

TitleExpress[®]

A service of Grant Street Group

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

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

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 07/08/2022

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

CERTIFICATE # 2019-7986

ACCOUNT # 494136BH0230

ALTERNATE KEY # 281968

TAX DEED APPLICATION # 49115

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:

Condominium Unit No. 310, LAKE PARK GARDENS #1, INC., A CONDOMINIUM, according to the Declaration thereof, as recorded in Official Records Book 3110, Page 823, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 4731 NW 10 COURT #310, PLANTATION FL 33313-6571

OWNER OF RECORD ON CURRENT TAX ROLL:

MARY E & PIERRE TASCHEREAU
PO BOX 21242
FORT LAUDERDALE, FL 33335-1242

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

MARY ELIZABETH TASCHEREAU AND PIERRE TASCHEREAU OR: 39682, Page: 1688
4731 NW 10TH COURT, UNIT 310
PLANTATION, FL 33313 (Per Deed)

MORTGAGE HOLDER OF RECORD:

AMERICAN BROKERS CONDUIT OR: 39680, Page: 1005
520 BROADHOLLOW ROAD
MELVILLE, NY 11747 (Per Mortgage. No Sunbiz record found)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
PO BOX 2026
FLINT, MI 48501-2026 (Per Mortgage)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
5660 NEW NORTHSIDE DRIVE NW 3RD FLOOR
ATLANTA, GA 30328 (Per Sunbiz)

C T CORPORATION SYSTEM, REGISTERED AGENT,
O/B/O MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324 (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)

LAKE PARK GARDENS #1, INC. A CONDOMINIUM
C/O PHOENIX MANAGEMENT SERVICES
7680 NOB HILL RD
TAMARAC, FL 33321 (Per Sunbiz. Declaration in 3110-823)

LAKE PARK GARDENS#1 CONDO ASSOCIATION, REGISTERED AGENT,
O/B/O LAKE PARK GARDENS #1, INC. A CONDOMINIUM
4731 NW 10CT APT 104
PLANTATION, FL 33313 (Per Sunbiz)

LAKE PARK GARDENS RECREATION BUILDING, LLC
625 HIBISCUS DRIVE
HALLANDALE BEACH, FL 33009 (Per Sunbiz. Recreation Association)

EDWARD F. HOLODAK, P.A., REGISTERED AGENT,
O/B/O LAKE PARK GARDENS RECREATION BUILDING, LLC
3326 NE 33 STREET
FT. LAUDERDALE, FL 33308 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 36 BH 0230

CURRENT ASSESSED VALUE: \$42,540

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 21133, Page: 638

Warranty Deed

OR: 37379, Page: 1278

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 #49115

**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 PLANTATION ATTN ANNA C OTINIANO FINANCE DIRECTOR 400 NW 73 AVE PLANTATION, FL 33317	TASCHEREAU, MARY E 4731 NW 10TH CT APT 310 PLANTATION, FL 33313-6571	TASCHEREAU, PIERRE 4731 NW 10 COURT #310 PLANTATION, FL 33313-6571	TASCHEREAU, MARY E PO BOX 21242 FORT LAUDERDALE, FL 33335-1242
TASCHEREAU, PIERRE PO BOX 21242 FORT LAUDERDALE, FL 33335-1242	EDWARD F. HOLODAK, P.A., REGISTERED AGENT, O/B/O LAKE PARK GARDENS RECREATION BUILDING, LLC 3326 NE 33 STREET FT. LAUDERDALE, FL 33308	LAKE PARK GARDENS #1, INC. A CONDOMINIUM C/O PHOENIX MANAGEMENT SERVICES 7680 NOB HILL RD TAMARAC, FL 33321	LAKE PARK GARDENS RECREATION BUILDING, LLC 625 HIBISCUS DRIVE HALLANDALE BEACH, FL 33009
LAKE PARK GARDENS#1 CONDO ASSOCIATION, REGISTERED AGENT, O/B/O LAKE PARK GARDENS #1, INC. A CONDOMINIUM 4731 NW 10CT APT 104 PLANTATION, FL 33313	C T CORPORATION SYSTEM, REGISTERED AGENT, O/B/O MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324	AMERICAN BROKERS CONDUIT 520 BROADHOLLOW ROAD MELVILLE, NY 11747	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. PO BOX 2026 FLINT, MI 48501-2026
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 5660 NEW NORTHSIDE DRIVE NW 3RD FLOOR ATLANTA, GA 30328			

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**

5

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49115

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: 494136-BH-0230
Certificate Number: 7986
Date of Issuance: 05/26/2020
Certificate Holder: ATCF II FLORIDA-A LLC
Description of Property: LAKE PARK GARDENS #1 INC CONDO
UNIT 310
PER CDO BK/PG: 3110/823

Name in which assessed: TASCHEREAU, MARY E & PIERRE
Legal Titleholders: TASCHEREAU, MARY E & PIERRE
PO BOX 21242
FORT LAUDERDALE, FL 33335-1242

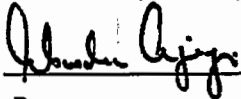
All of said property being in the County of Broward, State of Florida.

