

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: 08/19/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 08/16/2022

CERTIFICATE # 2019-3053

ACCOUNT # 484229GG0250

ALTERNATE KEY # 126428

TAX DEED APPLICATION # 49447

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. "L"-2, of PORTOFINO VILLAGE II "E" CONDOMINIUM, a Condominium, together with an undivided interest in the common elements, according to the Declaration thereof, as recorded in Official Records Book 9021, at Page 485, as amended, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 3203 PORTOFINO POINT #L2, COCONUT CREEK FL 33066

OWNER OF RECORD ON CURRENT TAX ROLL:

EMILIA ELISABETTA VALENTINI
2899 DUFFERIN ST
TORONTO, ONTARIO M6B 3S7
CANADA

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

EMILIA ELISABETTA VALENTINI Instrument: 115724552
2899 DUFFERIN ST Instrument: 115733960
TORONTO, ONTARIO M6B 3S7 CANADA (Per Deeds)

MORTGAGE HOLDER OF RECORD:

CARMINE MARCANTONIO AND Instrument: 115724553
GERALDINE MARCANTONIO
422 HARVIE AVENUE
TORONTO, ON M6E 4L8 CANADA (Per Mortgage)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

RAM TAX LIEN FUND LP
RTLFL-LLC
PO BOX 8401
CAROL STREAM, IL 60197 (Tax Deed Applicant)

BRUCE BANDLER, REGISTERED AGENT,
O/B/O PORTOFINO VILLAGE II CONDOMINIUM ASSOCIATION, INC.
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066 (Per Sunbiz. Declaration in 9021-485)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4842 29 GG 0250

CURRENT ASSESSED VALUE: \$118,300

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:

Quit Claim Deed

OR: 21101, Page: 387

Warranty Deed

OR: 49802, Page: 610

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 #49447

**STATE OF FLORIDA
COUNTY OF BROWARD**

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

**EMILIA ELISABETTA
VALENTINI
2899 DUFFERIN ST
TORONTO, ONTARIO M6B
3S7
CANADA**

**EMILIA ELISABETTA
VALENTINI
3203 PORTOFINO PT APT L2
COCONUT CREEK, FL 33066-
1239**

**CARMINE MARCANTONIO
AND GERALDINE
MARCANTONIO
422 HARVIE AVENUE
TORONTO, ON M6E 4L8
CANADA**

**JEFFREY FEINBERG ESQ
FEINBERG AND
MAIDENBAUM
4651 SHERIDAN ST STE 200
HOLLYWOOD, FL 33021-
3422**

**BRUCE BANDLER,
REGISTERED AGENT, O/B/O
PORTOFINO VILLAGE II
CONDOMINIUM
ASSOCIATION, INC.
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066**

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

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

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

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

Broward County, Florida

INSTR # 118445106
Recorded 10/07/22 at 02:34 PM
Broward County Commission
1 Page(s)
#6

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49447

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: 484229-GG-0250
Certificate Number: 3053
Date of Issuance: 05/26/2020
Certificate Holder: RAM TAX LIEN FUND LP RTLFL-FL, LLC
Description of Property: PORTOFINO VILLAGE 2-E CONDO
UNIT L2
PER CDO BK/PG: 9021/485

Name in which assessed: VALENTINI,EMILIA ELISABETTA
Legal Titleholders: VALENTINI,EMILIA ELISABETTA
2899 DUFFERIN ST
TORONTO, ONTARIO M6B 3S7
CANADA

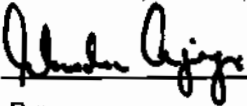
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of January, 2023. 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 3rd day of October, 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: 12/15/2022, 12/22/2022, 12/29/2022 & 01/05/2023
Minimum Bid: 9302.63

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49447

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: 484229-GG-0250
Certificate Number: 3053
Date of Issuance: 05/26/2020
Certificate Holder: RAM TAX LIEN FUND LP RTLF-FL, LLC
Description of Property: PORTOFINO VILLAGE 2-E CONDO
UNIT L2
PER CDO BK/PG: 9021/485

Name in which assessed: VALENTINI, EMILIA ELISABETTA
Legal Titleholders: VALENTINI, EMILIA ELISABETTA
2899 DUFFERIN ST
TORONTO, ONTARIO M6B 3S7
CANADA

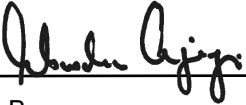
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of January, 2023. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 2nd day of December, 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: 12/15/2022, 12/22/2022, 12/29/2022 & 01/05/2023
Minimum Bid: 12436.58

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

49447
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 3053

in the XXXX Court,
was published in a newspaper by print in the issues of
Broward Daily Business Review f/k/a Broward Review on

12/15/2022, 12/22/2022 12/29/2022 01/05/2023

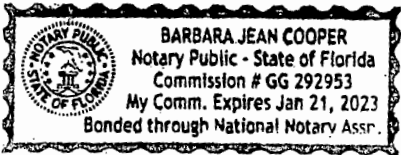
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Scherrie A. Thomas

Sworn to and subscribed before me this
5 day of JANUARY, A.D. 2023

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 49447**

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: 484229-GG-0250
Certificate Number: 3053
Date of Issuance: 05/26/2020
Certificate Holder:
RAM TAX LIEN FUND LP RTLF-FL, LLC
Description of Property:

PORTOFINO VILLAGE 2-E CONDO
UNIT L2
PER CDO BK/PG: 9021/485
Condominium Unit No. "L"-2, of
PORTOFINO VILLAGE II "E"
CONDOMINIUM, a Condominium,
together with an undivided interest
in the common elements, according
to the Declaration thereof, as
recorded in Official Records Book
921, at Page 485, as amended, of
the Public Records of Broward
County, Florida.

Name in which assessed:
VALENTINI, EMILIA ELISABETTA
Legal Titleholders:
VALENTINI, EMILIA ELISABETTA
2899 DUFFERIN ST
TORONTO, ONTARIO M6B 3S7
CANADA

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 18th
day of January, 2023. 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 6th day of October, 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 suc-
cessful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 12091.58
401-314
12/15-22-29 1/5 22-21/0000634305B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22045611

Broward County, FL VS Emilia Elisabetta Valentini

RETURN OF SERVICE



Court Case # TD 49447

Hearing Date:01/18/2023

Received by CCN 17233

12/08/2022 8:46 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Emilia Elisabetta Valentini 3203 Portofino Point #L2 Coconut Creek FL 33066**

Served:

Not Served:

Broward County Revenue - Delinq Tax Section
115 S Andrews Avenue
Room A-100
Fort Lauderdale FL 33301

Date: 12/07/2022 Time: 7:23 AM

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

Other Returns: Other Returns

COMMENTS: Posted Tax Notice

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

Gregory Tony, Sheriff
Broward County, Florida

By: *Veronica Rodriguez* 17233

D.S.

