

# **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:** 07/08/2022

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 07/04/2022

**CERTIFICATE #** 2019-6979

**ACCOUNT #** 494126CJ0970

**ALTERNATE KEY #** 251848

**TAX DEED APPLICATION #** 49114

**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 NO. 101, OF Building 5, BROOKFIELD SQUARE, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 8467, Page 600, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 2800 NW 56 AVENUE #E-101, LAUDERHILL FL 33313

### OWNER OF RECORD ON CURRENT TAX ROLL:

DERRICK TREASURE H/E

ADRIAN TREASURE

2800 NW 56 AVE # E-101

LAUDERHILL, FL 33313

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

DERRICK TREASURE AND ADRIAN TREASURE OR: 42314, Page: 1146

2800 NW 56TH AVENUE, #101

LAUDERHILL, FL 33313 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

DLJ MORTGAGE CAPITAL, INC.

Instrument: 116900855

C/O SELECT PORTFOLIO SERVICING, INC.

3217 S. DECKER LAKE DRIVE

SALT LAKE CITY, UT 84119 (Per Assignment of Mortgage)

DLJ MORTGAGE CAPITAL, INC.

11 MADISON AVE. CORP TAX DEPT

NEW YORK, NY 10010 (Per Sunbiz)

CORPORATION SERVICE COMPANY, REGISTERED AGENT,

O/B/O DLJ MORTGAGE CAPITAL, INC.

1201 HAYS ST

TALLAHASSEE, FL 32301 (Per Sunbiz)

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

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

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301 (Per Lien)

OR: 33477, Page: 1319

CITY OF FORT LAUDERDALE  
COMMUNITY INSPECTIONS BUREAU  
300 NORTHWEST FIRST AVENUE  
FORT LAUDERDALE, FL 33301 (Per Lien in 33477-1319)

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT UNIT  
3800 INVERRARY BLVD.  
LAUDERHILL, FL 33319 (Per Lien)

OR: 47824, Page: 1875

CITY OF LAUDERHILL  
CODE ENFORCEMENT BOARD  
2000 CITY HALL DRIVE  
LAUDERHILL, FL 33313 (Per Lien in 47824-1875)

CITY OF FORT LAUDERHILL  
CODE ENFORCEMENT UNIT  
5581 W. OAKLAND PARK BLVD.  
LAUDERHILL, FL 33313 (Per Lien)

OR: 50318, Page: 1525

BROOKFIELD SQUARE CONDOMINIUM, REGISTERED AGENT,  
O/B/O BROOKFIELD SQUARE CONDOMINIUM ASSOCIATION, INC.  
2800 NW 56TH AVE. C-205  
LAUDERHILL, FL 33313 (Per Sunbiz. Declaration in 8467-600)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 26 CJ 0970

**CURRENT ASSESSED VALUE:** \$50,550

**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:**

Warranty Deed

OR: 32912, Page: 449

Mortgage

OR: 42314, Page: 1147

**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



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

CERTIFICATE OF MAILING NOTICES

Tax Deed #49114

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 LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	TREASURE, DERRICK 2800 NW 56TH AVENUE # E-101 LAUDERHILL, FL 33313	TREASURE, ADRIAN 2800 NW 56 AVE # E-101 LAUDERHILL, FL 33313	CITY OF FORT LAUDERDALE CODE ENFORCEMENT BOARD 100 NORTH ANDREWS AVENUE FORT LAUDERDALE, FL 33301
CITY OF FORT LAUDERDALE CODE ENFORCEMENT UNIT 3800 INVERRARY BLVD. LAUDERHILL, FL 33319	CITY OF FORT LAUDERDALE COMMUNITY INSPECTIONS BUREAU 300 NORTHWEST FIRST AVENUE FORT LAUDERDALE, FL 33301	CITY OF FORT LAUDERHILL CODE ENFORCEMENT UNIT 5581 W. OAKLAND PARK BLVD. LAUDERHILL, FL 33313	CITY OF LAUDERHILL CODE ENFORCEMENT BOARD 2000 CITY HALL DRIVE LAUDERHILL, FL 33313
BROOKFIELD SQUARE CONDOMINIUM, REGISTERED AGENT, O/B/O BROOKFIELD SQUARE CONDOMINIUM ASSOCIATION, INC. 2800 NW 56TH AVE. C-205 LAUDERHILL, FL 33313	CORPORATION SERVICE COMPANY, REGISTERED AGENT, O/B/O DLJ MORTGAGE CAPITAL, INC. 1201 HAYS ST TALLAHASSEE, FL 32301	DLJ MORTGAGE CAPITAL, INC. 11 MADISON AVE. CORP TAX DEPT NEW YORK, NY 10010	DLJ MORTGAGE CAPITAL, INC. C/O SELECT PORTFOLIO SERVICING, INC. 3217 S. DECKER LAKE DRIVE SALT LAKE CITY, UT 84119

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**

H

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 49114

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: 494126-CJ-0970  
Certificate Number: 6979  
Date of Issuance: 05/26/2020  
Certificate Holder: ATCF II FLORIDA-A LLC  
Description of Property: BROOKFIELD SQUARE CONDO  
UNIT 101 BLDG 5  
PER AMCDO BK/PG: 8557/487

Name in which assessed: TREASURE,DERRICK H/ETREASURE,ADRIAN  
Legal Titleholders: TREASURE,DERRICK H/E  
TREASURE,ADRIAN  
2800 NW 56 AVE # E-101  
LAUDERHILL, FL 33313

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: 1 10/13/2022, 10/20/2022, 10/27/2022 & 11/03/2022  
Minimum Bid: 22301.84



# Broward County, Florida

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

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Certificate Number: 6979

Date of Issuance: 05/26/2020

Certificate Holder: ATCF II FLORIDA-A LLC

Description of Property: BROOKFIELD SQUARE CONDO  
UNIT 101 BLDG 5  
PER AMCDO BK/PG: 8557/487

UNIT NO. 101, OF Building 5, BROOKFIELD SQUARE, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 8467, Page 600, of the Public Records of Broward County, Florida.

Name in which assessed: TREASURE,DERRICK H/ETREASURE,ADRIAN

Legal Titleholders: TREASURE,DERRICK H/E  
TREASURE,ADRIAN  
2800 NW 56 AVE # E-101  
LAUDERHILL, FL 33313

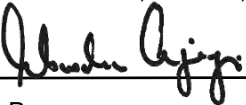
All of said property being in the County of Broward, State of Florida.

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

Dated this 25th 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: 22660.84

**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

49114  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 6979

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

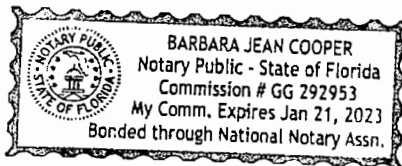
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*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 49114**

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: 494126-CJ-0970  
Certificate Number: 6979  
Date of Issuance: 05/26/2020  
Certificate Holder:  
ATCF II FLORIDA-A LLC  
Description of Property:  
BROOKFIELD SQUARE CONDO  
UNIT 101 BLDG 5  
PER:AMCDO BK/PG: 8557/487  
UNIT NO. 101, OF Building 5,  
BROOKFIELD SQUARE, a Condo-  
minium, according to the Decla-  
ration of Condominium thereof,  
recorded in Official Records Book  
8467, Page 600, of the Public  
Records of Broward County,  
Florida.

Name in which assessed:  
TREASURE, DERRICK  
H/TREASURE, ADRIAN  
Legal Titleholders:  
TREASURE, DERRICK H/E  
TREASURE, ADRIAN  
2800 NW 56 AVE # E-101  
LAUDERHILL, FL 33313

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 25th day of August, 2022.  
Monica Cepero  
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: 22660.84  
401-314  
10/13-20-27 11/3 22-19/0000623661B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22038230

Broward County, FL VS Derrick Treasure and/or Adrian Treasure

**RETURN OF SERVICE**



Court Case # TD 49114

Hearing Date: 11/16/2022

Received by CCN 10647

10/06/2022 8:08 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Derrick Treasure and/or Adrian Treasure 2800 NW 56 Avenue #E-101 Lauderhill FL 33313**

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: 10:18 AM

On Derrick Treasure and/or Adrian Treasure 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:** 10/06/22 1031am N/A Posted 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: *R. Murray*

D.S.