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

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

Dated this 5th day of August, 2022.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 10/13/2022, 10/20/2022, 10/27/2022 & 11/03/2022
Minimum Bid: 3079.44

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49115

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: 494136-BH-0230

Certificate Number: 7986

Date of Issuance: 05/26/2020

Certificate Holder: ATCF II FLORIDA-A LLC

Description of Property: LAKE PARK GARDENS #1 INC CONDO
UNIT 310
PER CDO BK/PG: 3110/823

Condominium Unit No. 310, LAKE PARK GARDENS #1, INC., A
CONDOMINIUM, according to the Declaration thereof, as recorded in
Official Records Book 3110, Page 823, of the Public Records of
Broward County, Florida.

Name in which assessed: TASCHEREAU, MARY E & PIERRE

Legal Titleholders: TASCHEREAU, MARY E & PIERRE

PO BOX 21242

FORT LAUDERDALE, FL 33335-1242

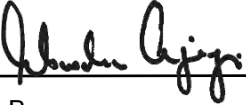
All of said property being in the County of Broward, State of Florida.

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: 3445.44

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 // 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

49115
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 7986

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

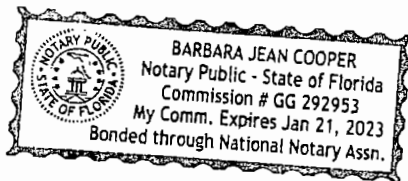
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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 49115**

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: 494136-BH-0230
Certificate Number: 7986
Date of Issuance: 05/26/2020
Certificate Holder:
ATCF II FLORIDA-A LLC
Description of Property:
LAKE PARK GARDENS #1 INC
CONDO
UNIT 310
PER CDO BK/PG: 3110/823
Condominium Unit No. 310; LAKE
PARK GARDENS #1, INC., A
CONDOMINIUM, according to the
Declaration thereof, as recorded
in Official Records Book 3110,
Page 823, of the Public Records
of Broward County, Florida.
Name in which assessed:
TASCHEREAU, MARY E & PIERRE
Legal Titleholders:
TASCHEREAU, MARY E & PIERRE
PO BOX 21242
FORT LAUDERDALE,
FL 33335-1242

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: 3445.44
401-314

10/13-20-27 11/3 22-20/0000623624B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22038241

Broward County, FL VS Mary E. Taschereau and/or Pierre Taschereau

RETURN OF SERVICE



Court Case # TD 49115

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: **Mary E. Taschereau and/or Pierre Taschereau 4731 NW 10 Court #310 Plantation FL 33313**

Served:

Not Served:

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

Date: 10/06/2022 Time: 8:49 AM

On Mary E. Taschereau and/or Pierre Taschereau 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 8:49am 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 and clicking on the icon "Service Inquiry"

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

By:

D.S.

R. Murray, #10647

RECEIPT INFORMATION

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

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494136-BH-0230 (TD #49115)

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by October 31, 2022\$3,403.73

Or

* Amount due if paid by November 15, 2022\$3,445.44

*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

PLEASE SERVE THIS ADDRESS OR LOCATION

TASCHEREAU, MARY E AND/OR
TASCHEREAU PIERRE
4731 NW 10 COURT a#310
PLANTATION, 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
LAKE PARK GARDENS #1, INC. A CONDOMINIUM

Filing Information

Document Number	709610
FEI/EIN Number	59-1147871
Date Filed	09/20/1965
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/27/2014
Event Effective Date	NONE

Principal Address

4731 NW 10CT
PLANTATION, FL 33313

Changed: 03/28/2022

Mailing Address

c/o Phoenix Management Services
7680 Nob Hill Rd.
Tamarac, FL 33321

Changed: 03/28/2022

Registered Agent Name & Address

LAKE PARK GARDENS#1 CONDO ASSOCIATION
4731 NW 10CT
APT 104
PLANTATION, FL 33313

Name Changed: 01/25/2016

Address Changed: 01/25/2016

Officer/Director Detail

Name & Address

Title President

LEBRON, JOSE
c/o Phoenix Management Services
7680 Nob Hill Rd.
Tamarac, FL 33321

Title Secretary

Senior, Clare
c/o Phoenix Management Services
7680 Nob Hill Rd.
Tamarac, FL 33321

Title Treasurer

RAMNARINE, RALPH
c/o Phoenix Management Services
7680 Nob Hill Rd.
Tamarac, FL 33321

Title Director

LEON, CARIDAD
c/o Phoenix Management Services
7680 Nob Hill Rd.
Tamarac, FL 33321

Title Director

RAMNARINE, MALTIE
c/o Phoenix Management Services
7680 Nob Hill Rd.
Tamarac, FL 33321

Annual Reports

Report Year	Filed Date
2020	02/02/2020
2021	03/24/2021
2022	03/28/2022

Document Images

03/28/2022 -- ANNUAL REPORT	View image in PDF format
03/24/2021 -- ANNUAL REPORT	View image in PDF format
02/02/2020 -- ANNUAL REPORT	View image in PDF format
02/14/2019 -- ANNUAL REPORT	View image in PDF format
02/03/2018 -- ANNUAL REPORT	View image in PDF format
02/12/2017 -- ANNUAL REPORT	View image in PDF format
09/10/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format

