December, 1997, before me the undersigned officer duly authorized to administer oaths and take acknowledgments, personally appeared ROBERT E. WILCOX and EDITH WILCOX, his wife, to me well known to be the person(s) and who are described in and who executed the foregoing instrument, as set forth above, for the uses and purposes therein stated.

Witness my hand and official seal in the County and State above set forth on the date set forth.

My Commission Expires:

Lewis D Haines II  
Notary Public

OFFICIAL NOTARY SEAL  
LEWIS D HAINES II  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC524218  
MY COMMISSION EXP. JAN. 29, 2000

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

Instr# 117654017 , Page 1 of 2, Recorded 10/12/2021 at 02:25 PM  
Broward County Commission

Filing # 136374769 E-Filed 10/12/2021 12:36:04 PM

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

CASE NO. COCE20031825 DIVISION 48 JUDGE Jennifer Hilal

**Bank Of America NA**

Plaintiff(s) / Petitioner(s)

v.

**Robert Wilcox**

Defendant(s) / Respondent(s)

**FINAL JUDGMENT**

IT IS HEREBY ORDERED AND ADJUDGED THAT:

Plaintiff whose address is 655 Paper Mill Road Newark, DE 19711 shall recover from Defendant, ROBERT WILCOX, the principal sum of \$8,255.67 and court costs in the amount of \$0.00, for all of the above let execution issue. Plaintiff shall be entitled to post-judgment costs incurred in the execution of the judgment pursuant to Florida Statute.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet) including all required attachments, and serve it on the judgment creditor's attorney, within 45 days from the date of this Judgment, unless the Judgment is satisfied or a post judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete form 1.977, including all required attachments, and serve it on judgment creditor's attorney.

**DONE** and **ORDERED** in Chambers, at Broward County, Florida on 10-12-2021.

 COCE20031825 10/12/2021 10:09 AM

COCE20031825 10-12-2021 10:09 AM

Hon. Jennifer Hilal

**COUNTY JUDGE**

Electronically Signed by Jennifer Hilal

**Copies Furnished To:**

ABC Legal Admin Batch , E-mail : [abcfileservice@abclegal.com](mailto:abcfileservice@abclegal.com)

Dana Michelle Stern , E-mail : [eservice@haytfla.com](mailto:eservice@haytfla.com)

Jason S Dragutsky , E-mail : [eservice@haytfla.com](mailto:eservice@haytfla.com)

Jason Scott Dragutsky , E-mail : [eservice@haytfla.com](mailto:eservice@haytfla.com)

CaseNo: COCE20031825  
Page 2 of 2

Jason Scott Dragutsky , E-mail : [abcflservice@abclegal.com](mailto:abcflservice@abclegal.com)



I hereby certify this document to be a true,  
correct and complete copy of the record  
filed in my office. Dated this 20<sup>th</sup> day  
of October, 2021  
County Administrator  
By Margaret Alvarez  
Deputy Clerk

IN THE CIRCUIT COURT OF THE  
\_\_\_\_ JUDICIAL CIRCUIT IN  
AND FOR BROWARD COUNTY,  
FLORIDA  
PROBATE DIVISION

IN RE: ESTATE OF  
ROBERT E. WILCOX, SR.  
Deceased

File # \_\_\_\_\_

Division \_\_\_\_\_

NOTICE OF TRUST

Pursuant to Florida Statute Section 737.308, the undersigned, BEVERLY LEWIS, Successor Trustee to the ROBERT E. WILCOX, SR. AND EDITH WILCOX REVOCABLE LIVING TRUST u/a/d August 21, 2003, hereby notifies the Circuit Court for Broward County, Florida, Probate Division, located at

of the death of ROBERT E. WILCOX, SR. on [REDACTED]

The name and address of the Successor Trustee is:

BEVERLY LEWIS  
4841 NE 7<sup>th</sup> Avenue  
Oakland Park, Florida 33334

Executed this 19 day of February, by BEVERLY LEWIS, the Successor Trustee.

Beverly Lewis  
BEVERLY LEWIS, Successor Trustee

SWORN AND SUBSCRIBED before me in Broward County, Florida, this 19 day of February, 2008.