**R. Murray, #10647**

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494126-CJ-0970 (TD #49114)

# 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 .....\$4,429.90  
Or  
\* Amount due if paid by November 15, 2022 .....\$4,485.84

\*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**

TREASURE, DERRICK H/E AND/OR  
TREASURE, ADRIAN  
2800 NW 56 AVE #E-101  
LAUDERHILL, FL 33313

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



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

## Detail by Entity Name

Florida Not For Profit Corporation  
BROOKFIELD SQUARE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	748132
<b>FEI/EIN Number</b>	59-1971574
<b>Date Filed</b>	07/19/1979
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	12/04/2009
<b>Event Effective Date</b>	NONE

### Principal Address

2800 N.W. 56TH AVE.  
C-205  
LAUDERHILL, FL 33313

Changed: 03/12/2002

### Mailing Address

2800 NW 56th Ave  
C-205  
LAUDERHILL, FL 33313

Changed: 08/13/2013

### Registered Agent Name & Address

BROOKFIELD SQUARE CONDOMINIUM  
2800 NW 56th Ave.  
C-205  
LAUDERHILL, FL 33313

Name Changed: 08/13/2013

Address Changed: 08/13/2013

### Officer/Director Detail

#### **Name & Address**

Title PD

RHODEN, NORMA  
2800 NW 56th Ave  
C-205  
LAUDERHILL, FL 33313

Title VP

Monestime, Deana  
2800 NW 56th Ave  
C-205  
LAUDERHILL, FL 33313

Title Director

Seyran, Isik  
2800 NW 56th Ave  
C-205  
LAUDERHILL, FL 33313

Title Secretary

Douglas, Kereen  
2800 N.W. 56TH AVE.  
C-205  
LAUDERHILL, FL 33313

Title Director

Goreshnik, Gregory  
2800 N.W. 56TH AVE.  
C-205  
LAUDERHILL, FL 33313

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	03/18/2020
2021	04/09/2021
2022	04/18/2022

**Document Images**

[04/18/2022 -- ANNUAL REPORT](#)

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[04/14/2016 -- ANNUAL REPORT](#)

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[04/20/2015 -- ANNUAL REPORT](#)

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<a href="#">03/31/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/13/2013 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/20/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/21/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/24/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/04/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">12/04/2009 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">01/08/2009 -- Amendment</a>	View image in PDF format
<a href="#">09/05/2008 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">03/28/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/07/2008 -- Off/Dir Resignation</a>	View image in PDF format
<a href="#">10/15/2007 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">09/24/2007 -- Amendment</a>	View image in PDF format
<a href="#">02/26/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/07/2006 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">02/18/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/07/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/12/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/26/2001 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">03/08/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/19/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/12/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/27/1996 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/1995 -- ANNUAL REPORT</a>	View image in PDF format



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

## Detail by Entity Name

Foreign Profit Corporation  
DLJ MORTGAGE CAPITAL, INC.

### Filing Information

**Document Number** F06000005583  
**FEI/EIN Number** 13-3460798  
**Date Filed** 08/25/2006  
**State** DE  
**Status** ACTIVE

### Principal Address

11 MADISON AVE.  
CORP TAX DEPT  
NEW YORK, NY 10010

Changed: 04/19/2007

### Mailing Address

11 MADISON AVE.  
CORP TAX DEPT  
NEW YORK, NY 10010

Changed: 04/19/2007

### Registered Agent Name & Address

CORPORATION SERVICE COMPANY  
1201 HAYS ST.  
TALLAHASSEE, FL 32301

### Officer/Director Detail

#### **Name & Address**

Title Director, VP

KAISERMAN, BRUCE  
11 MADISON AVE.  
NEW YORK, NY 10010

Title VP

FINLAN, THOMAS A



11 MADISON AVENUE  
NEW YORK, NY 10010

Title Director, President

Nisenson, Oliver T  
11 MADISON AVE.  
CORP TAX DEPT  
NEW YORK, NY 10010

Title S, Secretary

KING, TAMBRA SUZANNE  
11 MADISON AVE.  
CORP TAX DEPT  
NEW YORK, NY 10010

### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	04/14/2020
2021	04/09/2021
2022	04/12/2022

### **Document Images**

<a href="#">04/12/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/15/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/15/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">05/02/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">08/25/2006 -- Foreign Profit</a>	<a href="#">View image in PDF format</a>



**INSTR # 101774667**  
**OR BK 32912 PG 0449**  
 RECORDED 03/19/2002 02:26 PM  
 COMMISSION  
 BROWARD COUNTY  
 DOC STMP-D 154.00  
 DEPUTY CLERK 2000

W/C TRI-COUNTY for-

**Mellex National Title Inc.**  
 4588 N. University Drive  
 Lauderhill, FL 33351



Grantee S.S. No. \_\_\_\_\_  
 Grantee S.S. No. \_\_\_\_\_

Property Appraiser's  
 Parcel Identification No. 494126CJ0970

\_\_\_\_\_ Space above this line for recording data \_\_\_\_\_

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

**THIS INDENTURE**, made this 5th day of March, 2002, **BETWEEN VIVIAN J. FIACOS, a married woman**, whose post office address is 5570 NW 44<sup>th</sup> Street, #317A, Lauderhill, of the County of Broward, State of Florida, 33319, grantor\*, and **Derrick Treasures, a single man, and Adrian Treasures, a single man**, whose post office address is 2800 NW 56<sup>th</sup> Avenue, #101-5, Lauderhill, of the County of Broward, State of Florida, 33313, grantee\*.

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) -----  
 ----- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Condominium Unit No. 101, Building 5, **BROOKFIELD SQUARE**, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8467, Page 600, and re-recorded in Official Records Book 8557, Page 493, and Certificate of Amendment thereto recorded in Official Records Book 8557, Page 487; all of the Public Records of Broward County, Florida, together with an undivided interest in the common elements of said Condominium.

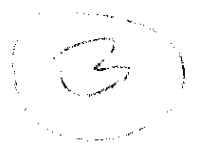
SUBJECT TO restrictions, reservations, limitations, easements of record and taxes for the year 2002 and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

The above-described property does not constitute and is not contiguous with the homestead or residence of the Grantor or any member of his/her family.

*yz* The Grantor's Homestead Address is: 5570 NW 44<sup>th</sup> St. #317A Lauderhill, FL 33319

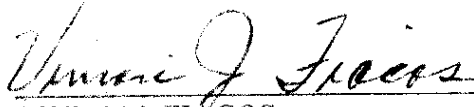



**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

  
\_\_\_\_\_  
(signature of 1st witness) **MELANIE J. LEVINE**

\_\_\_\_\_  
(printed name of 1st witness)

  
\_\_\_\_\_  
VIVIAN J. FIACOS

  
\_\_\_\_\_  
(signature of 2nd witness)  
**Richard Simon**  
\_\_\_\_\_  
(printed name of 2nd witness)


STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **VIVIAN J. FIACOS, a married woman**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same and who has produced a Florida Driver's License as identification

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of March, 2002.

My Commission expires:

  
\_\_\_\_\_  
NOTARY PUBLIC  
\_\_\_\_\_  
(printed name or stamp)

NOTARY SEAL  
  
Melanie J. Levine  
Commission # DD 029770  
Expires Oct. 31, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

W/C TRI-COUNTY for-

CERTIFICATE OF APPROVAL, STATEMENT OF ASSESSMENT

AND

WAIVER OF RIGHTS OF FIRST REFUSAL

Mellex National Title Inc.  
4588 N. University Drive  
Lauderhill, FL 33351

This is to certify that Derrick Treasure  
has/have been approved by Brookfield Square Condominium Association, Inc., a Florida corporation  
not for profit, as the purchasers of the following described real property in building \_\_\_\_\_, Apt.  
E101, at Brookfield Square Condominium, in Broward County, Florida.