04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
02/24/2014 -- Reg. Agent Resignation	View image in PDF format
01/27/2014 -- Amendment	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
10/26/2012 -- Amendment	View image in PDF format
09/04/2012 -- Reg. Agent Change	View image in PDF format
08/21/2012 -- Amendment	View image in PDF format
08/15/2012 -- Amendment	View image in PDF format
03/30/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- Amendment	View image in PDF format
09/22/2011 -- Amendment	View image in PDF format
09/08/2011 -- ANNUAL REPORT	View image in PDF format
02/06/2011 -- REINSTATEMENT	View image in PDF format
04/18/2008 -- ANNUAL REPORT	View image in PDF format
01/26/2007 -- ANNUAL REPORT	View image in PDF format
01/11/2006 -- ANNUAL REPORT	View image in PDF format
05/26/2005 -- REINSTATEMENT	View image in PDF format
05/28/2002 -- ANNUAL REPORT	View image in PDF format
05/16/2001 -- ANNUAL REPORT	View image in PDF format
05/09/2000 -- ANNUAL REPORT	View image in PDF format
03/02/1999 -- ANNUAL REPORT	View image in PDF format
02/03/1998 -- ANNUAL REPORT	View image in PDF format
05/15/1997 -- ANNUAL REPORT	View image in PDF format
04/24/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company
LAKE PARK GARDENS RECREATION BUILDING, LLC

Filing Information

Document Number	L10000103970
FEI/EIN Number	APPLIED FOR
Date Filed	10/05/2010
Effective Date	10/05/2010
State	FL
Status	ACTIVE

Principal Address

625 HIBISCUS DRIVE
HALLANDALE BEACH, FL 33009

Changed: 08/20/2021

Mailing Address

625 HIBISCUS DRIVE
HALLANDALE BEACH, FL 33009

Changed: 08/20/2021

Registered Agent Name & Address

Edward F. Holodak, P.A.
3326 NE 33 Street
Ft Lauderdale, FL 33308

Name Changed: 08/20/2021

Address Changed: 08/20/2021

Authorized Person(s) Detail

Name & Address

Title MGR

Lake Park Properties Mgmt, LLC
625 HIBISCUS DRIVE
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2021	01/11/2021
2021	08/20/2021
2022	02/01/2022

Document Images

02/01/2022 -- ANNUAL REPORT	View image in PDF format
08/20/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/16/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
01/16/2017 -- ANNUAL REPORT	View image in PDF format
04/04/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
05/01/2013 -- ANNUAL REPORT	View image in PDF format
05/01/2012 -- ANNUAL REPORT	View image in PDF format
04/30/2011 -- ANNUAL REPORT	View image in PDF format
10/05/2010 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Foreign Profit Corporation

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Filing Information

Document Number F21000005638

FEI/EIN Number NONE

Date Filed 10/01/2021

State DE

Status ACTIVE

Principal Address

5660 NEW NORTHSIDE DRIVE NW 3RD FLOOR
ATLANTA, GA 30328

Mailing Address

5660 NEW NORTHSIDE DRIVE NW 3RD FLOOR
ATLANTA, GA 30328

Registered Agent Name & Address

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

Officer/Director Detail

Name & Address

Title DP

MCENTEE, CHRIS
5660 NEW NORTHSIDE DRIVE NW 3RD FLOOR
ATLANTA, GA 30328

Title D

KRAMER, EDWARD
5660 NEW NORTHSIDE DRIVE NW 3RD FLOOR
ATLANTA, GA 30328

Title VPDS

URDYKOWSKI, ANDREW

5660 NEW NORTHSIDE DRIVE NW 3RD FLOOR
ATLANTA, GA 30328

Title S

HORTSKAMP, SHARON
5660 NEW NORTHSIDE DRIVE NW 3RD FLOOR
ATLANTA, GA 30328

Title T

HUNTER, MARTIN
5660 NEW NORTHSIDE DRIVE NW 3RD FLOOR
ATLANTA, GA 30328

Title D

GOONE, DAVID
353 NORTH CLARK ST
CHICAGO, IL 60654

Annual Reports

No Annual Reports Filed

Document Images

[10/01/2021 -- Foreign Profit](#)

[View image in PDF format](#)

Prepared by:
SUSAN HURST
COLONIAL TITLE OF PLANTATION
7301 N.W. 4TH STREET
SUITE 109
PLANTATION, FL 33317
FILE NO.: 991389

93/399 CTP1
RECORD AND RETURN TO:
COLONIAL TITLE
OF PLANTATION, INC.
7301 NORTHWEST 4th STREET
SUITE 109
PLANTATION, FLORIDA 33317

93-401840 T8001
09-17-93 01:11 PM
112.00
DOC. STAMPS-DEED
REC'D, BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

TAX FOLIO CONTROL
NO.: 9136 BT 023

[Space Above This Line for Recording Data]

WARRANTY DEED

This indenture made this 16th day of September, 1993 BETWEEN DOROTHY E. WATT, an unmarried widow as Sellers of GRANTOR*, whose Post Office Address is 2750 SE OCEAN BLVD #305 * and ALICE BURGESS, a single woman, as GRANTEE*, of 4731 N.W. 10TH COURT, #310, PLANTATION, FLORIDA 33313 * STUART, FL 34916

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$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 grantee and grantee's heirs forever the following described land located in the County of BROWARD, State of Florida, to-wit:

Unit No. 310, also known as Apartment No. 310, in that Condominium designated as LAKE PARK GARDENS #1, INC., a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3110, at Page 823, of the Public Records of Broward County, Florida, as amended, together with an undivided share in the common elements and appurtenances thereto.