[Signature]  
NOTARY PUBLIC - STATE OF FLORIDA  
My Commission Expires:

This Notice of Trust  
Was Prepared By:  
ANDREW M. CURTIS, ESQ.  
1200 S. Rogers Circle, Unit 4  
Boca Raton, Florida 33487

NOTARY PUBLIC-STATE OF FLORIDA  
**Bryan Plonsky**  
Commission # DD413452  
Expires: May 13, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

IN THE CIRCUIT COURT OF THE  
\_\_\_\_ JUDICIAL CIRCUIT IN  
AND FOR BROWARD COUNTY,  
FLORIDA  
PROBATE DIVISION

IN RE: ESTATE OF  
EDITH WILCOX  
Deceased

File # \_\_\_\_\_

Division \_\_\_\_\_

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Oakland Park, Florida 33334

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Beverly Lewis  
BEVERLY LEWIS, Successor Trustee

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NOTARY PUBLIC – STATE OF FLORIDA  
My Commission Expires:

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Was Prepared By:  
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Boca Raton, Florida 33487

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

DATE: October 3rd, 2022  
PROPERTY ID # 494212-NS-0730 (TD # 49086)

# WARNING

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

GEORGIAN COURT APARTMENT NORTH, INC.  
6261 N.E. 19TH AVENUE, APT. 1203  
FORT LAUDERDALE, FL 33308

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6263 NE 19 AVE #1001 FORT LAUDERDALE, FL 33308 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- \* Estimated Amount due if paid by October 31, 2022 .....\$3,483.51
- Or
- \* Estimated Amount due if paid by November 15, 2022 .....\$3,526.61

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 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](http://www.broward.org/recordstaxestresury)

DATE: October 3rd, 2022  
PROPERTY ID # 494212-NS-0730 (TD # 49086)

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DATE: October 3rd, 2022  
PROPERTY ID # 494212-NS-0730 (TD # 49086)

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ROBERT E. WILCOX, JR.  
6263 NE 19TH AVENUE, #1001  
FORT LAUDERDALE, FL 33308

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

DATE: October 3rd, 2022  
PROPERTY ID # 494212-NS-0730 (TD # 49086)

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BANK OF AMERICA NA  
655 PAPER MILL ROAD  
NEWARK, DE 19711

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DATE: October 3rd, 2022  
PROPERTY ID # 494212-NS-0730 (TD # 49086)

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BANK OF AMERICA, NATIONAL ASSOCIATION  
100 NORTH TRYON STREET  
CHARLOTTE, NC 28255

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DATE: October 3rd, 2022  
PROPERTY ID # 494212-NS-0730 (TD # 49086)

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BETH G. LINDIE, ESQ., REGISTERED AGENT O/B/O GEORGIAN COURT APARTMENT  
NORTH, INC. ESLER AND LINDIE, P.A.  
400 SE 6TH STREET  
FORT LAUDERDALE, FL 33308

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6263 NE 19 AVE #1001 FORT  
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TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100,  
FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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DATE: October 3rd, 2022  
PROPERTY ID # 494212-NS-0730 (TD # 49086)

# WARNING

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C T CORPORATION SYSTEM, REGISTERED AGENT, O/B/O BANK OF AMERICA,  
NATIONAL ASSOCIATION  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

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

DATE: October 3rd, 2022  
PROPERTY ID # 494212-NS-0730 (TD # 49086)

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RUDY CANCINOS, REGISTERED AGENT O/B/O GEORGIAN COURT APARTMENTS, INC.  
1801 NE 62ND ST #125  
FORT LAUDERDALE, FL 33308

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4841 NE 7TH AVENUE  
OAKLAND PARK, FL 33334

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

DATE: October 3rd, 2022  
PROPERTY ID # 494212-NS-0730 (TD # 49086)

# WARNING

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

CITY OF FORT LAUDERDALE  
ATTN: CITY ATTORNEY OFFICE  
100 N ANDREWS AVE 7TH FLOOR  
FORT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6263 NE 19 AVE #1001 FORT LAUDERDALE, FL 33308 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