Such approval has been given pursuant to the provisions of the Declaration of Documents and all  
exhibits attached to the Declaration of Documents and any amendments thereto, if any.

Dated this 5<sup>th</sup> day of March, 2002

Attest: N. Bell Secretary J. Matthew President

(SEAL)

Reference To:  
Condominium unit no. E-101 of Brookfield Square Condominium, a condominium,  
according to the Declaration of Condominium thereof, recorded in official records book 8467 at page  
600 of the public records of Broward County, Florida.

At the request of the present owner, the undersigned officers of Brookfield Square Condominium  
Association, Inc., operating the above-described condominium, hereby certify as follows:

1. That Derrick Treasure, as purchaser(s), has been duly approved by the undersigned condominium association, pursuant to the provisions of the above-described Declaration of Condominium and the association waives its right of first refusal.
2. Current assessments owing for this unit are \$ 134.62 <sup>+ 417.03</sup> (If non are owing, insert the word "none").
3. That all assessments against the parcel for common expenses are fully paid as of this date and that the next payment is due on the 1<sup>st</sup> day of March, 2002, in the amount of \$ 134.62 for the period March 1, 02 to March 31, 2002.
4. Special Assessments anticipated Yes \$417.03 Effective 12/14/01
5. Pending litigation.

Dated this 5<sup>th</sup> day of March, 2002

Brookfield Square Condominium Association Inc.

By: Natasha N Bell

Attest: \_\_\_\_\_

This instrument prepared by:  
Derrick Treasure and Adrian Treasure  
2800 NW 56th Avenue, #101  
Lauderhill, Florida 33313

Record and Return To:  
Derrick Treasure and Adrian Treasure  
2800 NW 56th Avenue, #101  
Lauderhill, Florida 33313

Parcel ID No: 19126-CJ-09700

### Quit Claim Deed

Made this 22 of June, 2006 A.D. by Derrick Treasure a/k/a Derrick Treasures and Adrian Treasure a/k/a Adrian Treasures, **both single men**, whose post office address is: 2800 NW 56 Avenue #101, Lauderdale, Florida 33313 hereinafter called the grantor, to Derrick Treasure, a single man and Adrian Treasure, a single man, whose post office address is: **2800 NW 56th Avenue, #101, Lauderdale, Florida 33313** hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives 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 NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Broward County, Florida, viz:

UNIT NO. 101, OF Building 5, BROOKFIELD SQUARE, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 8467, Page 600, of the Public Records of Broward County, Florida.

#### THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE

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

**To Have and to Hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature

Arny Kushma  
Witness Printed Name

Darides E Cuya  
Witness Signature

Darides E Cuya  
Witness Printed Name

[Signature] (Seal)  
**Derrick Treasure**  
Address: 2800 NW 56 Avenue #101, Lauderdale, FL 33313

[Signature] (Seal)  
**Adrian Treasure**  
Address: 2800 NW 56 Avenue #101, Lauderdale, FL 33313

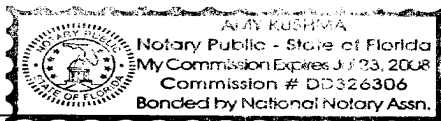
W/C TRI-COUNTY FOR  
TOWN & COUNTRY TITLE  
GUARANTY & ESCROW  
3701 W. COMMERCIAL BLVD.  
FORT LAUDERDALE, FL 33309

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 22 of June, 2006 by Derrick Treasure and Adrian Treasure, who is personally known to me or has/have produced (X) driver's license, ( ) passport ( ) other \_\_\_\_\_ as identification and who did take an oath.

(SEAL)

My Commission expires: \_\_\_\_\_



[Signature]  
Notary Public

①

Return To:  
LENDERS DIRECT CAPITAL CORPORATION

26140 ENTERPRISE WAY 2ND FLOOR  
LAKE FOREST, CA 92630  
949-340-2800

This document was prepared by:  
LENDERS DIRECT CAPITAL CORPORATION  
26140 ENTERPRISE WAY 2ND FLOOR  
LAKE FOREST, CA 92630  
949-340-2800

[Space Above This Line For Recording Data]

42513

# MORTGAGE

MIN 100319400000173191

**W/C TRI-COUNTY FOR  
TOWN & COUNTRY TITLE  
GUARANTY & ESCROW  
3701 W. COMMERCIAL BLVD.  
FORT LAUDERDALE, FL 33309**

## 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 JUNE 22ND, 2006 together with all Riders to this document.

**(B) "Borrower"** is ADRIAN TREASURE, A SINGLE MAN AND DERRICK TREASURE, A SINGLE MAN

Borrower is the mortgagor under this Security Instrument.

**(C) "MERS"** is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

**(D) "Lender"** is LENDERS DIRECT CAPITAL CORPORATION

FLORIDA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3010 1/01

 -5A(FL) (0005).01

Page 1 of 16

Initials: *ADT* *DT*

VMP MORTGAGE FORMS - (800)521-7291

28

Lender is a CORPORATION organized and existing under the laws of CALIFORNIA Lender's address is 26140 ENTERPRISE WAY 2ND FLOOR, LAKE FOREST, CA 92630

(E) "Note" means the promissory note signed by Borrower and dated JUNE 22ND, 2006 The Note states that Borrower owes Lender SIXTY ONE THOUSAND TWO HUNDRED AND NO/100. Dollars (U.S. \$ 61,200.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JULY 1ST, 2036

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

(G) "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.

(H) "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] PRE PAYMENT PENALTY RIDER

(I) "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.

(J) "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.

(K) "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.

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

(M) "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) 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.

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

(O) "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.

Initials: AT

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**(P) "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.

**(Q) "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 MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, 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 AS EXHIBIT "A"

Parcel ID Number: 49-41-26-CJ-0970 which currently has the address of  
2800 NORTHWEST 56TH AVENUE #101 [Street]  
LAUDERHILL [City], Florida 33313 [Zip Code]  
("Property Address"):

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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

Initials: *AT*  
*BJ*



**EXHIBIT "A"**

UNIT NO. 101, OF Building 5, BROOKFIELD SQUARE, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 8467, Page 600, of the Public Records of Broward County, Florida.

06-45613

AT  
S

**BORROWER COVENANTS** that Borrower is lawfully seized 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.

**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

Initials: AT  
AST

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.

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.

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.

Initials: AT  
AT

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 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.

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**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.

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.

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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 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.

(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.

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

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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.

**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.

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.

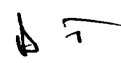
**17. Borrower's Copy.** Borrower shall be given one copy of the Note and of this Security Instrument.

**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.

**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).

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.