V. Rodriguez, #17233

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

| | |
|-----------------------|--------|
| 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 # 484229-GG-0250 (TD #49447)

WARNING

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

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

RECEIVED SHERIFF
2022 DEC 30 AM 11:19
BROWARD COUNTY, FLORIDA

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 December 30, 2022\$9,179.77
- Or
- * Amount due if paid by January 17, 2023\$9,302.63

*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 January 18, 2023 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

VALENTINI, EMILIA ELISABETTA
3203 PORTOFINO POINT #L2
COCONUT CREEK, FL 33066

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

Name: ALAN LEVIN

Address: 235 21st Street
Santa Monica, CA 90402

This instrument Prepared by:
GERALD L. FRIEDMAN PROFESSIONAL CORP.

Address: 11400 W. Olympic Blvd., 9th Flr.
Los Angeles, CA 90064-1507

Property Appraiser's Parcel Identification (Folio) Number(s):
8229 GG 025

Grantee(s) S.S. #(s):

93-387534 T#001
09-10-93 09:29AM

\$ 0.70
DOCU. STAMPS-DEED

REC'D. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

Quintana Paper & Printing Co., Inc. 1987

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 18 day of August, A.D. 1993, by ADRIENNE LEVIN, a single woman

first party, to ALAN M. LEVIN, a single man

whose post office address is 235 21st Street, Santa Monica, CA 90402

second party:

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

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Unit No. L-2 of PORTOPINO VILLAGE II "B" CONDOMINIUM, a condominium, according to the Declaration thereof dated April 1, 1990, recorded in O.R. Book 9021 at Page 485 et seq. of the Public Records of Broward County, Florida, and as amended.

SUBJECT TO all of the provisions of this Declaration of Condominium and Exhibits attached thereto, and all easements, restrictions, limitations, reservations and conditions of record, which the Grantees assume and agree to perform and abide by; and subject to taxes and assessments for the year 1987 and subsequent years.

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

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

Signed, sealed and delivered in the presence of:

Gerald L. Friedman
Witness Signature (as to first Grantor)

GERALD L. FRIEDMAN
Printed Name

Dyana Roseman
Witness Signature (as to first Grantor)

DYANA ROSEMAN
Printed Name

Witness Signature (as to second Grantor, if any)

Printed Name

Witness Signature (as to second Grantor, if any)

Printed Name

STATE OF
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

executed the foregoing Quit-Claim Deed and acknowledged before me that to me known to be the person described in and who executed the same.

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

SEAL

Adrienne Levin
Grantor Signature

ADRIENNE LEVIN
Printed Name

275 S. Barrington Avenue, Los Angeles, CA
Post Office Address 90049

Grantor Signature

Printed Name

Post Office Address

Notary Signature

Printed Notary Signature

My Commission Expires:

BK 91101 PG 0387

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 6199

State of California

County of Los Angeles

On 8/18/93 before me, Dyana Roseman
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Adrienne Kevin
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

OPTIONAL SECTION

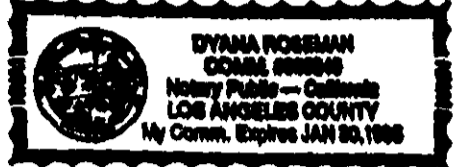
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)
- TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)



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

WITNESS my hand and official seal.

[Signature]
SIGNATURE OF NOTARY

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT Quitclaim Deed - Florida

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

BR 21101PG0388



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

Detail by Entity Name

Florida Not For Profit Corporation
PORTOFINO VILLAGE II CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 752299
FEI/EIN Number 59-1989075
Date Filed 05/02/1980
State FL
Status ACTIVE

Principal Address

1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

Changed: 04/26/1995

Mailing Address

1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

Changed: 04/09/1993

Registered Agent Name & Address

BANDLER, BRUCE
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

Name Changed: 04/11/2006

Address Changed: 04/11/2006

Officer/Director Detail

Name & Address

Title Director

KATZ, LEE
3202 PORTOFINO POINT, APT B-2
COCONUT CREEK, FL 33066

Title President

NELSON, ARLENE
3101 PORTOFINO POINT, APT. F-4
COCONUT CREEK, FL 33066

Title Director

BITTER, WALLY
3102 PORTOFINO POINT, APT K-1
COCONUT CREEK, FL 33066

Title VP

FOLEY, JOSEPH
3201 PORTOFINO POINT, APT L-4
COCONUT CREEK, FL 33066

Title Director

SLAVKIN, PETER
3203 PORTOFINO POINT, APT. C-2
COCONUT CREEK, FL 33066

Title Director

ARNOLD, GARY
3204 PORTOFINO POINT, APT D-1
COCONUT CREEK, FL

Title Director

GOULD, JERRY
3205 PORTOFINO POINT APT L-2
COCONUT CREEK, FL 33066

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2020 | 03/18/2020 |
| 2021 | 04/09/2021 |
| 2022 | 04/11/2022 |

Document Images

| | |
|---|--|
| 04/11/2022 -- ANNUAL REPORT | View image in PDF format |
| 04/09/2021 -- ANNUAL REPORT | View image in PDF format |
| 03/18/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/01/2019 -- ANNUAL REPORT | View image in PDF format |
| 02/16/2018 -- ANNUAL REPORT | View image in PDF format |
| 03/30/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/07/2016 -- ANNUAL REPORT | View image in PDF format |
| 04/03/2015 -- ANNUAL REPORT | |

| | |
|---|--|
| | View image in PDF format |
| 03/20/2014 -- ANNUAL REPORT | View image in PDF format |
| 03/01/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/04/2012 -- ANNUAL REPORT | View image in PDF format |
| 04/12/2011 -- ANNUAL REPORT | View image in PDF format |
| 03/30/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/10/2009 -- ANNUAL REPORT | View image in PDF format |
| 04/10/2008 -- ANNUAL REPORT | View image in PDF format |
| 03/16/2007 -- ANNUAL REPORT | View image in PDF format |
| 04/11/2006 -- ANNUAL REPORT | View image in PDF format |
| 04/15/2005 -- ANNUAL REPORT | View image in PDF format |
| 03/01/2004 -- ANNUAL REPORT | View image in PDF format |
| 03/24/2003 -- ANNUAL REPORT | View image in PDF format |
| 03/29/2002 -- ANNUAL REPORT | View image in PDF format |
| 03/26/2001 -- ANNUAL REPORT | View image in PDF format |
| 04/18/2000 -- ANNUAL REPORT | View image in PDF format |
| 06/10/1999 -- ANNUAL REPORT | View image in PDF format |
| 04/21/1998 -- ANNUAL REPORT | View image in PDF format |
| 05/19/1997 -- ANNUAL REPORT | View image in PDF format |
| 03/22/1996 -- ANNUAL REPORT | View image in PDF format |
| 04/26/1995 -- ANNUAL REPORT | View image in PDF format |

Prepared By and Return To:
Register Settlement Services, Inc.
10100 W. Sample Road, #325
Coral Springs, FL 33065

File No. MARC13032

Property Appraiser's Parcel I.D. (folio) Number(s)

WARRANTY DEED

THIS WARRANTY DEED dated May 15, 2013, by Alan M. Levin a single man, whose post office address is , , hereinafter called the grantor, to Carmine Marcantonio and Geraldine Marcantonio, husband and wife, whose post office address is 3203 Portofino Point # L-2, Coconut Creek, FL 33066, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Broward County, Florida, to wit:

Condominium Unit No. "L"-2, of Portofino Village II-"E" Condominium, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 9021, at Page 485, as amended, of the Public Records of Broward County, Florida.