\* Estimated Amount due if paid by October 31, 2022 .....\$3,483.51

Or

\* Estimated Amount due if paid by November 15, 2022 .....\$3,526.61

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 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](http://www.broward.org/recordstaxestresury)

7021 2720 0000 2172 3561

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

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**TD 49086 NOVEMBER 2022 WARNING**  
 CITY OF FORT LAUDERDALE  
 ATTN: CITY ATTORNEY OFFICE  
 100 N ANDREWS AVE 7TH FLOOR  
 FORT LAUDERDALE, FL 33301



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| <input type="checkbox"/> Return Receipt (electronic)         | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ _____ |
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**TD 49086 NOVEMBER 2022 WARNING**  
**ROBERT E. WILCOX, JR.**  
**6263 NE 19TH AVENUE, #1001**  
**FORT LAUDERDALE, FL 33308**

7021 2720 0000 2172 3585

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**TD 49086 NOVEMBER 2022 WARNING**  
**GEORGIAN COURT APARTMENTS NORTH,**  
**INC.**  
**6260 N.E. 18TH AVENUE, APT. 1203**  
**FORT LAUDERDALE, FL 33308**

702J 2720 0000 2J72 3592

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**TD 49086 NOVEMBER 2022 WARNING**  
**GEORGIAN COURT APARTMENT NORTH, INC.**  
**6261 N.E. 19TH AVENUE, APT. 1203**  
**FORT LAUDERDALE, FL 33308**

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| <b>U.S. Postal Service™</b><br><b>CERTIFIED MAIL® RECEIPT</b><br><i>Domestic Mail Only</i>                    |  |
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.              |  |
| OFFICIAL USE  |  |
| Certified Mail Fee<br>\$ _____  | Postmark<br>Here   |
| Extra Services & Fees <i>(check box, add fee as appropriate)</i>  |  |
| <input type="checkbox"/> Return Receipt (hardcopy) \$ _____   |  |
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| <input type="checkbox"/> Adult Signature Required \$ _____  |  |
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| <b>Total P</b>  | <b>TD 49086 NOVEMBER 2022 WARNING</b>                                    |
| \$ Sent To  | RUDY CANCINOS, REGISTERED AGENT O/B/O<br>GEORGIAN COURT APARTMENTS, INC. |
| Street a  | 1801 NE 62ND ST #125   |
| City, State, ZIP+4®   | FORT LAUDERDALE, FL 33308  |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 <span style="float: right;">See Reverse for Instructions</span> |  |

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**TD 49086 NOVEMBER 2022 WARNING**  
BETH G. LINDIE, ESQ., REG AGENT O/B/O GEORGIAN  
COURT APT NORTH, INC. ESLER AND LINDIE, P.A.  
400 SE 6TH STREET  
FORT LAUDERDALE, FL 33308

City

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

See Reverse for Instructions

7021 2720 0000 2172 3615

7021 2720 0000 2172 3622

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| Extra Services & Fees (check box, add fee as appropriate)    |          |
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| <input type="checkbox"/> Return Receipt (electronic)         | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ _____ |
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**TD 49086 NOVEMBER 2022 WARNING**

Sent To

C T CORPORATION SYSTEM, REGISTERED AGENT,  
O/B/O BANK OF AMERICA, NATIONAL ASSOCIATION  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

Street or

City, Sta

7021 2720 0000 2172 3639

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

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

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**TD 49086 NOVEMBER 2022 WARNING**  
**BANK OF AMERICA NA**  
**655 PAPER MILL ROAD**  
**NEWARK, DE 19711**

702J 2720 0000 2J72 3646

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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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Total **TD 49086 NOVEMBER 2022 WARNING**

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Sent

Street

City

**BANK OF AMERICA, NATIONAL  
ASSOCIATION**

**100 NORTH TRYON STREET**

**CHARLOTTE, NC 28255**



7021 2720 0000 2172 3653

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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) \$ \_\_\_\_\_
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- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
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**TD 49086 NOVEMBER 2022 WARNING**  
**BEVERLY LEWIS, SUCCESSOR**  
**TRUSTEE**  
**4841 NE 7TH AVENUE**  
**OAKLAND PARK, FL 33334**