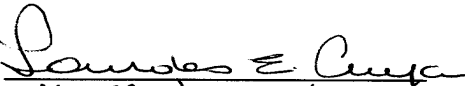
**24. Attorneys' Fees.** As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

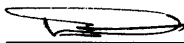
**25. Jury Trial Waiver.** The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

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:

  
witness Amy Kushwa

  
ADRIAN TREASURE (Seal)  
-Borrower

  
witness Lourdes E. Coyk

4901 NW 92ND AVENUE  
FORT LAUDERDALE, FL 33351 (Address)  
  
Derrick Treasure (Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

(Address)

(Address)

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

(Address)

(Address)

~~DERICK TREASURE~~  
DERICK TREASURE (Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

(Address)

(Address)

STATE OF FLORIDA, BROWARD

County ss:

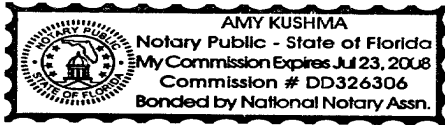
The foregoing instrument was acknowledged before me this JUNE 22ND, 2006  
ADRIAN TREASURE DERRICK TREASURE

by

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

*[Handwritten signature]*

Notary Public



Initials: *AT*

*DT*

MIN #: 100319400000173191

Loan Number: 42513

**ADJUSTABLE RATE BALLOON RIDER**  
**(LIBOR Six-Month Index (As Published In The Wall Street Journal) - Rate Caps)**

THIS ADJUSTABLE RATE RIDER is made this ~~22<sup>ND</sup>~~ day of ~~JUNE~~, 2006 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 ("Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to LENDERS DIRECT CAPITAL CORPORATION, a CALIFORNIA Corporation ("Lender") of the same date and covering the property described in the Security Instrument and Located at:

2800 NORTHWEST 56TH AVENUE #101 101 LAUDERHILL, FL 33313

Property Address

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

**THE LOAN IS PAYABLE IN FULL AT MATURITY. YOU MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE. LENDER IS UNDER NO OBLIGATION TO REFINANCE THE LOAN AT THAT TIME. YOU WILL, THEREFORE BE REQUIRED TO MAKE PAYMENT OUT OF OTHER ASSETS THAT YOU MAY OWN, OR YOU WILL HAVE TO FIND A LENDER, WHICH MAY BE THE LENDER YOU HAVE THIS LOAN WITH, WILLING TO LEND YOU THE MONEY. IF YOU REFINANCE THIS LOAN AT MATURITY, YOU MAY HAVE TO PAY SOME OR ALL OF THE CLOSING COSTS NORMALLY ASSOCIATED WITH A NEW LOAN EVEN IF YOU OBTAIN REFINANCING FROM THE SAME LENDER.**

**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 9.425%. 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 1<sup>ST</sup> day of, JULY 2008 and on that day every 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 first business day of the month immediately preceding the month in which the Change Date occurs is called the "Current Index."

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

**(C) Calculation of Changes**

Before each Change Date, the Note Holder will calculate my new interest rate by adding FIVE AND THREE QUARTERS percentage points ( 5.750 %) 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 Amortization Date (described below) at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment. For purposes of calculating monthly payments beginning with the first monthly payment due after the first Change Date and continuing thereafter through the final Change Date, the "Amortization Date" is the date that is 120 months following the Maturity Date.

**(D) Limits on Interest Rate Changes**

The interest rate I am required to pay at the first Change Date will not be greater than 12.425 % or less than 9.425%. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than ONE percentage points ( 1.000%) from the rate of interest I have been paying for the preceding months. My interest rate will never be greater than 16.425 % and will never be less than 9.425 %.

**(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 to 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**

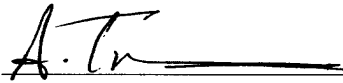
Uniform Covenant 18 of the Security Instrument is amended to read as follows:

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.

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.


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

  
ADRIAN TREASURE (Applicant) 6/22/06 (Date)

\_\_\_\_\_  
(Applicant) (Date)

\_\_\_\_\_  
(Applicant) (Date)

\_\_\_\_\_  
(Applicant) (Date)

  
DERRICK TREASURE (Applicant) 6/22/06 (Date)

\_\_\_\_\_  
(Applicant) (Date)



# PREPAYMENT RIDER

Loan #:42513

Date: 06/22/06

Borrower(s): ADRIAN TREASURE

THIS PREPAYMENT RIDER (the "Rider") is made this 22ND day of JUNE 2006, 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 ("Borrower") to secure repayment of Borrower's promissory note (the "Note") in favor of **LENDERS DIRECT CAPITAL CORPORATION** ("Lender"). The Security Instrument encumbers the Property more specifically described in the Security Instrument and located at  
2800 NORTHWEST 56TH AVENUE #101  
LAUDERHILL, FL 33313

[Property Address]

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

**A. PREPAYMENT CHARGE**

The Note provides for the payment of a prepayment charge as follows:

**5. BORROWER'S RIGHT TO PREPAY; PREPAYMENT CHARGE**

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under the Note.

The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under the Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due dates of my monthly payment unless the Note Holder agrees in writing to those changes.

If the Note contains provisions for a variable interest rate, my partial Prepayment may reduce the amount of my monthly payments after the first Change Date following my partial Prepayment. However, any reduction due to my partial Prepayment may be offset by an interest rate increase.

If within TWENTY FOUR (24) months from the date the Security Instrument is executed I make a full Prepayment or one or more partial Prepayments, and the total of all such Prepayments in any 12-month period exceeds twenty percent (20%) of the original Principal amount of the loan, I will pay a Prepayment charge in an amount equal to SIX (6) months' advance interest on the amount by which the total of my Prepayments within any 12-month period exceeds twenty percent (20%) of the original Principal amount of the loan.

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



ADRIAN TREASURE (Applicant)

\_\_\_\_\_ (Applicant)

\_\_\_\_\_ (Applicant)

\_\_\_\_\_ (Applicant)

\_\_\_\_\_ (Applicant)

\_\_\_\_\_ (Applicant)



DERRICK TREASURE (Title Only)

\_\_\_\_\_ (Title Only)

\_\_\_\_\_ (Title Only)

\_\_\_\_\_ (Title Only)

\_\_\_\_\_ (Title Only)

\_\_\_\_\_ (Title Only)

[Space Above This Line For Recording Data]

Loan #: 42513

MIN #: 100319400000173191

**BALLOON RIDER**

THIS BALLOON RIDER is made this 22ND day of JUNE, 2006, 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 ("Borrower") to secure Borrower's Note (the "Note") to LENDERS DIRECT CAPITAL CORPORATION, A CALIFORNIA CORPORATION (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

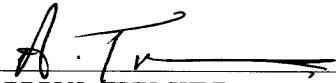
2800 NORTHWEST 56TH AVENUE #101 LAUDERHILL, FL 33313  
[Property Address]

The interest rate stated on the Note is called the "Note Rate." The date of the Note is called the "Note Date." I understand the Lender may transfer the Note, Security Instrument and this Rider. The Lender or anyone who takes the Note, the Security Instrument and this Rider by transfer and who is entitled to receive payments under the Note is called the "Note Holder."

ADDITIONAL COVENANTS. In addition to the covenants and agreements in the Security Instrument, Borrower and Lender further covenant and agree as follows (despite anything to the contrary contained in the Security Instrument or the Note)

THIS LOAN IS PAYABLE IN FULL AT MATURITY. YOU MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE. THE LENDER IS UNDER NO OBLIGATION TO REFINANCE THE LOAN AT THAT TIME. YOU WILL, THEREFORE, BE REQUIRED TO MAKE PAYMENT OUT OF OTHER ASSETS THAT YOU MAY OWN, OR YOU WILL HAVE TO FIND A LENDER, WHICH MAY BE THE LENDER YOU HAVE THIS LOAN WITH, WILLING TO LEND YOU THE MONEY. IF YOU REFINANCE THIS LOAN AT MATURITY, YOU MAY HAVE TO PAY SOME OR ALL OF THE CLOSING COSTS NORMALLY ASSOCIATED WITH ANEW LOAN EVEN IF YOU OBTAIN REFINANCING FROM THE SAME LENDER.

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

 6/22/06  
ADRIAN TREASURE (Applicant) (Date)

\_\_\_\_\_  
(Applicant) (Date)

\_\_\_\_\_  
(Applicant) (Date)

\_\_\_\_\_  
(Applicant) (Date)

 6/22/06  
DERRICK TREASURE (Applicant) (Date)

\_\_\_\_\_  
(Applicant) (Date)

## CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 22ND day of JUNE 2006, 42513, 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

LENDERS DIRECT CAPITAL CORPORATION

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

2800 NORTHWEST 56TH AVENUE #101, LAUDERHILL, FL 33313

[Property Address]

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

BROOKFIELD SQUARE

[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,

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

VMP BR (0008)

Form 3140 1/01

Page 1 of 3

Initials: AT

VMP MORTGAGE FORMS - (800)521-7291

*[Handwritten signature]*

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.