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

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, 2012

AM
Initial Here -X

21

WARRANTY DEED
(Continued)

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

Signed, sealed and delivered in the presence of:

(Witness Signature)

[Handwritten Signature]

(Witness Signature)

Jeb Bernardino
Jeb Bernardino

Alan M. Levin

[Handwritten Signature]

527 Muskingum Ave
(Address)

Pacific Palisades, Ca 90272
(Address)

STATE OF *California*
COUNTY OF *Los Angeles*

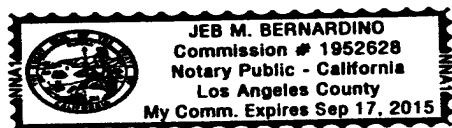
I, Jeb M. Bernardino, a Notary Public of the County and State first above written, do hereby certify that Alan M. Levin a single man personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th day of May, 2013.

Notary Public

My Commission Expires: *Sept. 17, 2015*

(SEAL)



**CERTIFICATE OF APPROVAL
Building "E"**

PORTOFINO VILLAGE II CONDOMINIUM ASSOCIATION, INC., hereby approves:

CARMINE MARCANTONIO

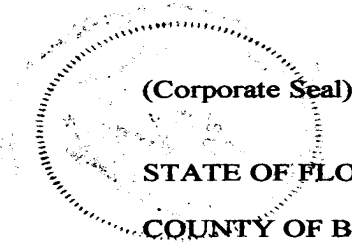
GERALDINE MARCANTONIO

for ownership and occupancy of Unit No. L-2, Building **3203, PORTOFINO VILLAGE II**, a condominium according to the Declaration thereof, recorded in Official Records Book **9021, Page 485**, et. seq., of the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, **PORTOFINO VILLAGE II CONDOMINIUM ASSOCIATION, INC.**, has executed this Certificate this 17th day of April, 2013.

**PORTOFINO VILLAGE II
CONDOMINIUM ASSOCIATION, INC.**

Attest: [Signature] **President** By: [Signature] **Director**



(Corporate Seal)

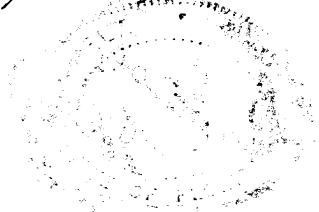
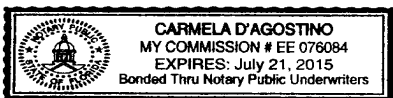
STATE OF FLORIDA }
COUNTY OF BROWARD } SS:

I HEREBY CERTIFY that before me personally appeared NEIL NOTA and PETER SLAVKIN, the President and Director, respectively, of **PORTOFINO VILLAGE II CONDOMINIUM ASSOCIATION, INC.**, a corporation not for profit under the laws of the State of Florida, to me known personally to be the person who signed the afore-said Certificate and acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and said instrument is the act and deed of said corporation.

IN WITNESS WHEREOF, I have set my hand and official seal at Coconut Creek, Broward County, Florida, this 17th day of April, 2013.

[Signature]
Notary Public

My Commission Expires:



Prepared by Record and Return to:
Jeffrey Feinberg, Esquire
Feinberg and Maidenbaum
4651 Sheridan Street, Suite 200
Hollywood, Florida 33021

Parcel ID Number: 484229-GG-0250

Warranty Deed

This Indenture, Made this *JST* day of *April*, 2019 A.D., Between
Carmine Marcantonio and Gerladine Marcantonio, husband and wife

of the **City of Toronto**, Country of **Canada**, grantors, and
Emilia Elisabetta Valentini, a single woman

whose address is: **2899 Dufferin St, Toronto, Ontario, Canada M6B 3S7**

of the **City of Toronto**, Country of **Canada**, grantee.

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

**Subject to taxes for the current year and subsequent years; zoning
and/or restrictions and prohibitions, if any, imposed by governmental
authority; and easements, restrictions, reservations, conditions and
covenants of record, if any, without reimposing same.**

Warranty Deed - Page 2

Parcel ID Number: 484229-GG-0250

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
 Printed Name: ARACELY CALVO
 Witness

[Signature] (Seal)
 Carmine Marcantonio
 P.O. Address: 422 Harvie Avenue
 Toronto, Ontario, M6E 4L8 CANADA

[Signature]
 Printed Name: MICHELE WONG
 Witness

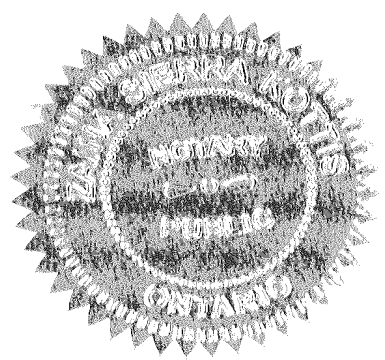
[Signature] (Seal)
 Gerladine Marcantonio
 P.O. Address: 422 Harvie Avenue
 Toronto, Ontario, M6E 4L8 CANADA

STATE OF ~~Florida~~ ²⁵⁶ Province of Ontario
 COUNTY OF ~~Broward~~ City of Toronto

The foregoing instrument was acknowledged before me this 28th day of March, 2019 by Carmine Marcantonio and Gerladine Marcantonio, husband and wife

who are personally known to me or who have produced their Ontario Driver's licence & Ontario Photo Card, respectively as identification.