**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 49086 NOVEMBER 2022 WARNING**  
RUDY CANCINOS, REGISTERED AGENT O/B/O  
GEORGIAN COURT APARTMENTS, INC.  
1801 NE 62ND ST #125  
FORT LAUDERDALE, FL 33308



9590 9402 7338 2028 3935 29

2. Article Number (Transfer from service label)

7021 2720 0000 2172 3608

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** *CVIC*

- Agent
- Addressee

B. Received by (Printed Name)

*S30*

C. Date of Delivery

*10/27/22*

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
- Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation®
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 49086 NOVEMBER 2022 WARNING**  
CT CORPORATION SYSTEM, REGISTERED AGENT,  
O/B/O BANK OF AMERICA, NATIONAL ASSOCIATION  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324



9590 9402 7379 2028 3734 29

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature **RECEIVED**  
**X** OCT 03 2022  Agent  
 Addressee

B. Received by (Printed Name) CT CORPORATION 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 Restrict 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 |   |

(Transfer from service label)

7021 2720 0000 2172 3622

Mail:  
Restricted Delivery  
(00)

**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 49086 NOVEMBER 2022 WARNING**  
CITY OF FORT LAUDERDALE  
ATTN: CITY ATTORNEY OFFICE  
100 N ANDREWS AVE 7TH FLOOR  
FORT LAUDERDALE, FL 33301



9590 9402 7338 2028 3928 67

2. Article Number (Transfer from service label)

7021 2720 0000 2172 3561

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature *Thayla Pineda*  Agent  
 Addressee
- B. Received by (Printed Name) *Thayla Pineda* C. Date of Delivery *10.6.22*
- 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
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation<sup>1</sup>
  - Signature Confirmation Restricted Delivery
  - Mail Restricted Delivery (over \$500)

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

TD 49086 NOVEMBER 2022 WARNING  
 BANK OF AMERICA, NATIONAL  
 ASSOCIATION  
 100 NORTH TRYON STREET  
 CHARLOTTE, NC 28255



9590 9402 7379 2028 3734 05

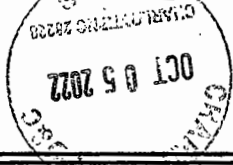
**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** Lavoris Little  Agent  
 Addressee

B. Received by (Printed Name) *Lavoris Little* 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 |

2. Article Number (Transfer from sender label)

7021 2720 0000 2172 3646

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

**SENDER: COMPLETE THIS SECTION**

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

TD 49086 NOVEMBER 2022 WARNING  
 BEVERLY LEWIS, SUCCESSOR  
 TRUSTEE  
 4841 NE 7TH AVENUE  
 OAKLAND PARK, FL 33334

**COMPLETE THIS SECTION ON DELIVERY**

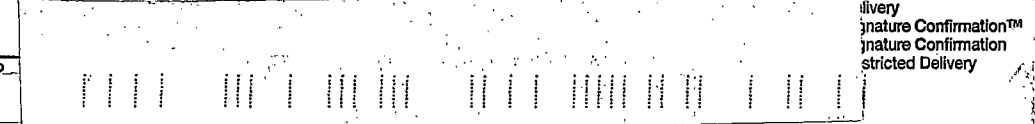
A. Signature  Agent  
**X**  Addressee

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  Priority Mail Express®  
 Adult Signature  Registered Mail™  
 Adult Signature Restricted Delivery  Registered Mail Restricted Delivery



**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

FEB 19 086 NOVEMBER 2022 WARNING  
 BANK OF AMERICA NA  
 655 PAPER MILL ROAD  
 NEWARK, DE 19711



9590 9402 7379 2028 3734 12

2. Article Number (Transfer from service label)

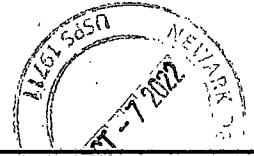
7021 2720 0000 2172 3639

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *J. Weist*  Agent  
 Addressee  
 B. Received by (Printed Name) *Weist* C. Date of Delivery

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



3. Service Type

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

all Restricted Delivery