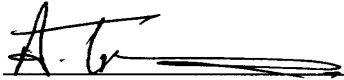
**D. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby 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.

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



ADRIAN TREASURE

(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower



DERRICK TREASURE

(Seal)  
~~-Borrower~~

\_\_\_\_\_  
(Seal)  
-Borrower

LOAN ID#: 42513

**1-4 FAMILY RIDER  
(Assignment of Rents)**

THIS 1-4 FAMILY RIDER is made this 22ND day of JUNE 2006, 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 LENDERS DIRECT CAPITAL CORPORATION

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

2800 NORTHWEST 56TH AVENUE #101, LAUDERHILL, FL 33313  
[Property Address]

**1-4 FAMILY COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT.** In addition to the Property described in the Security Instrument, the following items now or hereafter attached to the Property to the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

MULTISTATE 1-4 FAMILY RIDER - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
Page 1 of 4

Initials: AC  
Form 3170 1/01

 57R (0008)

VMP MORTGAGE FORMS - (800)521-7291

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**B. USE OF PROPERTY; COMPLIANCE WITH LAW.** Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

**C. SUBORDINATE LIENS.** Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

**D. RENT LOSS INSURANCE.** Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Section 5.

**E. "BORROWER'S RIGHT TO REINSTATE" DELETED.** Section 19 is deleted.

**F. BORROWER'S OCCUPANCY.** Unless Lender and Borrower otherwise agree in writing, Section 6 concerning Borrower's occupancy of the Property is deleted.

**G. ASSIGNMENT OF LEASES.** Upon Lender's request after default, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

**H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION.** Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until: (i) Lender has given Borrower notice of default pursuant to Section 22 of the Security Instrument, and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of default to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii)

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Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Section 9.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not performed, and will not perform, any act that would prevent Lender from exercising its rights under this paragraph.


Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

**I. CROSS-DEFAULT PROVISION.** Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

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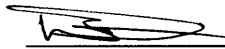


BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

  
ADRIAN TREASURE \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
-Borrower -Borrower

\_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
-Borrower -Borrower

\_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
-Borrower -Borrower

  
DERRICK TREASURE \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
-Borrower -Borrower

**Recording Requested By:**  
Richmond Monroe Group

**When Recorded Mail To:**  
Jeff Prose  
Richmond Monroe Group  
82 Jim Linegar Ln  
Branson West, MO, 65737  
(417) 447-2931

TS Ref #: 0004190000075327



**CORPORATE ASSIGNMENT OF MORTGAGE**

FL/BROWARD  
MERS #: 100319400000173191 / MERS Phone #: (888) 679-6377

Assignment Prepared on: November 19, 2020

**Assignor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS MORTGAGEE, AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, at P.O. Box 2026, Flint, MI, 48501-2026**

**Assignee: DLJ MORTGAGE CAPITAL, INC., at C/O SELECT PORTFOLIO SERVICING, INC., 3217 S. DECKER LAKE DRIVE, SALT LAKE CITY, UT, 84119**

For value received, the Assignor does hereby grant, assign, transfer and convey, unto the above-named Assignee all interest under that certain Mortgage Dated: 6/22/2006, in the amount of \$61,200.00, executed by ADRIAN TREASURE, A SINGLE MAN AND DERRICK TREASURE, A SINGLE MAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION, ITS SUCCESSORS AND ASSIGNS and Recorded: 6/29/2006, Instrument #: 106211213, Book: 42314, Page: 1147 in BROWARD County, State of Florida.

Property Address: 2800 NORTHWEST 56TH AVENUE #101, LAUDERHILL, FL, 33313

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS MORTGAGEE, AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION, ITS SUCCESSORS AND ASSIGNS

On: NOV 24 2020

By: *Eric Moore*  
Name: Eric Moore  
Assistant Secretary

Title: \_\_\_\_\_



State of UTAH  
County of SALT LAKE

On NOV 24 2020, before me, Vicky Padilla, a Notary Public in and for SALT LAKE in the State of UTAH, personally appeared Eric Moore, Assistant Secretary, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS

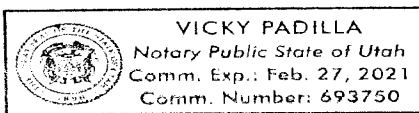
MORTGAGEE, AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

*Vicky Padilla*  
Vicky Padilla

Notary Expires: FEB 27 2021 / #: 693750

FL/BROWARD





Code Enforcement Unit  
 3800 Inverrary Blvd.  
 Lauderhill, FL 33319  
 Office: Code 954-730-  
 3070/Business  
 Licensing 954-730-  
 3040  
 Fax: 954-730-3086

**FINAL ORDER  
 IMPOSING FINE/CLAIM  
 OF LIEN**

CE # 08080196

**CITY OF LAUDERHILL**  
 Petitioner  
 vs.  
**BROOKFIELD SQUARE CONDO ASSOC**  
 Respondent(s)

---

The Code Enforcement ("Board"), having heard testimony at the Hearing held on the 8th day of January, 2009 and based on the evidence, the Board, pursuant to a vote, enters the following:

FINDINGS OF FACT: In violation for

Ordinance/Regulation	Section	CONCLUSIONS OF LAW: That the following violations of the City Code/Land Development Regulations have occurred	NONCOMPLIANCE: In compliance with the Order Imposing Fine Claim of Lien dated 1/12/2009 the Respondent was previously ordered by the Board to correct the violations by:	ORDER/NOTICE: The Board hereby order that, based upon the failure to comply, a fine is hereby levied for the following amount, commencing on the following date
Land Development Regulation - ART III	Section 5.18.17:	Repair/remove/replace damaged fence		
Code of Ordinance - Chapter10	Section 10-15 (c):	Overgrown trees/Shrubs need trimming. Trees over roadway must allow 14 ft. vertical clearance for traffic. Trees and shrubs may not obstruct sidewalk.		
Code of Ordinance - Chapter10	Section 10-15 (e):	Remove Trash and debris from property	<del>1/14/2009</del>	
Code of Ordinance - Chapter10	Section 10-4(b):	Bulk Garbage Container/Dumpster must be enclosed	3/27/2009	1/15/2009 25.00
Code of Ordinance - Chapter10	Section 10-6(a):	Must obtain adequate garbage collection service	3/27/2009	3/28/2009 25.00
Other	Misc.	See below for violation description.	3/27/2009	3/28/2009 25.00
Land Development Regulation - SCH G	Section 1.2.4:	Parking area must be kept in a smooth, well graded condition.		
Land Development Regulation - SCH G	Section 1.2.4:	Re-stripe parking area		
Land Development Regulation - SCH G	Section 1.2.4:	Repair/replace broken parking bumpers		
Land Development Regulation - SCH Q	Section 1.A:	All building exterior wall surfaces shall be painted. Clean and/or paint building to be free of discoloration.	3/27/2009	3/28/2009 25.00
Land Development Regulation - SCH Q	Section 1.B:	Clean and/or paint, repair, or replace doors to be free of damage and/or discoloration.	3/27/2009	3/28/2009 25.00
Land Development Regulation - SCH Q	Section 1.D:	Repair/replace broken windows	3/27/2009	3/28/2009 25.00

PROPERTY IN VIOLATION

finalorderdocument

Page 2 of 2

<b>Date</b>	2/27/2009 10:17:00 AM	<b>CE#</b>	08080196	<b>Zone</b>	
<b>Type</b>	BZ	<b>Verified by</b>		<b>Folio #</b>	494126CJ0000
<b>Identified By</b>	2800 NW 56 AVE SUITE/APT C-205 Lauderhill, FL 33313				
<b>Owner</b>	BROOKFIELD SQUARE CONDO ASSOC				

## CONCLUSIONS OF LAW:

The fines shall continue to accrue daily with interest until payment is received in full by the City. These fines are being imposed pursuant to Florida Statutes, Sections 162.06 and 162.09 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. The City shall also be entitled to an administrative fee in the amount of \$ 0.00 which is due on or before 3/27/2009 which covers the costs of the prosecution and recording in relation to this violation.