SUBJECT TO:(1) Taxes for the year 1993 and subsequent years; (2) Zoning and/or restrictions and prohibitions imposed by governmental authority; (3) Restrictions, easements and other matters appearing in the public records.

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

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Douglas M. Watt
DOUGLAS M. WATT
PRINT NAME

Dorothy E. Watt
DOROTHY E. WATT

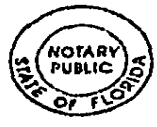
Kathryn A. Riggs
KATHRYN A. RIGGS
PRINT NAME

COUNTY OF BROWARD X MARTIN
STATE OF FLORIDA

I HEREBY CERTIFY that on this 16th day of September, 1993, before me, an officer duly qualified to take acknowledgements, personally appeared: DOROTHY E. WATT to me known to be the persons described in and who executed the foregoing instrument, or who has produced personally known as identification and acknowledged before me that they executed the same.

Leslie E. Villars
LESLIE E. VILLARS

NOTARY PUBLIC
COMMISSION EXPIRATION:



LESLIE ELLEN VILLARS
My Comm Exp. 12/02/96
Bonded By Service Ins
No. CC243863
 Personally Known Other I.D.

BK21133PG0638

3
18

Prepared by:
SUSAN HURST
COLONIAL TITLE OF PLANTATION
7301 N.W. 4TH STREET
SUITE 109
PLANTATION, FL 33317
FILE NO.: 891599

931399 2791
RECORD AND RETURN TO:
COLONIAL TITLE
OF PLANTATION, INC.
7301 NORTHWEST 4th STREET
SUITE 109
PLANTATION, FLORIDA 33317

TAX FOLIO CONTROL
NO.: 9136BH023

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WARRANTY DEED

This Indenture made this 16th day of September, 1993 BETWEEN DONALD R. WATT, a married man, joined by, and DENISE R. WATT, his wife, as Grantors, whose Post Office Address is 2401 Live Oak Rd., Harnsburg, NC 28076 and ALICE BURGESS, a single woman, as GRANTEE, of 4731 N.W. 10TH COURT, #310, PLANTATION, FLORIDA 33313

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$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 grantee and grantee's heirs forever the following described land located in the County of BROWARD, State of Florida, to-wit:

Unit No. 310, also known as Apartment No. 310, in that Condominium designated as LAKE PARK GARDENS #1, INC., a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3110, at Page 823, of the Public Records of Broward County, Florida, as amended, together with an undivided share in the common elements and appurtenances thereto.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years; (2) Zoning and/or restrictions and prohibitions imposed by governmental authority; (3) Restrictions, easements and other matters appearing in the public records.

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

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Diana Priole-Basham

Donald R. Watt
DONALD R. WATT

Diana Priole-Basham

PRINT NAME

Ronald R. Seiber

Denise R. Watt
DENISE R. WATT

RONALD R. SEIBER

PRINT NAME

COUNTY OF BROWARD Cabarrus
STATE OF FLORIDA NORTH CAROLINA

I HEREBY CERTIFY that on this 16th day of September, 1993, before me, an officer duly qualified to take acknowledgements, personally appeared: DONALD R. WATT and DENISE R. WATT to me known to be the persons described in and who executed the foregoing instrument, or who has produced Denise Priole as identification and acknowledged before me that they executed the same.

Diana Priole-Basham

NOTARY PUBLIC My Commission Expires Jan 21, 1997
COMMISSION EXPIRATION:

DOCUMENTARY STAMPS BEING PAID ON WARRANTY DEED
DATED 9/16/93 FROM DOROTHY E. WATT, GRANTOR TO
ALICE BURGESS, A SINGLE WOMAN WHICH CONVEYS SAME
PROPERTY AS THIS DEED AND HAS EQUAL DIGNITY.

BK 21133 PG 0639

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ALICE J. BURGESS
HAVE BEEN APPROVED BY LAKE PARK GARDENS #1 INC.
A FLORIDA CORPORATION NOT FOR PROFIT,
AS THE PURCHASERS OF THE FOLLOWING DESCRIBED REAL PROPERTY IN
BROWARD COUNTY, FLORIDA:

4731 NW 10 Court Apt 310
Plantation, FL 33313

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 8TH DAY OF SEPTEMBER, 1993.

ATTEST: [Signature] SECRETARY Janet DeHaut
BY William Foltz (SEAL)
PRESIDENT

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 8
day of Sept, 1993 by William Foltz, President and
Janet DeHaut, Secretary, respectively of Lake Park Gardens
#1, a Florida not for profit corporation, on
behalf of the corporation. William Foltz is
personally known to me or has produced
as identification and did not take an oath. Janet DeHaut
personally known to me or has produced
as identification and did not take an oath.