[Signature]
 Printed Name: Zaina Sierra Kottis
 Notary Public
 My Commission Expires:



PREPARED BY/RETURN TO:
JEFFREY FEINBERG
FEINBERG & MAIDENBAUM
4651 SHERIDAN STREET, SUITE 200
HOLLYWOOD, FL 33021

THIS IS A MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$74,000.00 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Real Estate Mortgage (First)

THIS MORTGAGE, executed this 1st day of April, 2019, by Emilia Valentini, ("Mortgagor"), whose address is 2899 Dufferin Street, Toronto, ON M6B 3S7 and the successors and assigns of Mortgagor, including all subsequent grantees, either voluntarily by act of the parties or involuntarily by operation of law, to Carmine Marcantonio and Geraldine Marcantonio ("Mortgagee"), whose address is 422 Harvie Avenue, Toronto, ON M6E 4L8, its successors and assigns;

WITNESSETH:

THAT for good and valuable consideration and also in consideration of the aggregate sum of money named in the Promissory Note hereinafter described, or expended by Mortgagee for the account of Mortgagor, Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Mortgagee, in fee simple, the real estate ("Premises"), of which Mortgagor is now seized and possessed and in actual possession, situated in Broward County, Florida, and more particularly described as follows:

Condominium Unit No. "L"-2, of Portofino Village II-"E" Condominium, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 9021, at Page 485, as amended, of the Public Records of Broward County, Florida.

THIS IS A FIRST MORTGAGE

TOGETHER with (i) all structures and improvements now and hereafter on the Premises and the fixtures attached thereto, (ii) all gas, steam, electric, water and other heating, cooking, refrigerating, lighting, plumbing, ventilating, irrigating and power systems, machines, appliances, furniture, equipment, goods, inventory, supplies, fixtures and appurtenances, which now or may hereafter pertain to or be used with, in or on the Premises, even though they may be detached or detachable, (iii) all easements, rights-of-way, licenses

and privileges, (iv) all the tenements, hereditaments, appurtenances, reversions and remainders belonging or pertaining to the Premises and (v) any and all awards, payments, proceeds or other income arising in connection with the Premises, all of the foregoing being included in the term "Premises", it being the intention of Mortgagor and Mortgagee that this Mortgage (which is to be filed for record in the real estate records of the county mentioned above) shall also constitute a security agreement and financing statement as to the Premises herein mortgaged under the Florida Uniform Commercial Code, and that Mortgagee have all rights and remedies of a secured party thereunder;

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND Mortgagor does hereby covenant with Mortgagee that Mortgagor is indefeasibly seized of the Premises in fee simple and is the record owner thereof; that Mortgagor has full power and lawful right to convey the Premises in fee simple as aforesaid; that it shall be lawful for Mortgagee at all times peaceably and quietly to enter upon, hold, occupy and enjoy the Premises; that the Premises are free from all encumbrances; that Mortgagor will make such further assurances to protect the fee simple title to the Premises in Mortgagee as may reasonably be required; and that Mortgagor does hereby warrant the title to the Premises and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED, ALWAYS, that if Mortgagor shall pay unto Mortgagee that certain Promissory Note (the "Promissory Note" or the "Note") from Mortgagor to Mortgagee in the amount of \$74,000.00, which Note matures on April 1, 2025, and shall promptly perform, comply with and abide by each and every stipulation, agreement, condition and covenant of the Promissory Note and of this Mortgage, then the estate hereby created shall cease and be null and void.

AND, Mortgagor does hereby covenant and agree as follows:

1. Mortgagor shall pay all and singular the principal and interest and other sums of money payable by virtue of the Promissory Note and this Mortgage, or either, promptly on the days the same come due, and shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant in the Promissory Note, this Mortgage and any other instrument of indebtedness or security ("Collateral Loan Documents") given by Mortgagor in connection herewith, all of which are secured by this Mortgage.

2. (a) Mortgagor shall pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on the Premises when due and payable according to law before they become delinquent; and if the same shall not be promptly paid, Mortgagee may at any time, either before or after delinquency, pay, compromise, purchase, discharge or settle the same, or redeem the same from any tax or assessment, without waiving or affecting its rights hereunder.

(b) Mortgagor shall deliver to Mortgagee, on or before March 1st of each year, tax receipts evidencing the payment of all taxes for the preceding calendar year, shall deliver to Mortgagee receipts evidencing the payment of all liens for public improvements within ninety (90) days after the same shall become due and

payable, and shall pay or discharge within ninety (90) days after the due date any and all governmental levies that may be made on the Premises or this Mortgage or the Promissory Note, or in any other way resulting from the indebtedness secured by this Mortgage; and if this condition be not complied with and performed, Mortgagee may, but need not, pay such sum or sums without waiving or affecting its rights hereunder.

3. (a) Mortgagor shall keep the buildings and all equipment and personal property now or hereafter on the Premises fully insured in an amount at least equal to the full cash value thereof, but in no event less than the unpaid balance of the Promissory Note secured by this Mortgage, including both fire and extended coverage insurance. Where appropriate, the policy or policies shall be held by Mortgagee and shall bear a Standard New York Mortgagee Clause without contribution, making the loss under the policy or policies payable to Mortgagee as its interest may appear and shall provide for thirty (30) day notice of cancellation and such other terms required by Mortgagee; and in the event any sum of money becomes payable under any such policy or policies, Mortgagee shall have the option to receive and apply the same on account of the indebtedness hereby secured, or to permit Mortgagor to receive and use the sum, or any part thereof, for other purposes without thereby waiving or impairing any equity, lien or right under and by virtue of this Mortgage; and in the event Mortgagor does not comply with this covenant, Mortgagee may place and pay for such insurance or any part thereof without waiving or affecting the option to foreclose, or any other right thereunder.

(b) Provided that the same is available, Mortgagor, at its expense and if required by Mortgagee, shall carry flood insurance for the maximum amount available or the amount secured by this Mortgage, whichever is less, pursuant to the Flood Disaster Protection Act of 1973 or any subsequent legislation, and in the event that Mortgagee shall require flood insurance, the payment of premiums for such insurance and the application of any proceeds therefrom shall be governed by the provisions of Paragraph 3(a) of this Mortgage and other applicable provisions hereof.

4. If required by Mortgagee, in order to provide for the payment of taxes, assessments, insurance premiums (including flood insurance) and other annual charges on the Premises, Mortgagor will pay monthly to Mortgagee, in addition to the other payments provided herein, a sum estimated to be equivalent to 1/12th of such items, which payment may be held by Mortgagee and commingled with other funds or its own funds without interest for the payment of such items. If the amount estimated to be sufficient to pay the items is not sufficient, Mortgagor will pay the difference upon demand. The provisions of this paragraph are solely for the added protection of Mortgagee and entail no responsibility on Mortgagee's part beyond the allowance of due credit, without interest, for sums actually received by it. Upon the occurrence of a default under this Mortgage, Mortgagee may apply all or any part of the accumulated funds then held, upon any obligation secured hereby. The enforceability of the covenants relating to taxes, assessments and insurance premiums herein otherwise provided shall not be affected except insofar as those obligations have been met by compliance with this paragraph. Mortgagee may from time to time at its option waive, and after any such waiver reinstate any of all provisions hereof requiring such deposits by notice to Mortgagor in writing. While any such waiver is in effect, Mortgagor shall pay taxes, assessments and insurance premiums as herein elsewhere provided.