If the Respondent again repeats the same violation, the Respondent will then be a repeat violator of this Code Section pursuant to Florida Statutes Section 162.06. As a repeat violator, the Respondent may be fined up to \$500.00 per day, as determined by the Board.

**COMPLIANCE/RELEASE OF LIEN:** Once the Respondent corrects the above violation, the Respondent must contact the City Code Enforcement Department in order to obtain a Notice of Compliance. Once a Notice of Compliance is obtained and once all past due fines, interest and administrative fees are paid, a Release of Lien can be obtained.

**APPEAL:** You may appeal a Final Order of the Code Enforcement Board by filing an action in the Circuit Court. You must file within (30) THIRTY DAYS of the date of the Final Order of the Code Enforcement Board. You will be required to furnish a transcript of the minutes of the Board. You can contact the City Clerk to obtain a copy.

**RECONSIDERATION/MITIGATION:** If you wish to come before the Board to request them to reconsider/mitigate the time/fine after an Order has been issued, you must forward a written request to the Chief Code Officer, 3800 Inverrary Blvd., Lauderhill, Florida, 33319, within sixty (60) months of the date of the Order.

DONE AND ORDERED this 27th day of February, 2009



Arnold Seldin  
Chairperson, Code Enforcement Board  
City of Lauderhill, 2000 City Hall Drive  
Lauderhill, FL 33313

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Chairperson of the Code Enforcement Board, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 27th day of February, 2009

NOTARY PUBLIC, STATE OF FLORIDA



**CERTIFIED FINAL ORDER  
IMPOSING FINE/CLAIM OF LIEN**

**CE # 13030085**

**CITY OF LAUDERHILL**

Petitioner,

vs.

**BROOKFIELD SQUARE CONDOMINIUM ASSOCIATION INC**

**2800 NW 56 AVE, STE. C-205 LAUDERHILL, F, L 33313**

Respondent(s)

The Code Enforcement ("Board")/Special Master, having heard testimony at the Hearing held on the 17th day of October, 2013 and based on the evidence, the Board pursuant to a vote/Special Master, enters the following:

FINDINGS OF FACT: In violation for

Ordinance/Regulation	Section	Description	Date Complied	Date Board Order Comply (Orig/New)	Daily Fine
Land Development Regulation - SCH J...	Section 1.2.3.A:	Sod/landscape lawn/landscape area to be free of bare/deteriorated areas...		(Orig) 8/27/2013 (New) 8/27/2013	\$20.00
Land Development Regulation - SCH J...	Section 1.2.3.D.8	Fertilizing of lawn shall be managed so as to avoid weed growth....		(Orig) 8/27/2013 (New) 8/27/2013	\$20.00
Land Development Regulation - SCH G...	Section 1.2.4:	Parking area must be kept in a smooth, well graded condition....		(Orig) 8/27/2013 (New) 8/27/2013	\$20.00
Land Development Regulation - SCH G...	Section 1.2.4:	Re-stripe parking area...	4/10/2013		
Land Development Regulation - SCH G...	Section 1.2.4:	Repair/replace broken parking bumpers...		(Orig) 8/27/2013 (New) 8/27/2013	\$20.00
Land Development Regulation - SCH M...	Section 1.4(C):	Windows, screens, and exterior doors must be keep in sound working condition....		(Orig) 8/27/2013 (New) 8/27/2013	\$20.00
Land Development Regulation - SCH M...	Section 1.4(D):	Stairways and porches must be keep in sound serviceable condition....	6/6/2013		
Land Development Regulation - SCH Q...	Section 1.A:	All building exterior wall surfaces shall be painted. Clean and/or paint building to be free of discoloration. ...	10/17/2013	(Orig) 8/27/2013 (New) 8/27/2013	\$20.00
Land Development Regulation - SCH Q...	Section 1.B:	Clean and/or paint, repair, or replace doors to be free of damage and/or discoloration....	6/6/2013		
Land Development Regulation - SCH Q...	Section 1.D:	Repair/replace broken windows...	6/6/2013		
Land Development Regulation - SCH Q...	Section 1.G:	Paved areas must be free of cracks/ruts/potholes...		(Orig) 8/27/2013 (New) 8/27/2013	\$20.00

Code of Ordinance - Chapter10...	Section 10-15(c):	Overgrown trees/shrubs need to be trimmed. Trees over roadway must allow 14 ft. vertical clearance for traffic. Trees and shrubs may not obstruct sidewalk....		(Orig) 8/27/2013 (New) 8/27/2013	\$20.00
Land Development Regulation - ART III...	Section 5.18.17:	Repair/remove/replace damaged fence...	6/27/2013	(Orig) 8/27/2013 (New) 8/27/2013	\$20.00

**PROPERTY IN VIOLATION**

<b>Issue Date</b>	10/23/2013
<b>CE #</b>	13030085
<b>Folio</b>	494126CJ0000
<b>Recipient</b>	BROOKFIELD SQUARE CONDOMINIUM ASSOCIATION INC
<b>Address</b>	2800 NW 56 AVE, STE. C-205 LAUDERHILL, F, L 33313
<b>Identified By</b>	2800 NW 56 Ave LAUDERHILL, FL 33313 APT C-205
<b>Verified By</b>	Broward Property Appraiser City Records

**CONCLUSIONS OF LAW:**

The fines shall continue to accrue daily with interest until payment is received in full by the City. These fines are being imposed pursuant to Florida Statutes, Sections 162.06 and 162.09 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. The City shall also be entitled to the costs of prosecution and/or costs of repairs in the total amount of **\$85.00** which is due on or before **8/27/2013** which covers the costs of the prosecution and recording in relation to this violation.

If the Respondent again repeats the same violation, the Respondent will then be a repeat violator of this Code Section pursuant to Florida Statutes Section 162.06. As a repeat violator, the Respondent may be fined up to \$500.00 per day.

**COMPLIANCE/RELEASE OF LIEN:** Once the Respondent corrects the above violation, the Respondent must contact the City Code Enforcement Department in order to obtain a Notice of Compliance. Once a Notice of Compliance is obtained and once all past due fines, interest and costs are paid, a Release of Lien can be obtained.

**RATIFICATION/CERTIFICATION OF FINE:** These fines were ratified and certified by the Code Board/Special Master at a hearing held on 1/1/0001 prior to the imposition of the Claim of Lien.

**APPEAL:** You may appeal a Final Order by filing an action in the Circuit Court. You must file within (30) THIRTY DAYS of the date of the Final Order. You will be required to furnish a transcript of the minutes of the Board. You can contact the City Clerk to obtain a copy.

**RECONSIDERATION/MITIGATION:** If you wish to request a reconsideration/mitigation of the time/fine after an Order has been issued, you must forward a written request to the Chief Code Officer, 5581 W. Oakland Park Blvd., Lauderhill, Florida, 33313, within **sixty (60)** months of the date of the Order.

**COMMENTS:** No representative 1st motion Renee Smith 2nd motion Barbara Freeman

**CERTIFIED COPY:** We hereby certify that this is the Original executed and notarized Final Order Imposing Fine/Claim of Lien which shall bear the original signature and seal of the undersigned notary public. This Certified Original may be recorded in the Public Records of Broward County and thereafter shall constitute a lien against the property pursuant to Florida Statutes, Section 162.09(3). The City shall retain the Original recorded lien on file for at least twenty (20) years.

DONE AND ORDERED this 23rd day of October, 2013.

*Dorothy Rich*

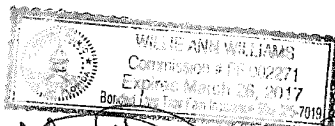
Dorothy Rich

Chairperson, Code Enforcement Board

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 7 day of November, 2013  
by Dorothy Rich



*Valerie Ann Williams*  
NOTARY PUBLIC, STATE OF FLORIDA

Personally known \_\_\_ or produced identification\_\_\_

Type of identification produced \_\_\_\_\_

40-38

**CLAIM OF LIEN**

**ORDER IMPOSING A FINE**

CODE ENFORCEMENT BOARD  
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved for Recording Information

CITY OF FORT LAUDERDALE  
Petitioner,

v.  
TREASURE, DERRICK  
Respondent(s)

CASE NO. CE01121402

I certify this document to be a true  
and correct copy of the original.