Arlene Barnett (SEAL)
Notary Sign



Typed, Printed or Stamped Name of Notary

Commission Number

1899
RECORD AND RETURN TO:
COLONIAL TITLE
Or PLANTATION, INC.
7301 NORTHWEST 4th STREET
SUITE 109
PLANTATION, FLORIDA 33317

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

BK 21133PG0640

PLEASE RETURN TO:

Shepard & Leskar, P.A.
100 NW 70th Avenue
Plantation, FL 33317
04-1705 Cotton

Prepared by and return to:
David W. Leskar
Buyer's Title, Inc.
100 NW 70th Avenue
Plantation, FL

Parcel Identification Number: 9136-BH-0230

File Number: 04-1705

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Warranty Deed

This Warranty Deed, made this **16th Day of April, 2004** between **Alice Burgess, a single woman** whose post office address is: **7 Espanola Lane, Port Saint Lucie, FL 34952**, grantor, and **James R. Cotton, a single man** whose post office address is **4731 NW 10 Court Apt 310 Plantation FL 33313** grantee:

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

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 land, situate, lying and being in **Broward County, Florida**, to wit:

Condominium Unit No. 310, LAKE PARK GARDENS #1, INC., A CONDOMINIUM, according to the Declaration thereof, as recorded in Official Records Book 3110, Page 823, of the Public Records of Broward County, Florida.

Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, reservations, limitations, easements of record, if any, provided that this shall not serve to reimpose the same; and all applicable building and zoning regulations and ordinances imposed by applicable governmental authorities.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

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:

Betty Pleas
Witness Name: BETTY PLEAS

Alice J. Burgess (Seal)
Alice Burgess

Suzette J. Hintz
Witness Name: Suzette J. Hintz

State of FLORIDA
County of BROWARD

The foregoing instrument was acknowledged before me this 16th Day of April, 2004 by: Alice Burgess, a single woman who [] is personally known to me or [X] who has produced a drivers license as Identification.

(Notary Seal)



Cher Darville
Commission # DD270945
Expires: Dec. 1, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Cher Darville
Notary Public
Printed Name: _____
My Commission Expires: _____

CERTIFICATE OF APPROVAL

This is to verify that James R. Cotton has been approved by Lake Park Gardens NO. 1, Inc. a corporation not for profit, as the Owner of the following described real property in Broward County, FL;

4731 NW 10th Ct. #³¹⁰
Plantation, FL 33313

This approval has been given pursuant to the provisions of the Declaration of Covenants and Restrictions of such Association.

Dated; This 15 day of April, 2004, ~~2001~~

Lake Park Gardens NO. 1, Inc.

Cher Darville
Witness

By Rolph Ramnarine
Title: President

Sandy Miranda
Witness

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15th day of April, 2004, by Ralph Ramnarine, President.

Cher Darville
Notary



Cher Darville
Commission # DD270945
Expires: Dec. 1, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Return To:
American Brokers Conduit
520 Broadhollow Road
Melville, NY 11747

This instrument was prepared by:
Sandra Rose
1060 Maitland Center Commo
Suite 230
Maitland, FL
32751

MORTGAGE

MIN 100024200008225746

THIS MORTGAGE is made this 3rd day of May, 2005, between the Mortgagor, MARY ELIZABETH TASCHEREAU, A MARRIED WOMAN JOINT BY HER HUSBAND PIERRE TASCHEREAU

1818 RODMAN STREET, UNIT 4K Hollywood, FL 33020, whose address is (herein "Borrower"), and the Mortgagee, Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). 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. American Brokers Conduit

existing under the laws of State of New York ("Lender") is organized and 520 Broadhollow Road, Melville, NY 11747, and has an address of

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S.\$ 13,400.00 which indebtedness is evidenced by Borrower's note dated May 3, 2005 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2020;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 of Broward State of Florida:
PLEASE SEE ATTACHED TITLE REPORT

which has the address of 4731 NW 10TH COURT, UNIT 310 [Street], Plantation [City], Florida 33313 [ZIP Code] (herein "Property Address");

FLORIDA - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT WITH MERS

DOC #: 328671 UM51 0204 APPL #: 0000822574 Page 1 of 5
VMP MORTGAGE FORMS - (800)521-7291

Initials: *NET* *PT*
Form 3810
Amended 2/01



TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Mortgage; 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 or canceling this Mortgage.

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 covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

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

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. Hazard 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 such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

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.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

10. 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 Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

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 delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

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

17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, 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 nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, court costs, and costs of documentary evidence, abstracts and title reports.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees and court costs; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

21. Attorneys' Fees. As used in this Mortgage and in the Note, "attorneys' fees" shall include attorneys' fees, if any, which may be awarded by an appellate court.

**REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST**


Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.


IN WITNESS WHEREOF, Borrower has executed this Mortgage.

NOTICE TO BORROWER

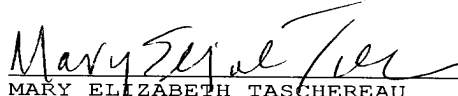
Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed, sealed and delivered in the presence of:




Anthony S. Adelson


Nelson Suarez



MARY ELIZABETH TASCHEREAU
1818 RODMAN STREET
UNIT 4K
Hollywood, FL 33020


PIERRE TASCHEREAU

(Seal)
-Borrower

(Seal)
-Borrower

(Address)

(Address)

(Seal)
-Borrower

(Seal)
-Borrower

(Address)

(Address)

(Seal)
-Borrower

(Seal)
-Borrower

(Address)

(Address)

(Sign Original Only)

STATE OF FLORIDA, BROWARD

County ss:

The foregoing instrument was acknowledged before me this May 3, 2005
MARY ELIZABETH TASCHEREAU AND PIERRE TASCHEREAU

by

who is personally known to me or who has produced FL Drivers License as identification.



Anthony S. Adelson
Commission #DD261987
Expires: Oct 26, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

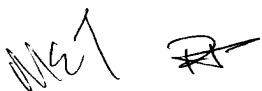


Notary Public

Exhibit A

Condominium Unit No. 310, LAKE PARK GARDENS #1, INC., A CONDOMINIUM, according to the Declaration thereof, as recorded in O.R. Book 3110, Page 823, of the Public Records of Broward County, Florida.

Parcel Identification Number: 4941-36-BH-0230

Handwritten signature and initials in black ink, appearing to be 'MGT' followed by a stylized 'R'.

CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 3rd day of May, 2005, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to MARY ELIZABETH TASCHEREAU, A MARRIED WOMAN

(the "Lender") of the same date and covering the property described in the Security Instrument and located at: 4731 NW 10TH COURT, UNIT 310, Plantation, 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:

LAKE PARK GARDENS 1 CONDO

[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. Hazard 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,

DOC #: 321921 APPL #: 0000822574
MULTISTATE CONDOMINIUM RIDER - Single Family/Second Mortgage

VMP-208R (0003) UM31 0003/99

Page 1 of 3

Initials: *WKT* *RS*

VMP MORTGAGE FORMS - (800)521-7291



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, then: (i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of the yearly premium installments for hazard insurance on the Property; and (ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard 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 hazard insurance coverage provided by the master or blanket policy.

In the event of a distribution of hazard 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 Uniform Covenant 9.

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.

DOC #:321922

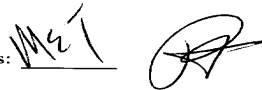
APPL #:0000822574

 -208R (0003)

UM31 0003

Page 2 of 3

Initials:



3/99

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

Mary Elizabeth Taschereau

MARY ELIZABETH TASCHEREAU (Seal)
-Borrower

(Seal)
-Borrower

Pierre Taschereau

PIERRE TASCHEREAU (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

DOC #:321923

APPL #:0000822574



-208R (0003)

UM31 0003

Page 3 of 3

3/99

1-4 FAMILY RIDER (Assignment of Rents)

THIS 1-4 FAMILY RIDER is made this 3rd day of May, 2005, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to American Brokers Conduit

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: 4731 NW 10TH COURT, UNIT 310, Plantation, 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."

DOC #:319831

APPL #:0000822574

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

Initials: MEJ [Signature]
Form 3170 1/01

VMP-57R (0008)

UM31 0008

Page 1 of 4

VMP MORTGAGE FORMS - (800)521-7291



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)

DOC #:319832

APPL #:0000822574

 57R (0008)

Page 2 of 4

Initials:

MEI



Form 3170 1/01

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.

DOC #:319833

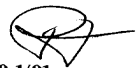
APPL #:0000822574

-57R (0008)

Page 3 of 4

Initials:





Form 3170 1/01

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



MARY ELIZABETH TASCHEREAU -Borrower

(Seal)
-Borrower



PIERRE TASCHEREAU -Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

Prepared by and return to:

Law Offices of Anthony S. Adelson, P.A.
2100 East Hallandale Bch Blvd. Suite 400
Hallandale, FL 33009
954-458-9238
File Number: 05-2007

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of May, 2005 between **James R. Cotton, a single man** whose post office address is 3040 NE 16th Avenue Unit A-111 Oakland Park, FL 33384, grantor, and **Mary Elizabeth Taschereau and Pierre Taschereau, wife and husband** whose post office address is 4731 NW 10th Court, Unit 310, Plantation, FL 33313, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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. 310, LAKE PARK GARDENS #1, INC., A CONDOMINIUM, according to the Declaration thereof, as recorded in O.R. Book 3110, Page 823, of the Public Records of Broward County, Florida.

Parcel Identification Number: 4941-36-BH-0230

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2004**.

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

DoubleTimes

2

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Anthony S. Adelson
[Signature]
Witness Name: Nelson Sancer

James R. Cotton (Seal)
James R. Cotton

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 2nd day of May, 2005 by James R. Cotton, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Anthony S. Adelson
Commission #DD261987
Expires: Oct 26, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

[Signature]
Notary Public
Printed Name: Anthony S. Adelson
My Commission Expires: 10/26/2007

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

DATE: October 3rd, 2022
PROPERTY ID # 494136-BH-0230 (TD # 49115)

WARNING

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

TASCHEREAU, MARY E
4731 NW 10TH CT APT 310
PLANTATION, FL 33313-6571

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4731 NW 10 COURT #310, PLANTATION 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\$3,403.73

Or

* Estimated Amount due if paid by November 15, 2022\$3,445.44

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

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

DATE: October 3rd, 2022
PROPERTY ID # 494136-BH-0230 (TD # 49115)