5. Mortgagor shall permit, commit or suffer no waste, impairment or deterioration of the Premises, or any part thereof; and, upon the failure of Mortgagor to keep the Premises in good condition of repair, Mortgagee may demand the immediate repair of the Premises or increase in the amount of security. Mortgagor shall permit no exploration for, nor mining or other means of production of minerals or other natural resources from the Premises. Mortgagor shall promptly comply with all laws, regulations and requirements of all governmental bodies affecting the Premises, including, but not limited to, full compliance with the Americans With Disabilities Act of July 26, 1990, 42 U.S.C. Section 12191, et seq., as amended from time to time, and all regulations promulgated pursuant thereto.

6. Mortgagor shall not sell, transfer or convey all or any part of the Premises or any part thereof, or any interest therein, or beneficial interest of Mortgagor (if Mortgagor is not a natural person or persons but is a corporation, partnership, trust or other legal entity), whether direct or indirect, without Mortgagee's prior written consent. A contract for deed, agreement for deed or lease with an option to buy shall constitute a sale, transfer or conveyance pursuant to this paragraph. Mortgagor shall not further encumber the Premises or permit any other mortgages to be filed against the Premises without Mortgagee's prior written consent. This Mortgage and the Note are not assumable without Mortgagee's prior written consent. In the event Mortgagor fails to obtain the consents required pursuant to this paragraph 6, all amounts due and owing in connection with the indebtedness secured hereby shall be immediately due and payable in full.

7. Mortgagee or its agents shall have the right to enter upon and inspect the Premises. Mortgagee shall give Mortgagor notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

8. To the extent of the indebtedness secured hereby, Mortgagee is hereby subrogated to the lien or liens, and to the rights of the owners and holders thereof, of each and every mortgage lien or other encumbrance on the Premises which is paid and/or satisfied in whole or in part out of the proceeds of the loan secured hereby, and the respective liens of the mortgages, liens or other encumbrances shall be and the same and each of them hereby is preserved and shall pass to and be held by Mortgagee herein as security for the indebtedness hereby secured, to the same extent that it would have been preserved and would have been passed to and been held by Mortgagee had it been duly and regularly assigned, transferred, set over and delivered unto Mortgagee by separate deed of assignment.

9. In the event the Premises, or any part thereof, shall be condemned and taken for public use under the power of eminent domain, Mortgagee shall have the right to demand that all damages awarded for the taking of, or damages to the Premises, shall be paid to Mortgagee, up to the amount then unpaid on this Mortgage, and, at the option of Mortgagee, the same may be applied upon the payments last payable thereon.

10. (a) Mortgagor acknowledges that (i) if it should fail to pay any sums of money under this Mortgage, the Note or the Collateral Loan Documents within fifteen (15) days after the same shall have become due and payable, or (ii) if it should fail to perform any stipulation, agreement or condition of this Mortgage, the Note or the Collateral Loan Documents to be performed by it other than with regard to the payment of money within thirty (30) days after Mortgagee's demand therefor, or (iii) if any mortgage or lien of any nature, superior or inferior to this Mortgage, should have been in default, whether or not foreclosure proceedings

should be instituted, or (iv) if the value of the Premises should be impaired or Mortgagor's ability to pay the indebtedness secured hereby should be so diminished that Mortgagee should deem itself insecure, or (v) if Mortgagor or any guarantor of the indebtedness secured by this Mortgage shall take any action pursuant to the Federal Bankruptcy Code or any reorganization, arrangement, readjustment of debt, dissolution or liquidation law or any similar law, federal or state, or if an order for relief with respect to Mortgagor or any guarantor shall be entered, or if, Mortgagor or any guarantor shall be adjudicated a bankrupt, or be declared insolvent, or if Mortgagor or any guarantor shall make an assignment for the benefit of creditors, or shall petition or apply to any tribunal for the appointment of, or consent to the appointment of, a custodian, receiver, liquidator or trustee of Mortgagor or any guarantor or of all or any part of the Premises, or if Mortgagor shall acquiesce in any petition filed against Mortgagor or any guarantor under the Federal Bankruptcy Code, or if Mortgagor or any guarantor shall take any action for the purpose of effecting any of the foregoing, or (vi) if any of the creditors of Mortgagor or any guarantor shall take any action against Mortgagor pursuant to the Federal Bankruptcy Code or any reorganization, arrangement, readjustment of debt, dissolution, or liquidation law or any similar law, federal or state, or if an order for relief with respect to Mortgagor or any guarantor shall be entered in an involuntary case under the Federal Bankruptcy Code, or if any such creditor shall petition or apply to any tribunal for the appointment of a custodian, receiver, liquidator or trustee of Mortgagor or any guarantor or of all or any part of the Premises, and if such action, petition or order shall not be discharged or dismissed within thirty (30) days after the date on which such action or petition was commenced or ordered entered, or (vii) if final judgment for the payment of money shall be rendered against Mortgagor or any guarantor, and Mortgagor or any guarantor shall not discharge the same or cause it to be discharged within sixty (60) days from the entry thereof, or shall not appeal therefrom or from the order, decree or process upon which or pursuant to which such judgment was granted, based or entered, and secure a stay of execution pending such appeal, Mortgagor shall be in default and Mortgagee shall have the right, but not the obligation, to pursue all its rights and remedies under the laws of the State of Florida, including, without limitation, the right to declare all sums due and payable under the Note and this Mortgage to be immediately due and payable, anything in the Note or herein to the contrary notwithstanding.

(b) Mortgagor shall pay all costs, charges and expenses, including attorneys' fees for all litigation and any and all appeals therefrom, reasonably incurred or paid at any time by Mortgagee because of the failure of Mortgagor to perform, comply with and abide by each and every stipulation, agreement, condition and covenant of the Promissory Note, this Mortgage or the Collateral Loan Documents, and every such payment shall bear interest from date of payment at the highest legal rate assessable under the Note.

(c) Should Mortgagor be in default hereunder, Mortgagee shall be entitled to apply at any time pending such foreclosure suit to the Court having jurisdiction thereof for the appointment of a receiver of all and singular the Premises, and all of the rents, incomes, profits, issues and revenues thereof, from whatsoever source derived; and thereupon it is hereby expressly covenanted and agreed that the Court shall forthwith appoint a receiver of the mortgaged property, all and singular, and of such rents, incomes, profits, issues and revenues thereof, from whatsoever source derived, with the usual powers and duties of receivers in like cases, and such appointment shall be made by such Court as a matter of strict right to Mortgagee, its successors, legal representatives or assigns, and without reference to the adequacy or inadequacy of the value of the Premises or to the solvency or insolvency of Mortgagor, and that such rents, profits, incomes, issues and revenues shall

be applied by such receiver to the payment of the mortgage indebtedness, costs and charges, according to the order of such Court.