WITNESS MY HAND AND SEAL

on 10/26 20 02

  
Clerk, Code Enforcement Board/Special Master  
City of Fort Lauderdale, Fla.

That pursuant to Section 162.09 of the Florida Statutes, the City of Fort Lauderdale Code Enforcement Board ("Board"), 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 0208173110

Legal: MELROSE MANOR 40-32 B LOT 19 N 35 OF W 111 OF E 125, LOT 20 W 111 OF E 125, LOT 21 W 111 OF E 125 LESS EXT AREA FORMED BY A 25 RAD ARC

More commonly known as: 501 SW 27 AVE

2. That the Board did issue on the 22<sup>ND</sup> day of January, 2002, an order in the above captioned case commanding the above named respondent(s) to bring the violations specified in said Final Order into compliance on or before the 23<sup>rd</sup> day of March, 2002, or pay a fine in the amount of \$ 100 per day for each day of non-compliance thereafter.
3. That the respondent(s) did not comply with the Final Order on or before the date specified therein as evidenced by the Inspector filing an executed Affidavit of Non-Compliance with the Board.
4. It is the order of this Board that the fine specified in said Final Order is hereby confirmed and ratified, and shall accrue at the per diem specified until such time as the above named Respondent(s) shall comply with said Final Order, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
5. It is the Order of this Board that the fine shall constitute a lien against the above described real property.




Case No: CE01121402  
Property: 501 SW 27 AV

**LIEN AND FORECLOSURE NOTICE:**


Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 25<sup>th</sup> day of June, 2002.

  
Chairperson  
Code Enforcement Board

ATTEST:

  
Clerk, Code Enforcement Board

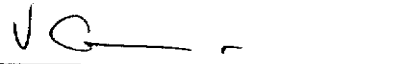
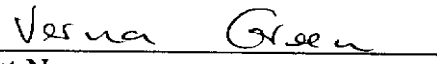
I certify this document to be a true and correct copy of the original.  
WITNESS MY HAND AND SEAL  
on June 20 02  
  
Clerk, Code Enforcement Board/Special Master  
City of Fort Lauderdale, Fla.


STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Alan Vordemeier, Chairperson of the Code Enforcement Board, know to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

WITNESS my hand and official seal in the County and State as aforesaid this 25<sup>th</sup> day of June, 2002.

This instrument prepared by:  
Lisa N. Hodapp, Esq.  
Assistant City Attorney  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, Florida 33301

  
NOTARY PUBLIC, State of Florida  
  
Print Name

My Commission Expires  
  
VERNA GREEN  
MY COMMISSION # CC 958619  
EXPIRES: August 3, 2004  
Bonded Thru Notary Public Underwriters

Return to:  
Verna Green  
Service Clerk  
Community Inspections Bureau  
City of Fort Lauderdale  
300 Northwest First Avenue  
Fort Lauderdale, Florida 33301  
(954) 828-4653

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

DATE: October 3rd, 2022  
PROPERTY ID # 494126-CJ-0970 (TD # 49114)

# WARNING

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

TREASURE, DERRICK  
2800 NW 56TH AVENUE # E-101  
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2800 NW 56 AVENUE #E-101, LAUDERHILL, FL 33313 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 .....\$4,429.90

Or

\* Estimated Amount due if paid by November 15, 2022 .....\$4,485.84

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

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

DATE: October 3rd, 2022  
PROPERTY ID # 494126-CJ-0970 (TD # 49114)

# WARNING

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

DLJ MORTGAGE CAPITAL, INC.  
11 MADISON AVE. CORP TAX DEPT  
NEW YORK, NY 10010

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2800 NW 56 AVENUE #E-101, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: October 3rd, 2022  
PROPERTY ID # 494126-CJ-0970 (TD # 49114)

# WARNING

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

DLJ MORTGAGE CAPITAL, INC. C/O SELECT PORTFOLIO SERVICING, INC.

3217 S. DECKER LAKE DRIVE  
SALT LAKE CITY, UT 84119

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2800 NW 56 AVENUE #E-101, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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Or

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

DATE: October 3rd, 2022  
PROPERTY ID # 494126-CJ-0970 (TD # 49114)

# WARNING

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

CITY OF FORT LAUDERDALE CODE ENFORCEMENT BOARD

100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2800 NW 56 AVENUE #E-101, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: October 3rd, 2022  
PROPERTY ID # 494126-CJ-0970 (TD # 49114)

# WARNING

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

CITY OF FORT LAUDERDALE CODE ENFORCEMENT UNIT

3800 INVERRARY BLVD.  
LAUDERHILL, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2800 NW 56 AVENUE #E-101, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

DATE: October 3rd, 2022  
PROPERTY ID # 494126-CJ-0970 (TD # 49114)

# WARNING

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

CITY OF FORT LAUDERDALE COMMUNITY INSPECTIONS BUREAU

300 NORTHWEST FIRST AVENUE  
FORT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2800 NW 56 AVENUE #E-101, LAUDERHILL, FL 33313 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 .....\$4,429.90

Or

\* Estimated Amount due if paid by November 15, 2022 .....\$4,485.84

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

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

DATE: October 3rd, 2022  
PROPERTY ID # 494126-CJ-0970 (TD # 49114)

# WARNING

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

CITY OF FORT LAUDERHILL CODE ENFORCEMENT UNIT

5581 W. OAKLAND PARK BLVD.  
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2800 NW 56 AVENUE #E-101, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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



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

DATE: October 3rd, 2022  
PROPERTY ID # 494126-CJ-0970 (TD # 49114)

# WARNING

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

CITY OF LAUDERHILL CODE ENFORCEMENT BOARD  
2000 CITY HALL DRIVE  
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2800 NW 56 AVENUE #E-101, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

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

DATE: October 3rd, 2022  
PROPERTY ID # 494126-CJ-0970 (TD # 49114)

# WARNING

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

BROOKFIELD SQUARE CONDOMINIUM, REGISTERED AGENT, O/B/O BROOKFIELD  
SQUARE CONDOMINIUM ASSOCIATION, INC.  
2800 NW 56TH AVE. C-205  
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2800 NW 56 AVENUE #E-101,  
LAUDERHILL, FL 33313 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  
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& 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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[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

DATE: October 3rd, 2022  
PROPERTY ID # 494126-CJ-0970 (TD # 49114)

# WARNING

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

CORPORATION SERVICE COMPANY, REGISTERED AGENT, O/B/O DLJ MORTGAGE  
CAPITAL, INC.  
1201 HAYS ST  
TALLAHASSEE, FL 32301

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LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY  
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LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

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

DATE: October 3rd, 2022  
PROPERTY ID # 494126-CJ-0970 (TD # 49114)

# WARNING

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CITY OF LAUDERHILL  
ATTN: ANA SANCHEZ  
5581 W OAKLAND PARK BLVD  
LAUDERHILL, FL 33313

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

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

DATE: October 3rd, 2022  
PROPERTY ID # 494126-CJ-0970 (TD # 49114)

# WARNING

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

TREASURE, ADRIAN  
2800 NW 56 AVE # E-101  
LAUDERHILL, FL 33313

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

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| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

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Total:

TD 49114 NOVEMBER 2022 WARNING

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TREASURE, DERRICK  
2800 NW 56TH AVENUE # E-101  
LAUDERHILL, FL 33313

Street

City

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

See Reverse for Instructions

7020 2450 0001 8159 8763

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
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Total P&C

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Sent To

Street or

City, State, ZIP+4®

**TD 49114 NOVEMBER 2022 WARNING**  
**DLJ MORTGAGE CAPITAL, INC.**  
**11 MADISON AVE. CORP TAX DEPT**  
**NEW YORK, NY 10010**