WARNING

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AMERICAN BROKERS CONDUIT
520 BROADHOLLOW ROAD
MELVILLE, NY 11747

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

DATE: October 3rd, 2022
PROPERTY ID # 494136-BH-0230 (TD # 49115)

WARNING

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MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

PO BOX 2026
FLINT, MI 48501-2026

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4731 NW 10 COURT #310, PLANTATION 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

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

DATE: October 3rd, 2022
PROPERTY ID # 494136-BH-0230 (TD # 49115)

WARNING

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MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

5660 NEW NORTHSIDE DRIVE NW 3RD FLOOR
ATLANTA, GA 30328

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4731 NW 10 COURT #310, PLANTATION 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 # 494136-BH-0230 (TD # 49115)

WARNING

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C T CORPORATION SYSTEM, REGISTERED AGENT, O/B/O MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

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PLANTATION FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY
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BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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- Or
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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

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

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

DATE: October 3rd, 2022
PROPERTY ID # 494136-BH-0230 (TD # 49115)

WARNING

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

EDWARD F. HOLODAK, P.A., REGISTERED AGENT, O/B/O LAKE PARK GARDENS
RECREATION BUILDING, LLC
3326 NE 33 STREET
FT. LAUDERDALE, FL 33308

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4731 NW 10 COURT #310,
PLANTATION 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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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
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THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO
REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

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

- * Estimated Amount due if paid by October 31, 2022\$3,403.73
- Or
- * Estimated Amount due if paid by November 15, 2022\$3,445.44

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

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

DATE: October 3rd, 2022
PROPERTY ID # 494136-BH-0230 (TD # 49115)

WARNING

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LAKE PARK GARDENS #1, INC. A CONDOMINIUM C/O PHOENIX MANAGEMENT SERVICES
7680 NOB HILL RD
TAMARAC, FL 33321

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

DATE: October 3rd, 2022
PROPERTY ID # 494136-BH-0230 (TD # 49115)

WARNING

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LAKE PARK GARDENS RECREATION BUILDING, LLC
625 HIBISCUS DRIVE
HALLANDALE BEACH, FL 33009

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

DATE: October 3rd, 2022
PROPERTY ID # 494136-BH-0230 (TD # 49115)

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LAKE PARK GARDENS#1 CONDO ASSOCIATION, REGISTERED AGENT, O/B/O LAKE
PARK GARDENS #1, INC. A CONDOMINIUM
4731 NW 10CT APT 104
PLANTATION, FL 33313

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

DATE: October 3rd, 2022
PROPERTY ID # 494136-BH-0230 (TD # 49115)

WARNING

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CITY OF PLANTATION
ATTN ANNA C OTINIANO
FINANCE DIRECTOR
400 NW 73 AVE
PLANTATION, FL 33317

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

DATE: October 3rd, 2022
PROPERTY ID # 494136-BH-0230 (TD # 49115)

WARNING

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TASCHEREAU, MARY E
PO BOX 21242
FORT LAUDERDALE, FL 33335-1242

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DATE: October 3rd, 2022
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TASCHEREAU, PIERRE
4731 NW 10 COURT #310
PLANTATION, FL 33313-6571

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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TASCHEREAU, PIERRE
PO BOX 21242
FORT LAUDERDALE, FL 33335-1242

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

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Postage	\$ _____
Total	\$ TD 49115 NOVEMBER 2022 WARNING
Sent to	TASCHEREAU, MARY E
Street	4731 NW 10TH CT APT 310
City, State, ZIP+4	PLANTATION, FL 33313-6571

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TD 49115 NOVEMBER 2022 WARNING
AMERICAN BROKERS CONDUIT
520 BROADHOLLOW ROAD
MELVILLE, NY 11747

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Sent To
Street &
City, St

TD 49115 NOVEMBER 2022 WARNING
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
PO BOX 2026
FLINT, MI 48501-2026

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City, State, ZIP+4®

TD 49115 NOVEMBER 2022 WARNING
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
5660 NEW NORTHSIDE DRIVE NW 3RD FLOOR
ATLANTA, GA 30328

7020 2150 0001 8159 0880

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

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City, State, ZIP+4®

TD 49115 NOVEMBER 2022 WARNING
C T CORPORATION SYSTEM, REGISTERED AGENT,
O/B/O MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

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

See Reverse for Instructions

7020 2450 0001 8159 8097

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Sent To

Street and

City, State, _____

TD 49116 NOVEMBER 2022 WARNING
EDWARD F. HOLODAK, P.A., REGISTERED AGENT, O/B/O
LAKE PARK GARDENS RECREATION BUILDING, LLC
3326 NE 33 STREET
FT. LAUDERDALE, FL 33308

7202 2722 0000 0403 0403 7271

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TD 49115 NOVEMBER 2022 WARNING
LAKE PARK GARDENS #1, INC. A CONDOMINIUM C/O
PHOENIX MANAGEMENT SERVICES
7680 NOB HILL RD
TAMARAC, FL 33321