(d) Should Mortgagor be in default hereunder, Mortgagee shall have the right, without notice to Mortgagor, to collect and receive from any tenant of any portion of the Premises the rents, issues and profits of such demised premises and to give proper receipts and acquittances therefor, after paying all commissions of any rental agent collecting the same, and any reasonable attorneys' fees and other necessary expenses incurred in collecting same, and to apply the proceeds of such collection upon any indebtedness, obligation or liability, of Mortgagor hereunder.

(e) The rights, options, powers and remedies provided to Mortgagee shall be cumulative, and no one or more of them shall be exclusive of the other or others, or of any right or remedy now or hereafter given or allowed by law, including, without limitation, all rights under Chapter 697.07, Florida Statutes, regarding assignment of rents and all rights under Chapter 702, Florida Statutes, regarding foreclosure actions.

11. Mortgagor shall do, execute, acknowledge, and deliver, at the cost of Mortgagor and without expense to Mortgagee, all and every such further acts, deeds, conveyances, mortgages, assignments, notices of assignments, transfers and assurances as Mortgagee shall from time to time reasonably require, for the better assuring, conveying, assigning, transferring and confirming unto Mortgagee the property and rights hereby conveyed or assigned or intended now or hereafter so to be, or which Mortgagor may be or may hereafter become bound to convey or assign to Mortgagee, or for carrying out the intention of facilitating the performance of the terms of this Mortgage or for the filing, registering, or recording this Mortgage and, on written demand, will execute and deliver to Mortgagee one or more financing statements or comparable security instruments, to evidence more effectively the lien hereof upon the mixed or personal property; and upon Mortgagor's failure, refusal or neglect to do so after written demand, Mortgagee shall have the right to execute any such documents in the name of Mortgagor.

12. Mortgagor shall protect, indemnify and save harmless Mortgagee from and against all liabilities, claims, judgments, damages, penalties, causes of action, cost and expenses (including, without limitation, attorneys' fees and expenses, including those incurred in connection with appellate, bankruptcy and post-judgment proceedings) imposed upon or incurred by or asserted against Mortgagee by reason of: (a) ownership of this Mortgage, the Premises or any interest therein or receipt of any rents; (b) any accident, injury to or death of persons or loss of or damage to property occurring in, on or about the Premises or any part thereof or on the adjoining sidewalks, curbs, adjacent property or adjacent parking areas or streets; (c) any use, non-use or condition in, on or about the Premises or any part thereof or on the adjoining sidewalks, curbs, adjacent property, parking areas or streets; (d) any failure on the part of Mortgagor to perform or comply with any of the terms of this Mortgage; or (e) the performance of any labor or services or the furnishing of any materials or other property in respect of the Premises or any part thereof. Any amounts payable to Mortgagee by reason of the application of this paragraph shall become immediately due and payable upon demand by Mortgagee. The obligations of Mortgagor under this paragraph shall survive any termination or satisfaction of this Mortgage. The provisions of this paragraph shall not apply to any obligation, claim, judgment, damage, penalty or cause of action caused by the gross negligence or willful malfeasance of Mortgagee.

13. Mortgagor hereby agrees that in consideration of the recitals and mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagor does agree that in the event Mortgagor or any partner of Mortgagor shall (a) file with any bankruptcy court of competent jurisdiction or be the subject of any petition under Title 11 of the U.S. Code, as amended; (b) be the subject of any order for relief issued under such Title 11 of the U.S. Code, as amended; (c) file or be the subject of any petition seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future federal or state act or law relating to bankruptcy, insolvency or other relief for debtors; (d) have sought or consented to or acquiesced in the appointment of any trustee, receiver, conservator or liquidator; or (e) be the subject of any order, judgment or decree entered by any court of competent jurisdiction approving a petition filed against such party for any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future federal or state act or law relating to bankruptcy, insolvency or relief for debtors, then and in any of such events Mortgagee shall thereupon be entitled to relief from any automatic stay imposed by Section 362 of Title 11 of the U.S. Code, as amended, or otherwise, on or against the exercise of the rights and remedies otherwise available to Mortgagee as provided in this Mortgage, any Promissory Note evidencing the subject indebtedness, or any other documents or instrument executed in connection therewith, and as otherwise provided by law. Mortgagor hereby agrees not to object to Mortgagee immediately seeking relief from the automatic stay, to allow Mortgagee to proceed immediately to obtain a final judgment of foreclosure of this Mortgage, to complete a foreclosure sale and/or to proceed against and realize upon the collateral for the indebtedness secured hereby and to otherwise allow Mortgagee to take all such actions as Mortgagee may elect in its sole discretion in pursuance of the other rights and remedies available in the event of a default by Mortgagor under this Mortgage and all Collateral Loan Documents. Mortgagor hereby waives any protection afforded under 11 U.S.C., Section 362(a).

14. Mortgagor shall provide to Mortgagee, at its request, written personal and/or corporate or entity financial statements, and such other financial information deemed necessary by Mortgagee.

15. (a) It is mutually covenanted and agreed by and between Mortgagor and Mortgagee hereto that upon request of Mortgagor, Mortgagee may hereafter, at its option, at any time within twenty (20) years from the date hereof and prior to full payment of this Mortgage and the Promissory Note secured thereby, make further advances to Mortgagor, and any such further advances, with interest, shall be secured by this Mortgage and shall be evidenced by an additional note then executed and delivered to Mortgagee and that the total amount of indebtedness that may be secured by this Mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the maximum principal sum of \$148,000.00 together with interest thereon and any and all disbursements made by Mortgagee for the payment of taxes, levies or insurance on the Premises with interest on such disbursements at the rate specified in the Promissory Note and for reasonable attorneys' fees and court costs incurred in the collection of any or all such sums of money.

(b) Mortgagor expressly waives and relinquishes any right granted under Section 697.04, Florida Statutes, or otherwise, to limit the amount of indebtedness that may be outstanding at any time during the term of this

Mortgage. Mortgagor further covenants not to file for record any notice limiting the maximum principal amount that may be secured by this Mortgage and agrees that any such notice, if filed, shall be null and void and of no effect, and further agrees that the filing of any such notice shall constitute an event of default hereunder.