7020 2450 0001 8159 8790

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

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**Total**

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**Sent**

**Street**

**City, State**

**TD 49114 NOVEMBER 2022 WARNING**  
**DJ MORTGAGE CAPITAL, INC. C/O SELECT**  
**PORTFOLIO SERVICING, INC.**  
**3217 S. DECKER LAKE DRIVE**  
**SALT LAKE CITY, UT 84119**



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7020 2450 0001 8359 8813

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

Postmark  
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Postage

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Total P

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Sent To

Street

City, State, ZIP+4™

**TD 49114 NOVEMBER 2022 WARNING**  
**CITY OF FORT LAUDERDALE CODE ENFORCEMENT**  
**BOARD**  
**100 NORTH ANDREWS AVENUE**  
**FORT LAUDERDALE, FL 33301**

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

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- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Postage

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Total

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Sent

Size

City, State, ZIP+4®

**TD 49114 NOVEMBER 2022 WARNING**  
**CITY OF FORT LAUDERDALE CODE ENFORCEMENT**  
**UNIT**  
**3800 INVERRARY BLVD.**  
**LAUDERHILL, FL 33319**

7020 2450 0001 8159 8820

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- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Ac \_\_\_\_\_

Postmark  
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Postage

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Street

City, State, ZIP+4®

**TD 49114 NOVEMBER 2022 WARNING**  
**CITY OF FORT LAUDERDALE COMMUNITY**  
**INSPECTIONS BUREAU**  
**300 NORTHWEST FIRST AVENUE**  
**FORT LAUDERDALE, FL 33301**

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

See Reverse for Instructions

7020 2450 0001 8159 8837

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

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Total

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Sent:

Street

City, State, ZIP+4™

TO 49114 NOVEMBER 2022 WARNING  
CITY OF FORT LAUDERHILL CODE ENFORCEMENT  
UNIT  
5581 W. OAKLAND PARK BLVD.  
LAUDERHILL, FL 33313

7020 2450 0001 8159 8844

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

Postmark  
Here

Postage

\$ Total P&C

\$ Sent To

Street

City, State, ZIP+4®

**TD 49114 NOVEMBER 2022 WARNING**  
**CITY OF LAUDERHILL CODE ENFORCEMENT BOARD**  
**2000 CITY HALL DRIVE**  
**LAUDERHILL, FL 33313**

7020 2450 0001 8159 8851

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**OFFICIAL USE**

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

Postmark  
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Postage \$ \_\_\_\_\_  
Total P \$ \_\_\_\_\_  
Sent To \$ \_\_\_\_\_  
Street \$ \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

**TD 49114 NOVEMBER 2022 WARNINGS  
BROOKFIELD SQUARE CONDOMINIUM,  
REGISTERED AGENT  
O/B/O BROOKFIELD SQUARE CONDOMINIUM  
ASSOCIATION, INC.  
2800 NW 56<sup>TH</sup> AVENUE, G205  
LAUDERHILL, FL 33313**

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

**OFFICIAL HOLE**

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  
Here

Postage

\$

Total P

\$

Sent To

Street

City, State, ZIP+4\*

TO 49114 NOVEMBER 2022 WARNING  
CORPORATION SERVICE COMPANY, REGISTERED AGENT,  
O/B/O DJ MORTGAGE CAPITAL, INC.  
1201 HAYS ST  
TALLAHASSEE, FL 32301

7020 2450 0001 8159 8875

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

Postmark  
Here

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

**TD 49114 NOVEMBER 2022 WARNING**  
**CITY OF LAUDERHILL**  
**ATTN: ANA SANCHEZ**  
**5581 W OAKLAND PARK BLVD**  
**LAUDERHILL, FL 33313**

7020 2450 0001 8159 8882



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

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

**CONFIDENTIAL**

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

\$

Sent To

Street

City, St

**TO 49114 NOVEMBER 2022 WARNING**  
**TREASURE, ADRIAN**  
**2800 NW 56 AVE # E-101**  
**LAUDERHILL, FL 33313**

7020 2450 0001 8159 8899

**SENDER: COMPLETE THIS SECTION**

**COMPLETE THIS SECTION ON DELIVERY**

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

A. Signature

X

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

1. Article Addressed to:

TD 49114 NOVEMBER 2022 WARNINGS  
 BROOKFIELD SQUARE CONDOMINIUM,  
 REGISTERED AGENT  
 O/B/O BROOKFIELD SQUARE CONDOMINIUM  
 ASSOCIATION, INC.  
 2800 NW 56<sup>TH</sup> AVENUE, C205  
 LAUDERHILL, FL 33313



9590 9402 6992 1225 6702 85

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

2. Article Number (Transfer from service label)

7020 2450 0001 8159 8868

**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 49114 NOVEMBER 2022 WARNING  
CITY OF FORT LAUDERDALE CODE ENFORCEMENT  
BOARD  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301**



9590 9402 6992 1225 6703 39

2. Article Number (Transfer from service label)

7020 2450 0001 8159 8813

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *D. Ba*

- Agent
- Addressee

B. Received by (Printed Name)

*Cond ray*

C. Date of Delivery

*10/7*

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation 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 49114 NOVEMBER 2022 WARNING  
 DLJ MORTGAGE CAPITAL, INC. C/O SELECT  
 PORTFOLIO SERVICING, INC.  
 3217 S. DECKER LAKE DRIVE  
 SALT LAKE CITY, UT 84119



9590 9402 6992 1225 6703 46

2. Article Number (Transfer from service label)

7020 2450 0001 8159 8806

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

JODONNA JOE

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
- 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**

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

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 G. Burke 10/1/20

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

1. Article Addressed to:

**TD 49114 NOVEMBER 2022 WARNING**  
 CITY OF LAUDERHILL  
 ATTN: ANA SANCHEZ  
 5581 W OAKLAND PARK BLVD  
 LAUDERHILL, FL 33313



9590 9402 6992 1225 6702 61

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

2. Article Number (Transfer from earlier label)  
 7020 2450 0001 8159 8882

**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 49114 NOVEMBER 2022 WARNING  
 CITY OF FORT LAUDERHILL CODE ENFORCEMENT  
 UNIT  
 5581 W. OAKLAND PARK BLVD.  
 LAUDERHILL, FL 33313



9590 9402 6992 1225 6703 08

2. Article Number (Transfer from service label)

7020 2450 0001 8159 8844

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Handwritten Signature]*

Agent

Addressee

B. Received by (Printed Name)

*[Handwritten Name]*

C. Date of Delivery

*[Handwritten Date]*

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation™ Restricted Delivery

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON

- 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 49114 NOVEMBER 2022 WARNING**  
 DLJ MORTGAGE CAPITAL, INC.  
 11 MADISON AVE. CORP TAX DEPT  
 NEW YORK, NY 10010



9590 9402 6992 1225 6703 53

2. Article Number (Transfer from service label)

7020 2450 0001 8159 8790

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
- red Mail  
 red 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 49114 NOVEMBER 2022 WARNING  
 CITY OF LAUDERHILL CODE ENFORCEMENT BOARD  
 2000 CITY HALL DRIVE  
 LAUDERHILL, FL 33313



9590 9402 6992 1225 6702 92

2. Article Number (Transfer from service label)

7020 2450 0001 8159 8851

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*[Handwritten Name]*

C. Date of Delivery

*[Handwritten Date: 10-11-2022]*

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

3. Service Type

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



SEND TO: 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 49114 NOVEMBER 2022 WARNING  
 CORPORATION SERVICE COMPANY, REGISTERED AGENT,  
 O/B/O DLI MORTGAGE CAPITAL, INC.  
 1201 HAYS ST  
 TALLAHASSEE, FL 32301



9590 9402 6992 1225 6702 78

2. Article Number (Transfer from sender label)

7020 2450 0001 8159 8875

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Sheena Black

C. Date of Delivery

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

3. Service Type

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