702J 2720 000J 0403 728A

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Postage

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Total Pk

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Street

City, State, ZIP+4®

TO 49115 NOVEMBER 2022 WARNING
LAKE PARK GARDENS RECREATION BUILDING, LLC
625 HIBISCUS DRIVE
HALLANDALE BEACH, FL 33009

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City, State

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REGISTERED AGENT, O/B/O LAKE PARK GARDENS #1,
INC. A CONDOMINIUM
4731 NW 10CT APT 104
PLANTATION, FL 33313

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

See Reverse for Instructions

7021 2720 0001 0403 7301

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Street

City, State, ZIP+4

TD 49115 NOVEMBER 2022 WARNING

CITY OF PLANTATION

ATTN ANNA C OTINIANO

FINANCE DIRECTOR

400 NW 73 AVE

PLANTATION, FL 33317

PS Form 3800, April 2015 PSN 7531-02-000-9017

See Reverse for Instructions

7021 2720 0001 0403 7318

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

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

OFFICIAL USE

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

Postmark
Here

Postage

\$

Total **TD 49115 NOVEMBER 2022 WARNING**

\$

Sent

TASCHEREAU, PIERRE

PO BOX 21242

Street

FORT LAUDERDALE, FL 33335-1242

City, State, ZIP+4®

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

See Reverse for Instructions

7021 2720 0001 0403 7325

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total P

\$

Sent To

Street a

City, State, ZIP+4®

TD 49115 NOVEMBER 2022 WARNING

TASCHEREAU, PIERRE

4731 NW 10 COURT #310

PLANTATION, FL 33313-6571

7027 2722 0202 0403 7332
E040 T000 0222 T202

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

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

OFFICIAL USE

7021 2720 0001 0403 7349

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

Postmark
Here

Postage	
\$	
Total Post:	TD 49115 NOVEMBER 2022 WARNING
\$	TASCHEREAU, MARY E
Sent To	PO BOX 21242
Street and	FORT LAUDERDALE, FL 33335-1242
City, State, ZIP+4®	

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49115 NOVEMBER 2022 WARNING
 LAKE PARK GARDENS RECREATION BUILDING, LLC
 625 HIBISCUS DRIVE
 HALLANDALE BEACH, FL 33009



9590 9402 6992 1225 6701 79

2. Article Number (Transfer from service label)

7021 2720 0001 0403 7295

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

COMPLETE 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 49115 NOVEMBER 2022 WARNING
 LAKE PARK GARDENS#1 CONDO ASSOCIATION,
 REGISTERED AGENT, O/B/O LAKE PARK GARDENS #1,
 INC. A CONDOMINIUM
 4731 NW 10CT APT 104
 PLANTATION, FL 33313



9590 9402 6992 1225 6701 62

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

2. Article Number (Transfer from service label)

7021 2720 0001 0403 7301

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49115 NOVEMBER 2022 WARNING
 CITY OF PLANTATION
 ATTN ANNA C OTINIANO
 FINANCE DIRECTOR
 400 NW 73 AVE
 PLANTATION, FL 33317



9590 9402 6992 1225 6701 55

2. Article Number (Transfer from service label)

7021 2720 0001 0403 7318

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X City Hall

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

10-11-22

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

3. Service Type

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


SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

1. Article Addressed to:

TD 49115 NOVEMBER 2022 WARNING
 AMERICAN BROKERS CONDUIT
 520 BROADHOLLOW ROAD
 MELVILLE, NY 11747



9590 9402 6992 1225 6702 30

2. Article Number (Transfer from service label)

7020 2450 0001 8159 8912

A. Signature

X J.G. Agent
 Addressee

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

J.G. 10/11/22

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49115 NOVEMBER 2022 WARNING
 CT CORPORATION SYSTEM, REGISTERED AGENT,
 O/B/O MORTGAGE ELECTRONIC REGISTRATION
 SYSTEMS, INC.
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION, FL 33324



9590 9402 6992 1225 6702 09

2. Article Number (Transfer from service label)

7020 2450 0001 8159 8097

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X OCT 11 2022

- Agent
- Addressee

B. Received by (Printed Name)

CT CORPORATION

C. Date of Delivery

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

3. Service Type

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

Mail
 Mail Restricted Delivery
 (over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49115 NOVEMBER 2022 WARNING
 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
 5660 NEW NORTHSIDE DRIVE NW 3RD FLOOR
 ATLANTA, GA 30328



9590 9402 6992 1225 6702 16

2. Article Number (Transfer from service label)

7020 2450 0001 8159 8080

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Crystal Clark*

- Agent
- Addressee

B. Received by (Printed Name)

Crystal Clark

C. Date of Delivery

10-11-20

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49115 NOVEMBER 2022 WARNING
 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
 PO BOX 2026
 FLINT, MI 48501-2026



9590 9402 6992 1225 6702 23

2. Article Number (Transfer from service label)

7020 2450 0001 8159 8929

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Gina Donnelly

C. Date of Delivery

10-20-22

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

3. Service Type

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

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 49115 NOVEMBER 2022 WARNING
TASCHEREAU, PIERRE
PO BOX 21242
FORT LAUDERDALE, FL 33335-1242



9590 9402 6992 1225 6701 48

2. Article Number (Transfer from service label)

7021 2720 0001 0403 7325

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Pierre Taschereau

C. Date of Delivery

D. Is delivery address different from Item 17 Yes
If YES, enter delivery address below: No

OCT 27 2022

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