16. Mortgagor expressly represents, covenants and warrants to Mortgagee that there is not present on the Premises and the improvements thereof do not contain any hazardous wastes or hazardous substances (including asbestos), other than as may have been disclosed to and approved in writing by the United States Department of Environmental Resources and any state regulatory body with jurisdiction thereover, and that the Premises is not now being used and will not, in the future, be used for the handling, storage, treatment, transportation or disposal of hazardous wastes. Mortgagor agrees to indemnify, defend and hold Mortgagee harmless from and against any loss to Mortgagee, including, without limitation, attorneys' fees (including appellate), incurred by Mortgagee as a result of such presence or content or the present or future use, handling, storage, transportation, treatment or disposal of hazardous wastes or hazardous substances, including asbestos. In the event of a violation of the covenant and warranty in this paragraph, Mortgagee may, at its sole discretion, either declare an event of default hereunder or require Mortgagor to take action, or expend monies on Mortgagor's behalf, to correct such violation and to rectify all adverse consequences of such violation. In the event Mortgagee elects to expend monies to correct any such violation, such monies shall be deemed proceeds of the loan secured by this Mortgage, shall be so secured and shall be repaid and bear interest as provided in the Promissory Note. Any such action taken by Mortgagee shall not constitute a waiver of any claim that Mortgagee has under law for any loss incurred by Mortgagee as a result of such violation.

17. Any notice to Mortgagor provided for in this Mortgage shall be given by delivering it or by mailing it by first-class mail unless applicable law requires use of another method. The notice shall be directed to the address of the Premises or any other address Mortgagor designates by notice to Mortgagee. Any notice to Mortgagee shall be given by first-class mail to 422 Harvie Avenue, Toronto, ON M6E 4L8, or any other address Mortgagee designates by notice to Mortgagor. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor or Mortgagee when given as provided in this paragraph.

18. Any waiver of any payment under the Promissory Note or Mortgage at any time shall not, at any other time, constitute a waiver of the terms of the Promissory Note or Mortgage, and the acceptance of late payments under the Promissory Note shall not constitute a waiver of the option of Mortgagee to accelerate the indebtedness as provided for herein.

19. Any payments made by Mortgagee pursuant to the terms hereof shall be additional indebtedness secured by this Mortgage and shall bear interest at the highest rate set forth in the Promissory Note. Such sum(s) shall be paid by Mortgagor immediately upon demand by Mortgagee.

20. Any person or entity taking a junior mortgage, or other lien upon the Premises or any part thereof or any interest therein, shall take the lien subject to the rights of Mortgagee to amend, modify, extend, renew or release the Note, this Mortgage or any other document or instrument evidencing, securing or guaranteeing the

Note, in each and every case without obtaining the consent of the holder of such junior lien and without the lien of this Mortgage losing its priority over the rights of any such junior lien.

21. MORTGAGOR AND MORTGAGEE, BY ACCEPTING THIS MORTGAGE, HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY ACTION, PROCEEDING, LITIGATION OR COUNTERCLAIM BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS MORTGAGE, THE NOTE AND THE COLLATERAL LOAN DOCUMENTS, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENT (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY.

22. (a) Time is of the essence of this Mortgage.

(b) The covenants, provisions and conditions imposed on Mortgagor under this Mortgage shall be binding on and shall inure to the successors, heirs, executors, personal representatives and assigns of and all successors in title to Mortgagor.

[SIGNATURES ON NEXT PAGE]

In Witness Whereof, the mortgagor its hand and seal hereunto set the day and year first above written.

THIS IS A MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$74,000.00 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Signed, sealed and delivered in our presence:

Witness: [Signature]

Printed Name: ARACELY CAJAL

Witness: [Signature]

Printed Name: MICHELE WONG

Emilia Valentini

[Signature]

ZSK

~~STATE OF FLORIDA~~
Province of Ontario
~~COUNTY OF BROWARD~~
City of Toronto

The foregoing instrument was acknowledged sworn to and subscribed before me this 1st day of April, 2019, by Emilia Valentini, who () is personally known to me or (X) who has produced a ~~Florida~~ driver's license as identification.

an Ontario
ZSK

[Signature]
Notary Public

Name: Zaina Sierra Kottis

Commission Expires: N/A (for life)



Prepared by Record and Return to:

Jeffrey Feinberg, Esquire
Feinberg and Maidenbaum
4651 Sheridan Street, Suite 200
Hollywood, Florida 33021

Parcel ID Number: 484229-GG-0250

Warranty Deed

This Indenture, Made this 11th day of April, 2019 A.D., Between
Carmine Marcantonio and Gerladine Marcantonio, husband and wife

of the City of Toronto, Country of Canada, grantors, and
Emilia Elisabetta Valentini, a single woman

whose address is: 2899 Dufferin St, Toronto, Ontario, Canada M6B 3S7

of the City of Toronto, Country of Canada, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Broward State of Florida to wit:

Condominium Unit No. "L"-2, of PORTOFINO VILLAGE II "E" CONDOMINIUM,
a Condominium, together with an undivided interest in the common
elements, according to the Declaration thereof, as recorded in
Official Records Book 9021, at Page 485, as amended, of the Public
Records of Broward County, Florida.

Subject to taxes for the current year and subsequent years; zoning
and/or restrictions and prohibitions, if any, imposed by governmental
authority; and easements, restrictions, reservations, conditions and
covenants of record, if any, without reimposing same.

This Instrument is being recorded to include the Legal description in
connection with that certain Warranty Deed dated April 1, 2019, filed
April 8, 2019 in instrument no. 115724552, of the Public Records of
Broward County, Florida.

Warranty Deed - Page 2

Parcel ID Number: 484229-GG-0250

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: ARACELY CALVO
Witness

[Signature] (Seal)
Carmine Marcantonio
P.O. Address: 422 Harvie Avenue
Toronto, Ontario, M6E 4L8 CANADA

[Signature]
Printed Name: MICHELE WONG
Witness

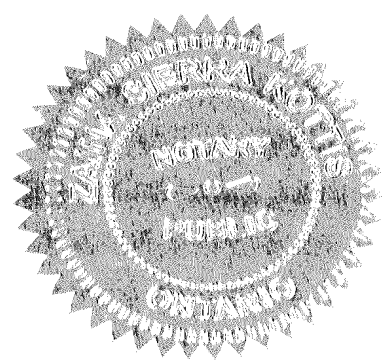
[Signature] (Seal)
Gerladine Marcantonio
P.O. Address: 422 Harvie Avenue
Toronto, Ontario, M6E 4L8 CANADA

STATE OF ~~Florida~~ ⁽²⁵⁶⁾ Province of Ontario
COUNTY OF ~~Broward~~ City of Toronto

The foregoing instrument was acknowledged before me this 28th day of March, 2019 by Carmine Marcantonio and Gerladine Marcantonio, husband and wife

who are personally known to me or who have produced their Ontario Driver's licence & Ontario Photo Card, respectively
as identification.

[Signature]
Printed Name: Zaina Sierra Kattis
Notary Public
My Commission Expires:



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

DATE: December 1st, 2022
PROPERTY ID # 484229-GG-0250 (TD # 49447)

WARNING

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

EMILIA ELISABETTA VALENTINI
2899 DUFFERIN ST
TORONTO, ONTARIO M6B 3S7
CANADA

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3203 PORTOFINO POINT #L2, COCONUT CREEK, FL 33066 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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 December 30, 2022\$9,550.65
- Or
- * Estimated Amount due if paid by January 17, 2023\$9,678.68

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 18, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: December 1st, 2022
PROPERTY ID # 484229-GG-0250 (TD # 49447)

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EMILIA ELISABETTA VALENTINI
3203 PORTOFINO PT APT L2
COCONUT CREEK, FL 33066-1239

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: December 1st, 2022
PROPERTY ID # 484229-GG-0250 (TD # 49447)

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CARMINE MARCANTONIO AND GERALDINE MARCANTONIO

422 HARVIE AVENUE
TORONTO, ON M6E 4L8
CANADA

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

DATE: December 1st, 2022
PROPERTY ID # 484229-GG-0250 (TD # 49447)

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JEFFREY FEINBERG ESQ
FEINBERG AND MAIDENBAUM
4651 SHERIDAN ST STE 200
HOLLYWOOD, FL 33021-3422

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

DATE: December 1st, 2022
PROPERTY ID # 484229-GG-0250 (TD # 49447)

WARNING

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BRUCE BANDLER, REGISTERED AGENT, O/B/O PORTOFINO VILLAGE II CONDOMINIUM ASSOCIATION, INC.
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3203 PORTOFINO POINT #L2, COCONUT CREEK, FL 33066 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: December 1st, 2022
PROPERTY ID # 484229-GG-0250 (TD # 49447)

WARNING

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

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

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

Postmark
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Postage

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Total

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Sender

Street

City

TD 49447 JANUARY 2023 WARNING

EMILIA ELISABETTA VALENTINI

2899 DUFFERIN ST

TORONTO, ONTARIO M6B 3S7

CANADA

7021 2720 0000 2172 0661

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- Adult Signature Required \$ _____
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City, State, ZIP+4®

TD 49447 JANUARY 2023 WARNING

EMILIA ELISABETTA VALENTINI

3203 PORTOFINO PT APT L2

COCONUT CREEK, FL 33066-1239

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- Adult Signature Restricted Delivery \$ _____

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Sender

Street

City, State, ZIP+4®

TD 49447 JANUARY 2023 WARNING

JEFFREY FEINBERG ESQ

FEINBERG AND MAIDENBAUM

4651 SHERIDAN ST STE 200

HOLLYWOOD, FL 33021-3422

7021 2720 0000 2172 0898

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| Extra Services & Fees (check box, add fees as appropriate) | |
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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 | \$ _____ |

Postmark
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TD 49447 JANUARY 2023 WARNING
BRUCE BANDLER, REGISTERED AGENT, O/B/O PORTOFINO
VILLAGE II CONDOMINIUM ASSOCIATION, INC.
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

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

OFFICIAL USE

Certified Mail Fee

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

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

Postmark
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Postage

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Total P:

TD 49447 JANUARY 2023 WARNING

CITY OF COCONUT CREEK

\$

Sent To:

4800 W COPANS RD

Street:

COCONUT CREEK, FL 33063-3879

City, State, ZIP+4™

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

See Reverse for Instructions

7021 2720 0000 2172 0911

Registered No.

Date Stamp

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|---|---|--|---|
| To Be Completed By Post Office | Postage \$ | Extra Services & Fees <i>(includes)</i> | Domestic insurance up to \$50,000 is included based upon the declared value . International indemnity is limited. (See Reverse). |
| | Extra Services & Fees | <input type="checkbox"/> Signature Confirmation | |
| | <input type="checkbox"/> Registered Mail \$ | \$ | |
| | <input type="checkbox"/> Return Receipt <i>(hardcopy)</i> \$ | <input type="checkbox"/> Signature Confirmation Restricted Delivery | |
| <input type="checkbox"/> Return Receipt <i>(electronic)</i> \$ | \$ | Total Postage & Fees | |
| <input type="checkbox"/> Restricted Delivery \$ | \$ | | |
| Customer Must Declare Full Value | Received by | | |
| \$ | | | |

| | | | |
|--|------|--|--|
| To Be Completed By Customer (Please Print) All Entries Must Be In Ballpoint or Typed | FROM | BROWARD COUNTY TAX COLLECTOR GOVERNMENTAL CENTER ANNEX ATTN: TAX DEEDS SECTION 115 S. ANDREWS AVE. RM A-100 FORT LAUDERDALE, FL 33301 | |
| | TO | TD 49447 JANUARY 2023 WARNING CARMINE MARCANTONIO AND GERALDINE MARCANTONIO 422 HARVIE AVENUE TORONTO, ON M6E 4L8 CANADA | |

PS Form **3806, Registered Mail Receipt** Copy 1 - Customer
 April 2015, PSN 7530-02-000-9051 (See Information on Reverse)
 For domestic delivery information, visit our website at www.usps.com ®

Registered No.

Date Stamp

| | | |
|---|---|---|
| To Be Completed By Post Office | Postage \$ | Extra Services & Fees <i>(continued)</i> |
| | Extra Services & Fees | <input type="checkbox"/> Signature Confirmation \$ |
| | <input type="checkbox"/> Registered Mail \$ | <input type="checkbox"/> Signature Confirmation Restricted Delivery \$ |
| | <input type="checkbox"/> Return Receipt <i>(hardcopy)</i> \$ | Total Postage & Fees \$ |
| <input type="checkbox"/> Return Receipt <i>(electronic)</i> \$ | | |
| <input type="checkbox"/> Restricted Delivery \$ | | |
| Customer Must Declare Full Value | Received by | Domestic Insurance up to \$50,000 is included based upon the declared value. International indemnity is limited. (See Reverse). |
| \$ | | |

| | | | |
|--|------|--------------------------------------|--|
| To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed | FROM | BROWARD COUNTY TAX COLLECTOR | |
| | TC | GOVERNMENTAL CENTER ANNEX | |
| | | ATTN: TAX DEEDS SECTION | |
| | | 115 S. ANDREWS AVE. RM A-100 | |
| | | FORT LAUDERDALE, FL 33301 | |
| | | TD 49447 JANUARY 2023 WARNING | |
| | | EMILIA ELISABETTA VALENTINI | |
| | | 2899 DUFFERIN ST | |
| | | TORONTO, ONTARIO M6B 3S7 | |
| | | CANADA | |

PS Form 3806, Registered Mail Receipt

April 2015, PSN 7530-02-000-9051

Copy 1 - Customer

(See Information on Reverse)

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

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 49447 JANUARY 2023 WARNING
 JEFFREY FEINBERG ESQ
 FEINBERG AND MAIDENBAUM
 4651 SHERIDAN ST STE 200
 HOLLYWOOD, FL 33021-3422



9590 9402 3447 7275 4638 95

2. Article Number (Transfer from service label)

7021 2720 0000 2172 0898

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/8/22

D. Is delivery address different from Item 1? if YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- red Mail
- red Mail Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery