

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: 09/23/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/19/2022

CERTIFICATE # 2019-2463

ACCOUNT # 484215DG0140

ALTERNATE KEY # 105248

TAX DEED APPLICATION # 49630

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. B-5, OF SERENITY PLACE II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 11483, PAGE 153, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 1400 NW 45 STREET #B5, DEERFIELD BEACH FL 33064

OWNER OF RECORD ON CURRENT TAX ROLL:

HENRIQUE LATTANZI MONNERAT

514 SE 13 DR

DEERFIELD BEACH, FL 33441

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

HENRIQUE LATTANZI MONNERAT

Instrument: 115335232

514 SE 13TH DRIVE

DEERFIELD BEACH, FL 33441 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

KINGS RIGHT, LLC

C/O GREG TAYLOR & ASSOCIATES, PLLC

P O BOX 505

MURRAY, KY 42071 (Tax Deed Applicant)

CITY OF POMPANO BEACH

OR: 48214, Page: 1528

OFFICE OF THE SPECIAL MAGISTRATE

100 WEST ATLANTIC BOULEVARD, SUITE #420

POMPANO BEACH, FL 33060 (Per Lien)

CITY OF POMPANO BEACH

Instrument: 117151643

OFFICE OF THE SPECIAL MAGISTRATE

100 WEST ATLANTIC BOULEVARD, SUITE 307

POMPANO BEACH, FL 33060 (Per Lien)

SERENITY PLACE II CONDOMINIUM ASSOCIATION, INC.
1400 NW 45 STREET 8 B
DEERFIELD BEACH, FL 33064 (Per Sunbiz. Declaration in 11483-153.)

WASHINGTON SOUSA, REGISTERED AGENT,
O/B/O SERENITY PLACE II CONDOMINIUM ASSOCIATION, INC.
5222 NW 80 TER
PARKLAND, FL 33067 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4842 15 DG 0140

CURRENT ASSESSED VALUE: \$126,090

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: 31659, Page: 1334
Warranty Deed	OR: 38392, Page: 890
Certificate of Title	OR: 46484, Page: 1485
Receiver's Deed	OR: 46622, Page: 152
Warranty Deed	OR: 46622, Page: 158

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 #49630

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 January 2023, 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:

HENRIQUE LATTANZI MONNERAT
514 SE 13TH DRIVE
DEERFIELD BEACH, FL 33441

HENRIQUE LATTANZI MONNERAT
1400 NW 45 STREET #B5
DEERFIELD BEACH, FL 33064

CITY OF POMPANO BEACH OFFICE OF
THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD,
SUITE 307
POMPANO BEACH, FL 33060
WASHINGTON SOUSA, REGISTERED
AGENT, O/B/O SERENITY PLACE II
CONDOMINIUM ASSOCIATION, INC.
5222 NW 80 TER
PARKLAND, FL 33067

CITY OF POMPANO BEACH OFFICE OF
THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD,
SUITE #420
POMPANO BEACH, FL 33060
CITY OF DEERFIELD BEACH
150 NE 2ND AVE
DEERFIELD BEACH, FL 33441-3506

BARRY S BENDETOWIES
TEAM TITLE USA LLC
10100 W SAMPLE RD STE 201
CORAL SPRINGS, FL 33065-3975

SERENITY PLACE II CONDOMINIUM
ASSOCIATION, INC.
1400 NW 45 STREET 8 B
DEERFIELD BEACH, FL 33064

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 January 2023 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**

7

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49630

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: 484215-DG-0140
Certificate Number: 2463
Date of Issuance: 05/26/2020
Certificate Holder: KINGS RIGHT, LLC
Description of Property: SERENITY PLACE II CONDO
UNIT 5 BLDG B
PER CDO BK/PG: 11483/153

Name in which assessed: MONNERAT, HENRIQUE LATTANZI
Legal Titleholders: MONNERAT, HENRIQUE LATTANZI
514 SE 13 DR
DEERFIELD BEACH, FL 33441

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 15th day of February, 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:

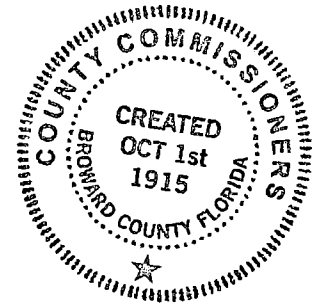
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 1st day of November, 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: 01/12/2023, 01/19/2023, 01/26/2023 & 02/02/2023
Minimum Bid: 13532.91

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49630

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

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Certificate Number: 2463

Date of Issuance: 05/26/2020

Certificate Holder: KINGS RIGHT, LLC

Description of Property: SERENITY PLACE II CONDO
UNIT 5 BLDG B
PER CDO BK/PG: 11483/153

CONDOMINIUM UNIT NO. B-5, OF SERENITY PLACE II, A CONDOMINIUM, ACCORDING TO
THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS
BOOK 11483, PAGE 153, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed: MONNERAT, HENRIQUE LATTANZI

Legal Titleholders: MONNERAT, HENRIQUE LATTANZI
514 SE 13 DR
DEERFIELD BEACH, FL 33441

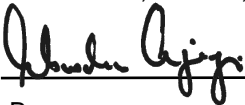
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of February, 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.deeduction.net
**Pre-registration is required to bid.*

Dated this 14th day of November, 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: 01/12/2023, 01/19/2023, 01/26/2023 & 02/02/2023

Minimum Bid: 13911.91

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, 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

49630
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 2463

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

01/12/2023 01/19/2023 01/26/2023 02/02/2023

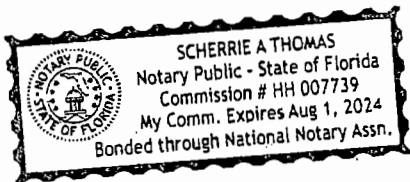
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
2 day of FEBRUARY, A.D. 2023

Scherrie A Thomas

(SEAL)
BARBARA JEAN COOPER personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 49630**

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: 484215-DG-0140
Certificate Number: 2463
Date of Issuance: 05/26/2020
Certificate Holder:
KINGS RIGHT, LLC
Description of Property:
SERENITY PLACE II CONDO
UNIT 5 BLDG B
PER CDO BK/PG: 11483/153
CONDOMINIUM-UNIT NO: B-5,
OF SERENITY PLACE II, A
CONDOMINIUM, ACCORDING
TO THE DECLARATION OF
CONDOMINIUM THEREOF, AS
RECORDED IN OFFICIAL RECORDS
BOOK 11483, PAGE 153, OF THE
PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

Name in which assessed:
MONNERAT, HENRIQUE LATTANZI
Legal Titleholders:
MONNERAT, HENRIQUE LATTANZI
514 SE 13 DR
DEERFIELD BEACH, FL 33441
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 15th day of February, 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 14th day of November, 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: 13911.91
401-314
1/12-19-26-2/2 23-21/0000639219B

BROWARD COUNTY SHERIFF'S OFFICE
2601 West Broward Blvd Fort Lauderdale, Florida 33312

RETURN OF SERVICE



Sheriff # 23000590

Court Case # TD 49630

Broward County, FL VS Henrique Lattanzi Monnerat

Hearing Date:02/15/2023

Received by CCN 16720

01/06/2023 9:45 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Henrique Lattanzi Monnerat 1400 NW 45 Street #B5 Deerfield Beach FL 33064**

Served:



Not Served:



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

Date: 01/06/2023 Time: 11:55 AM

On Henrique Lattanzi Monnerat 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 Sale Notice on the 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: Adrienne Ruff

D.S.

A. Bill, #16720

RECEIPT INFORMATION	
Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

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 # 484215-DG-0140 (TD #49630)

RECEIVED SHERIFF
2023 JUN -5 PM 12:07
BROWARD COUNTY, FLORIDA

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 January 31, 2023\$10,836.17

Or

* Amount due if paid by February 14, 2023\$10,974.29

*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 February 15, 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

MONNERAT, HENRIQUE LATTANZI
1400 NW 45 ST #B5
DEERFIELD BEACH, FL 33064

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23000590

Broward County, FL VS Henrique Lattanzi Monnerat

RETURN OF SERVICE



Court Case # TD 49630

Hearing Date:02/15/2023

Received by CCN 16720

01/06/2023 9:45 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Henrique Lattanzi Monnerat 514 SE 13 Drive Deerfield Beach FL 33441**

Served:

Not Served:

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

Date: 01/06/2023 Time: 1:55 PM

On Henrique Lattanzi Monnerat 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 Sale Notice on the 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: Adhonne Bill D.S.
A. Bill, #16720

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	2		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484215-DG-0140 (TD # 49630)

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

ORIGINAL DOCUMENT

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

MONNERAT, HENRIQUE LATTANZI
514 SE 13 DR
DEERFIELD BEACH, FL 33441

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

RECEIVED SHERIFF
BROWARD COUNTY, FLORIDA
2022 JUN -5 09:12:07



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

Detail by Entity Name

Florida Not For Profit Corporation
SERENITY PLACE II CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N37248
FEI/EIN Number 65-0180802
Date Filed 03/23/1990
State FL
Status ACTIVE

Principal Address

1400 NW 45 STREET
8 B
DEERFIELD BEACH, FL 33064

Changed: 09/15/2022

Mailing Address

1400 NW 45 STREET
8 B
DEERFIELD BEACH, FL 33064

Changed: 09/15/2022

Registered Agent Name & Address

SOUSA, WASHINGTON
5222 NW 80 TER
PARKLAND, FL 33067

Name Changed: 09/15/2022

Address Changed: 09/15/2022

Officer/Director Detail

Name & Address

Title President

SOUSA, WASHINGTON
5222 NW 80 TER
PARKLAND, FL 33067

Title Treasurer, Secretary, Director

FLEINEK, MICHAEL
1400 NW 45 STREET
8 B
DEERFIELD BEACH, FL 33064

Title VP, Director

GARDNER, DOUGLAS
401 NE 19 AVE
72
DEERFIELD BEACH, FL 33441-3736

Annual Reports

Report Year	Filed Date
2021	02/01/2021
2022	03/10/2022
2022	09/15/2022

Document Images

09/15/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/10/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
01/27/2020 -- ANNUAL REPORT	View image in PDF format
04/09/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
05/30/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
01/07/2010 -- ANNUAL REPORT	View image in PDF format
05/06/2009 -- ANNUAL REPORT	View image in PDF format
01/14/2008 -- ANNUAL REPORT	View image in PDF format
01/09/2007 -- ANNUAL REPORT	View image in PDF format
02/27/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2005 -- ANNUAL REPORT	View image in PDF format
01/20/2004 -- ANNUAL REPORT	View image in PDF format
03/12/2003 -- ANNUAL REPORT	View image in PDF format
04/18/2002 -- ANNUAL REPORT	View image in PDF format
03/05/2001 -- ANNUAL REPORT	View image in PDF format

[02/25/2000 -- ANNUAL REPORT](#)

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[04/20/1999 -- ANNUAL REPORT](#)

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[View image in PDF format](#)

[06/06/1996 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/08/1995 -- ANNUAL REPORT](#)

[View image in PDF format](#)

Prepared by and return to:

Gregory B. Taylor, P.A.
5310 NW 33rd Avenue
Fort Lauderdale, FL 33309
954-763-6553
File Number: 09-15608GM

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 6 day of October, 2009 between JPMorgan Chase Bank, National Association, whose post office address is 7255 Baymeadows Way, Jacksonville, FL 32256, grantor, and Joan C. Badr, as Trustee of the Joan C. Badr Living Trust dated April 12, 2004 whose post office address is 1400 NW 45th Street, B-5, Deerfield Beach, FL 33064, 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 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. B-5, of SERENITY PLACE II, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 11483, at Page 153, of the Public Records of Broward County, Florida.

Parcel Identification Number: 18215-DG-01400

Further subject to the above described Declaration of Condominium, which Grantee herein agrees to observe and perform. Together with all of the appurtenances to said condominium unit. See condominium certificate of approval attached.

Subject to taxes for 2009 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Jill Kelsey
[Signature]
Witness Name: Zandra Ashley

JPMorgan Chase Bank, National Association,
By: [Signature]
Print Name: Brenda Oxford
Print Title: Vice President

(Corporate Seal)

ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Duval

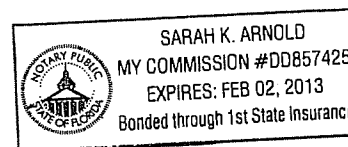
S.S.

On Oct 6, 2009 before me, SARAH K. Arnold (insert notary name) a Notary Public in and for said state, personally appeared Brenda Oxford (Print Name) as Vice President (Print Title) for JPMorgan Chase Bank, National Association, who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument 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.

I certify under PENALTY of PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand of seal.

Signature: [Signature]
Print Name: SARAH K. Arnold

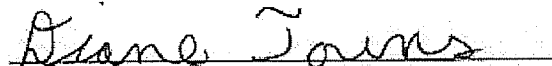


JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

INCUMBENCY CERTIFICATE

I HEREBY CERTIFY that I am an Assistant Secretary of JPMorgan Chase Bank, N.A. and that the following individuals, holding the title set forth opposite their names, are duly elected officers of JPMorgan Chase Bank, N.A. and are authorized to execute documents related to the sale of mortgage loans and real property and the foreclosure of real property, including assignments of mortgage, modifications of mortgage, deeds, affidavits and other closing documents, substitutions of trustee and satisfactions and lien releases on behalf of JPMorgan Chase Bank, N.A.

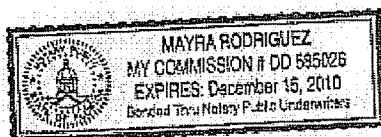
Shelley McLarren	Vice President
William Ruh	Vice President
Tina Corcoran	Vice President
Elvia R. Eaton	Vice President
P. J. Katsma	Vice President
Brenda Oxford	Vice President
Molly Schenck	Vice President
Van Tran	Vice President



 Diane Towns
 Assistant Secretary

Dated: June 15, 2009

STATE OF FLORIDA
 COUNTY OF HILLSBOROUGH

On this 15th day of June, 2009, before me the undersigned notary public, personally appeared Diane Towns, Assistant Secretary, who proved to me through satisfactory evidence of identification, which was to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose, and signed this document as her free act and deed, and the free act and deed of JPMorgan Chase Bank, N.A., in her capacity as Assistant Secretary.




 Notary Public Mayra Rodriguez
 My Commission Expires: 12/15/2010

CERTIFICATE OF APPROVAL

This is to certify that Joan Badr has been approved by Serenity Place 11
Condominium Association, Inc., a condominium, as the purchaser of the following real
property in Broward County, Florida.

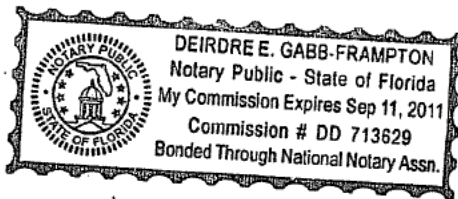
Unit B-5 at 1400 N.W. 45th Street, Deerfield Beach, Florida, formerly known as
Pompano Beach, Florida.

Dated this 29 day of Sept., 2009.

Serenity Place 11 Condo Assoc. Inc.
Michael R Fleinek
Secretary/Board of Director

State of Florida
County of Broward

Sworn to and subscribed before me this 29 day of September, 2009. by
Michael Fleinek who is personally known to me or who has
produced [REDACTED]
_____ as identification.



[Signature]
Notary Public

My commission Expires: 9/11/11



THIS INSTRUMENT PREPARED BY AND RETURN TO:
Howard S. Gaines, Esq.

INSTR # 101070300
OR BK 31659 PG 1334
RECORDED 05/31/2001 03:44 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 504.00
DEPUTY CLERK 1932

PRESTIGE TITLE & RESEARCH CO., INC.
6261 NW 6TH WAY, SUITE 202
FT. LAUDERDALE, FLORIDA 33309

Property Appraisers Parcel Identification (Folio) Numbers:
8215-DG-014
Grantee SS #:

Handwritten initials

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **7th** day of **May, A.D. 2001** by **ATTILA JUHASZ, A MARRIED MAN***, herein called the grantor, to **ALEX M. WALDECK** whose post office address is **1400 NW 45 ST #5, POMPANO BEACH, FL 33064**, hereinafter called the Grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **BROWARD County, State of Florida**, viz:

UNIT B-5, SERENITY PLACE II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 11483, AT PAGE 153, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

****NOTE: THE ABOVE REFERENCED PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR. THE HOMESTEAD PROPERTY OF ATTILA JUHASZ IS 5137 NW 49 AVE, COCONUT CREEK, FL 33073.**

Subject to easements, restrictions and reservations of record and to taxes for the year 2000 and thereafter.

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, and hereby 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, 2000.

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:

C. B. Wallace

Witness #1 Signature
C. B. Wallace

Witness #1 Printed Name

Attila Juhasz

ATTILA JUHASZ L.S.
5137 NW 49 AVE, COCONUT CREEK, FL 33073

Adriana Velez

Witness #2 Signature
Adriana Velez

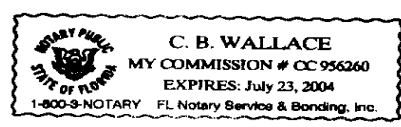
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this **7th** day of **May, 2001** by **ATTILA JUHASZ** who is personally known to me or has produced *A.S.C.* as identification.

SEAL

My Commission Expires:



C. B. Wallace

Notary Signature

Printed Notary Signature

File # **01-1038**

WILL CALL
PRESTIGE TITLE & RESEARCH CO.

①

All Title Solutions, Inc.
551 SE 8th Street, Ste. 503
Delray Beach, Florida 33483

Parcel ID Number: 18215-DG-01400

Warranty Deed

This Indenture, Made this 6th day of October, 2004 A.D., **Between**
Alex M. Waldeck and Carolina Waldeck, husband and wife
Inneco State of **Florida**, grantors, and
of the County of **Broward**,
Peter Miranda and Nicole M. Malkine, husband and wife
whose address is: **1400 NW 45th Street #B-5, Pompano Beach, FL 33064**
of the County of **Broward**, State of **Florida**, grantees.

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 GRANTEES, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEES and GRANTEES' 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. B-5, OF SERENITY PLACE II, A CONDOMINIUM,
ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN
OFFICIAL RECORDS BOOK 11483, PAGE 153, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA**

Subject to restriction, reservations and easements of record, if any,
and taxes susequent to 2004.

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

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: WICIO SANTANA
Witness

[Signature] (Seal)
Alex M. Waldeck
P.O. Address: 1400 NW 45th Street, #B-5, Pompano Beach, FL 33064

[Signature]
Printed Name: Rene S. Greenward J.
Witness

[Signature] (Seal)
Carolina Waldeck Inneco
P.O. Address: 1400 NW 45th Street, #B-5, Pompano Beach, FL 33064

STATE OF **Florida**
COUNTY OF **Broward**

The foregoing instrument was acknowledged before me this 6th day of October, 2004 by
Alex M. Waldeck and Carolina Waldeck, husband and wife
Inneco
who are personally known to me or who have produced their **Florida driver's license** as identification.

[Notary Seal]
Norman W. McRae
Notary Public
My Commission Expires: 06/20/05

[Signature]
Norman W. McRae
Notary Public
My Commission Expires: 06/20/05



\$.70 / 100.00

17 AUG 2009

IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA CIVIL DIVISION CASE NO.: CACE08016021

(9)

WASHINGTON MUTUAL BANK, FA,
Plaintiff,

vs.

NICOLE N. MALKINE A/K/A NICOLE M. MALKINE; SERENITY PLACE II CONDOMINIUM ASSOCIATION, INCORPORATED; PETER MIRANDA; UNKNOWN SPOUSE OF NICOLE N. MALKINE A/K/A NICOLE M. MALKINE; UNKNOWN SPOUSE OF PETER MIRANDA; JOHN DOE; JANE DOE AS UNKNOWN TENANT (S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

FILED FOR RECORDS
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLORIDA
2009 AUG 25 PM 4:23
CIRCUIT CLERK

CERTIFICATE OF TITLE

The undersigned, Howard C. Forman, Clerk of the Court, hereby certifies that a certificate of sale has been executed and filed in this action on AUG 12 2009, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

CONDOMINIUM UNIT NO. B-5, OF SERENITY PLACE II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 11483, AT PAGE 153, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
Property Address: 1400 NW 45 STREET B-5, POMPANO BEACH, FL 33064

FOLIO#: 4842 15 DG 0140

was sold to:

WASHINGTON MUTUAL BANK, FA
c/o Fidelity/Washington Mutual (WAMU)
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

WITNESS my hand and the seal of the Court this 12 day of August, 2009.

Seal of the Court and signature of Howard C. Forman, Deputy Clerk.

By: _____
As Deputy Clerk

Law Office of Marshall C. Watson
1800 NW 49th Street, Suite 120
Fort Lauderdale, Florida 33309

GREGORY B. TAYLOR, P.A.
5310 N.W. 33RD AVENUE, SUITE 101
FORT LAUDERDALE, FLORIDA 33309
File # 09-156086M

(Space above this line reserved for Recorder of Deeds certification)

RECEIVER'S DEED

(Deed Without Covenant, Representation, or Warranty)

This Receiver's Deed is entered into as of October 6, 2009, between the **FEDERAL DEPOSIT INSURANCE CORPORATION**, as Receiver for **WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA**, Henderson, Nevada (herein referred to as "Grantor"), whose address is 1601 Bryan Street, Dallas, Texas 75201, the said Washington Mutual Bank having been placed in receivership on September 25, 2008, by the Office of Thrift Supervision, and **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, organized under the laws of the United States of America (herein referred to as "Grantee"), whose address and principal place of business is 270 Park Avenue, New York, New York 10017.

For good and valuable consideration in hand paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor by these presents does hereby GRANT, SELL and CONVEY to Grantee, **without covenant, representation, or warranty** of any kind or nature, express or implied, and any and all warranties that might arise by common law and any covenants or warranties created by statute, as the same may be hereafter amended or superseded, are excluded, all of Grantor's right, title and interest in the property more particularly described on Exhibit A attached hereto and incorporated herein, together with all of Grantor's right, title and interest in any and all improvements and fixtures thereon and thereto (hereinafter collectively referred to as the "Subject Property"), and all and singular the rights and appurtenances pertaining thereto, including, but not limited to, any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way, **subject, however, to** all liens, exceptions, easements, rights-of-way, covenants, conditions, restrictions, reservations, encroachments, protrusions, shortages in area, boundary disputes and discrepancies, matters which could be discovered or would be revealed by, respectively, an inspection or current survey of the Subject Property, encumbrances, impositions (monetary and otherwise), access limitations, licenses, leases, prescriptive rights, rights of parties in possession, rights of tenants, co-tenants, or other co-owners, and any and all other matters or conditions affecting the Subject Property, as well as standby fees, real estate taxes, and assessments on the Subject Property for the current year and prior and subsequent years, and subsequent taxes and assessments for prior years due to change in land usage or ownership, and any and all zoning laws, regulations, and ordinances of municipal and other governmental authorities affecting the Subject Property (all of the foregoing being collectively referred to as the "Permitted

Encumbrances"). Grantee, by its execution and acceptance of delivery of this Receiver's Deed, assumes and agrees to perform all of Grantor's obligations under the Permitted Encumbrances to the extent expressly assumed in writing by the Grantor or imposed upon the Grantor under applicable law.

FURTHER, GRANTEE, BY ITS EXECUTION AND ACCEPTANCE OF DELIVERY OF THIS RECEIVER'S DEED, ACKNOWLEDGES AND AGREES THAT (i) GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING, OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY, OR CONDITION OF THE SUBJECT PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL, AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE SUBJECT PROPERTY, (C) THE SUITABILITY OF THE SUBJECT PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE SUBJECT PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE OWNERSHIP, TITLE, POSSESSION, HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE SUBJECT PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE SUBJECT PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF THE SUBJECT PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO, (H) THE EXISTENCE, QUALITY, NATURE, ADEQUACY, OR PHYSICAL CONDITION OF ANY UTILITIES SERVING THE SUBJECT PROPERTY, OR (I) ANY OTHER MATTER WITH RESPECT TO THE SUBJECT PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, THE DISPOSAL OR EXISTENCE, IN OR ON THE SUBJECT PROPERTY, OF ANY HAZARDOUS MATERIALS; (ii) GRANTEE HAS FULLY INSPECTED THE SUBJECT PROPERTY AND THAT THE CONVEYANCE AND DELIVERY HEREUNDER OF THE SUBJECT PROPERTY IS "AS IS" AND "WITH ALL FAULTS", AND GRANTOR HAS NO OBLIGATION TO ALTER, REPAIR, OR IMPROVE THE SUBJECT PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO; AND (iii) NO WARRANTY HAS ARISEN THROUGH TRADE, CUSTOM, OR COURSE OF DEALING WITH GRANTOR, AND ALL STATUTORY, COMMON LAW, AND CUSTOMARY COVENANTS AND WARRANTIES, IF ANY, OF WHATEVER KIND, CHARACTER, NATURE, PURPOSE, OR EFFECT, WHETHER EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, ARE HEREBY EXPRESSLY, UNCONDITIONALLY, AND IRREVOCABLY WAIVED, DISCLAIMED, AND EXCLUDED FROM THIS RECEIVER'S DEED, NOTWITHSTANDING ANY CUSTOM OR PRACTICE TO THE CONTRARY, OR ANY STATUTORY, COMMON LAW, DECISIONAL, HISTORICAL, OR CUSTOMARY MEANING, IMPLICATION,

SIGNIFICANCE, EFFECT, OR USE OF CONTRARY IMPORT OF ANY WORD, TERM, PHRASE OR PROVISION HEREIN.

Further, by its execution and acceptance of delivery of this Receiver's Deed, Grantee or anyone claiming by, through, or under Grantee, hereby fully releases Grantor, its employees, officers, directors, representatives, and agents from any and all claims, costs, losses, liabilities, damages, expenses, demands, actions, or causes of action that it may now have or hereafter acquire, whether direct or indirect, known or unknown, suspected or unsuspected, liquidated or contingent, arising from or related to the Subject Property in any manner whatsoever. This covenant releasing Grantor shall be a covenant running with the Subject Property and shall be binding upon Grantee, its successors and assigns.

TO HAVE AND TO HOLD the Subject Property together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors and assigns forever, **without covenant, representation, or warranty whatsoever, subject, however, to** the Permitted Encumbrances.

The fact that certain encumbrances, limitations, or other matters or conditions may be mentioned, disclaimed, or excepted in any way herein, whether specifically or generally, and whether in the body hereof or any exhibit hereto, shall not be a covenant, representation, or warranty of Grantor as to any encumbrances, limitations, or any other matters or conditions not mentioned, disclaimed, or excepted. Notwithstanding anything herein to the contrary, however, nothing herein shall be construed or deemed as an admission by Grantor or Grantee to any third party of the existence, validity, enforceability, scope, or location of any encumbrances, limitations, or other matters or conditions mentioned, disclaimed, or excepted in any way herein, and nothing shall be construed or deemed as a waiver by Grantor or Grantee of its respective rights, if any, but without obligation, to challenge or enforce the existence, validity, enforceability, scope, or location of same against third parties.

Grantee hereby assumes the payment of all ad valorem taxes, standby fees, and general and special assessments of whatever kind and character affecting the Subject Property which are due, or which may become due, for any tax year or assessment period prior or subsequent to the effective date of this Receiver's Deed, including, without limitation, taxes or assessments becoming due by reason of a change in usage or ownership, or both, of the Subject Property.

Except as expressly set forth in this Receiver's Deed, there are no third party beneficiaries to this Receiver's Deed. The covenants, promises and agreements continued in this Receiver's Deed are solely for the benefit of the Grantor and Grantee.


This Receiver's Deed is executed pursuant to that certain Purchase And Assumption Agreement among the FDIC in its corporate capacity, Grantor, and Grantee dated as of September 25, 2008.

IN WITNESS WHEREOF, this Receiver's Deed is executed by Grantor and Grantee on the dates set forth below their respective signatures hereinbelow, but to be effective for all purposes, however, as of the date first above written.

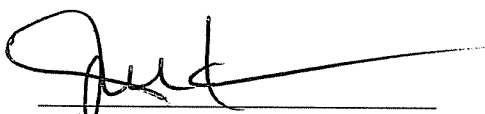
GRANTOR:

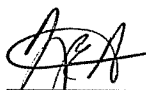
FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver for WASHINGTON MUTUAL BANK, formerly known as Washington Mutual Bank, FA

By: JPMorgan Chase Bank, National Association
Its Attorney-in-Fact

By: 
Name: Brenda Oxford
Title: Vice President
Date: _____

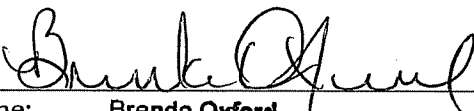
Witnesses:


Print Name: Jill Kelsey

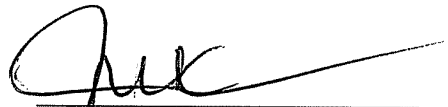

Print Name: Zandra Ashley

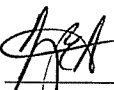
GRANTEE:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a national banking association

By: 
Name: Brenda Oxford
Title: Vice President
Date: _____

Witnesses:


Print Name: Jill Kelsey


Print Name: Zandra Ashley

ACKNOWLEDGMENTS

STATE OF FLORIDA §
COUNTY OF DUVAL §

2009 The foregoing instrument was acknowledged before me on the 6th day of October, 2008, by Brenda Oxford, as Vice President of JPMorgan Chase Bank, National Association, a national banking association, as Attorney-in-Fact for the Federal Deposit Insurance Corporation as Receiver for Washington Mutual Bank, formerly known as Washington Mutual Bank, FA, on behalf of the Bank, who is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Sarah K. Arnold
Notary Public

STATE OF FLORIDA §
COUNTY OF DUVAL §

The foregoing instrument was acknowledged before me on the 6th day of Oct. 2009/2008, by Brenda Oxford, as Vice President of JPMorgan Chase Bank, National Association, a national banking association, on behalf of the Bank, who is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Sarah K. Arnold
Notary Public

**EXHIBIT A
PROPERTY DESCRIPTION**

Condominium Unit No. B-5, of SERENITY PLACE II, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 11483, at Page 153, of the Public Records of Broward County, Florida.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Barry S. Bendetowies
Team Title USA, LLC
10100 W. Sample Road, Suite 201
Coral Springs, FL 33065
Our File No.: **1808008**
Property Appraisers Parcel Identification (Folio) Number: **484215DG0140**
Deed Documentary Stamps in the amount of \$931.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 18 day of **September, 2018** by **JOAN C. BADR, A SINGLE WOMAN, INDIVIDUALLY AND AS TRUSTEE OF THE JOAN C. BADR LIVING TRUST DATED APRIL 12, 2004**, whose post office address is 1440 NW 45 ST # A-1, POMPANO BEACH, FL 33064 herein called the Grantor, to **HENRIQUE LATTANZI MONNERAT, A SINGLE MAN** whose post office address is 514 SE 13TH DRIVE, DEERFIELD BEACH, FL 33441, 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

CONDOMINIUM UNIT NO. B-5, OF SERENITY PLACE II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 11483, PAGE 153, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

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, and hereby 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, 2017.

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:

[Signature]
Witness #1 Signature
Marcy P. Friedman

Witness #1 Printed Name

[Signature]
Witness #2 Signature

BARRY S. BADDEN
Witness #2 Printed Name

[Signature]
JOAN C. BADR, A SINGLE WOMAN, INDIVIDUALLY AND AS TRUSTEE OF THE JOAN C. BADR LIVING TRUST DATED APRIL 12, 2004

State of Florida
County of BROWARD

The foregoing instrument was acknowledged before me this 18 day of September, 2018, by JOAN C. BADR, A SINGLE WOMAN, INDIVIDUALLY AND AS TRUSTEE OF THE JOAN C. BADR LIVING TRUST DATED APRIL 12, 2004 who is personally known to me or has produced FL DRIVES LIC as identification and did did not take an oath.



MARCY P. FRIEDMAN
MY COMMISSION # GG 044659
EXPIRES: December 13, 2020
Bonded Thru Budget Notary Services

[Signature]
Notary Public

Printed Notary Name

SERENITY PLACE 11 CONDOMINIUM ASSOC., INC.
1440 N.W. 45TH ST.
A-1
DEERFIELD BEACH, FL 33064
954-941-6217

CERTIFICATE OF APPROVAL

This is to certify that Henrique Lattanzi Monnerat has been approved by Serenity Place 11 Condominium Association, Inc., a condominium, as the purchaser of the following real property in Broward County, Florida.

Unit B-5 at 1400 N.W. 45th Street, Deerfield Beach, FL 33064, formerly known as Pompano Beach, Florida

Dated this 18 day of September, 2018.

Serenity Place 11 Condo. Assoc.

Barbara P. Gardner
Barbara Gardner
Board of Director

Sworn to and subscribed before me this 18 day of September, 2018, by Barbara Gardner who is personally known to me or who has produced FL Driver License as identification.

[Signature]
Notary Public

My commission Expires:



DIANE M PERSTEN
Commission # GG 159200
Expires February 8, 2022
Bonded Thru Budget Notary Services

42



City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE #420
POMPANO BEACH, FLORIDA 33060

CITY OF POMPANO BEACH, FLORIDA
Petitioner,

vs.

MONNERAT, MARIANNA LATTANZI P LE
MONNERAT, HENRIQUE LATTANZI

Respondent(s)

Case #:

11050062

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: MONNERAT, MARIANNA LATTANZI P LE
MONNERAT, HENRIQUE LATTANZI

3301 NW BOCA RATON BLVD STE 200 BOCA RATON, FL 33431

The City of Pompano Beach Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the City of Pompano Beach Special Magistrate did issue on 7/13/2011, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a fine in the amounts shown below commencing on dates shown below plus an additional fine to cover costs incurred by the City in the amount of \$100.00.

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
Chapter 153: Rental Housing Code...	153.19 Minimum standards for maintenance of premises	(A) The premises of all buildings and/or structures governed by this chapter shall be kept free of all nuisances, any hazards to the safety of the occupants, pedestrians and all other persons utilizing the premises and free of all unsanitary cond...	8/5/2011		\$100.00

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Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
Chapter 153: Rental Housing Code...	153.21 Minimum standards for buildings and structures	All buildings and structures governed by this chapter shall be maintained in accordance with the following minimum standards: (A) All buildings and structures shall be properly maintained and kept in a good state of repair so as not to cr...	8/5/2011		\$100.00
Chapter 153: Rental Housing Code...	153.25 Minimum standards for exterior of buildings	The exterior of all buildings governed by this chapter shall be properly maintained in accordance with the following minimum standards. (A) Foundations. (1) Every foundation shall be watertight, weathertight and rodent-pr...	8/5/2011		\$100.00
Chapter 155: Zoning...	155.036(l) Fences and walls	All fences and walls shall be maintained in a neat and clean condition; in good repair and, if painted, reasonably free of chipped, faded, peeling and cracked paint...	8/5/2011		\$100.00
Chapter 96: Health and Safety...	96.10 Littering	(A) It shall be unlawful for any person or persons to place, sweep, scatter, throw, or dump or cause to be placed, swept, scattered, thrown, or dumped, for any purpose whatsoever, any refuse or rubbish of any kind, any garbage household trash, co...	8/5/2011		\$100.00
Chapter 96: Health and Safety...	96.54 Nuisances specified	It is declared unlawful and a public nuisance for any owner of any property in the city to maintain such property or to permit such property to be maintained in such a manner that any one or more of the conditions described in the following division...	8/5/2011		\$100.00

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 484224180640
LEGAL DESCRIPTION: CRESTHAVEN NO 8 44-8 B LOT 11 BLK 5
STREET ADDRESS: 1431 NE 31 Ct Pompano Beach, FL 33064

3. That the Respondent(s) did not comply with the Final Order on or before the date specified therein.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Rinaldi, M.**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Inspector. **Additionally, a fine of \$100.00 to cover costs incurred in the prosecution of this matter is confirmed and imposed.**

5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 37 of the City of Pompano Beach Code of Ordinances, as currently enacted or as may be amended from time to time, and **such lien shall be co-equal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles and claims regardless of when created or recorded.** The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.

You may request, in writing, a hearing before the Special Magistrate to contest the finding of non-compliance and imposition of fines. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied. A written request for a hearing MUST BE MADE TO THE OFFICE OF THE SPECIAL MAGISTRATE AND RECEIVED WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE. You will be notified of a hearing date and time. If no timely request is received, this Order Imposing Fine and Claim of Lien entered by the Special Magistrate will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a final administrative order of the Special Magistrate for the City of Pompano Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this August 11, 2011

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA

Shavonn Marchan

SPECIAL MAGISTRATE CLERK

Alan L. Gabriel

Alan L. Gabriel

SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF BROWARD

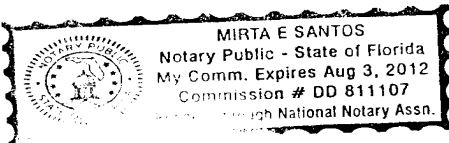
The foregoing instrument was acknowledged before me this 11th day of August,

20 11 by Shavonn Marchan and Alan L. Gabriel, Special Magistrate, respectively, of the City of Pompano Beach, who are personally known to me and who did not take an oath.

My Commission Expires:

Marta E Santos

NOTARY PUBLIC, State of Florida at Large



Print, type or stamp name of Notary

Commission Number, if any

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
I HEREBY CERTIFY that the foregoing is a true and correct copy of Order of Imposition of Fine and Claim of Lien as filed in the Office of the Special Magistrate. Witness my hand and official seal in the CITY OF POMPANO BEACH, FLORIDA, on 11th day of September 2011
Mary L. O'Hanrahan Deputy City Clerk

Note: Mail your payment to the above address made payable to The City of Pompano Beach.



City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

OFFICE OF THE SPECIAL MAGISTRATE

CITY OF POMPANO BEACH, FLORIDA

Case #:

11050062

Petitioner,

vs.

MONNERAT, MARIANNA LATTANZI P LE
MONNERAT, HENRIQUE LATTANZI

Respondent(s)

FINAL ORDER OR STIPULATED FINAL ORDER

IN RE:

STREET ADDRESS: 1431 NE 31 Ct Pompano Beach, FL 33064

FOLIO: 484224180640

LEGAL DESCRIPTION: CRESTHAVEN NO 8 44-8 B LOT 11 BLK 5

The City of Pompano Beach Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Wednesday, July 13, 2011, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Special Magistrate finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the City of Pompano Beach Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
Chapter 153: Rental Housing Code...	153.19 Minimum standards for maintenance of premises	(A) The premises of all buildings and/or structures governed by this chapter shall be kept free of all nuisances, any hazards to the safety of the occupants, pedestrians and all other persons utilizing the premises and free of all unsanitary cond...	8/5/2011		\$100.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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Chapter 96: Health and Safety...	96.54 Nuisances specified	It is declared unlawful and a public nuisance for any owner of any property in the city to maintain such property or to permit such property to be maintained in such a manner that any one or more of the conditions described in the following division...	8/5/2011		\$100.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Rinaldi, M.**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Order may be enforced like a court judgment. Repeat violations can be fined up to \$5000.00 per day. (Section 162.09, Florida Statutes). Property owner(s) has/have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida Statutes). The property owner must contact the Code Compliance Department to advise when compliance has been reached. The Special Magistrate has also assessed an additional fine of \$100.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 37 of the City of Pompano Beach Code of Ordinances.

Respondents may appeal any decision with respect to any matter considered by the City of Pompano Beach Special Magistrate. An appeal must be filed within (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Inspector at 954-786-4361

DONE AND ORDERED this July 14, 2011

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA



Eugene M. Steinfeld

SPECIAL MAGISTRATE CLERK

SPECIAL MAGISTRATE

Note: Payments should be mailed to the above address made payable to The City of Pompano Beach.

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City of Pompano Beach
100 West Atlantic Boulevard, Suite 307
Pompano Beach, Florida 33060

OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE 307
POMPANO BEACH, FLORIDA 33060

CITY OF POMPANO BEACH, FLORIDA

Petitioner,

vs.

MONNERAT, HENRIQUE LATTANZI

Respondent(s)

Case #:

19070083

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: MONNERAT, HENRIQUE LATTANZI

2851 NE 11 AVE POMPANO BEACH, FL 33064

The City of Pompano Beach Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the City of Pompano Beach Special Magistrate did issue on 11/6/2019, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a fine in the amounts shown below commencing on dates shown below plus an additional fine to cover costs incurred by the City in the amount of \$100.00.

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
113.41(A) Business Tax Receipt; Rental Housing	The owner of every rental structure, structures containing a rental unit or units, or individually owned units, which are utilized as a dwelling for residential living purposes must obtain a business tax receipt for each rented structure or unit, inc... 113.41(A)***Rental property without a current and valid business tax receipt issued by the City of Pompano Beach. PLEASE OBTAIN A BUSINESS TAX RECEIPT FOR THE RENTAL OF THIS PROPERTY. CONTACT THE BUSINESS TAX RECEIPT OFFICE: 954.786.4668 or 954.786.4633 OR APPLY ON THE THIRD FLOOR AT CITY HALL: 100 WEST ATLANTIC BLVD. POMPANO BEACH, FL 33060.		1/3/2020	

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Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
155.8202.F. SPECIFIC VIOLATIONS	Disturb any landscaped area or vegetation required by this code. ... 155.8202(F)***Observed the yard and swale in need of maintenance (dead patches with missing approved living ground cover). Landscape Areas: Areas which include but are not limited to abutting portions of public rights-of-way, easements, alleys, swales, lakes, canal banks, wet retention areas, and dry retention areas. PLEASE RESTORE YARD AND SWALE TO A HEALTHY STATE WITH APPROVED LIVING GROUND COVER AND MAINTAIN.	1/29/2021		\$100.00
96.26(C)(3) Public Nuisance; Overgrowth of Grass/Weeds	The following are declared to be public nuisances when occurring upon any street, sidewalk, alley, or other public place or property, or upon any private property: The presence of grass and/or weeds in excess of 12 inches in height from the ground u... 96.26(C)(3)***Observed overgrowth of grass/weeds/vegetation in the yard and/or swale area. PLEASE MOW/TRIM/CUT ANY OVERGROWTH IN THE SWALE, FRONT, REAR AND/OR SIDE OF THE PROPERTY AND MAINTAIN.		10/1/2019	

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 484224081240
LEGAL DESCRIPTION: COLLIER MANOR FIRST ADD 35-28 B LOT 10 BLK 10
STREET ADDRESS: 2588 NE 13 TER, POMPANO BEACH, FL 33064

3. That the Respondent(s) did not comply with the Final Order on or before the date specified therein.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Longhini, W**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Inspector. **Additionally, a fine of \$100.00 to cover costs incurred in the prosecution of this matter is confirmed and imposed.**

5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 37 of the City of Pompano Beach Code of Ordinances, as currently enacted or as may be amended from time to time. The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.

You may request, in writing, a hearing before the Special Magistrate to contest the finding of non-compliance and imposition of fines. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied. A written request for a hearing MUST BE MADE TO THE OFFICE OF THE SPECIAL MAGISTRATE AND RECEIVED WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE. You will be notified of a hearing date and time. If no timely request is received, this Order Imposing Fine and Claim of Lien entered by the Special Magistrate will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.


Respondents may appeal a final administrative order of the Special Magistrate for the City of Pompano Beach to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this February 3, 2021

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA





SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF BROWARD

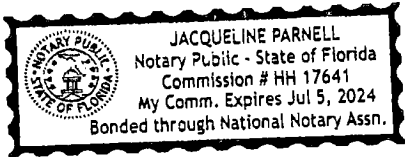
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of Feb., 2021 by Hayden and

Alan L. Cabral, Special Magistrate, respectively, of the City of Pompano Beach, who are personally known to me and who did not take an oath.

My Commission Expires:



NOTARY PUBLIC, State of Florida at Large



Print, type or stamp name of Notary

Commission Number, if any

Note: Mail your payment to the above address made payable to The City of Pompano Beach.



City of Pompano Beach
100 West Atlantic Boulevard, Suite 307
Pompano Beach, Florida 33060

OFFICE OF THE SPECIAL MAGISTRATE

CITY OF POMPANO BEACH, FLORIDA

Case #:

19070083

Petitioner,

vs.

MONNERAT, HENRIQUE LATTANZI

Respondent(s)

FINAL ORDER OR STIPULATED FINAL ORDER

IN RE:

STREET ADDRESS: 2588 NE 13 TER, POMPANO BEACH, FL
33064

FOLIO: 484224081240

LEGAL DESCRIPTION: COLLIER MANOR FIRST ADD 35-28 B LOT
10 BLK 10

The Special Magistrate for the City of Pompano Beach, after due notice to Respondent(s), heard testimony under oath and argument regarding the Property at a Public Hearing held Wednesday, November 6, 2019, at which the Respondent(s) were present at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence and testimony submitted, the Special Magistrate finds, as a matter of law, the following described violation(s) of the City of Pompano Beach Code of Ordinances exist on the Property and orders Respondent to timely correct said violation(s) in accordance with the Compliance Deadline set forth below.

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
113.41(A) Business Tax Receipt; Rental Housing	The owner of every rental structure, structures containing a rental unit or units, or individually owned units, which are utilized as a dwelling for residential living purposes must obtain a business tax receipt for each rented structure or unit, inc... 113.41(A)***Rental property without a current and valid business tax receipt issued by the City of Pompano Beach. PLEASE OBTAIN A BUSINESS TAX RECEIPT FOR THE RENTAL OF THIS PROPERTY. CONTACT THE BUSINESS TAX RECEIPT OFFICE: 954.786.4668 or 954.786.4633 OR APPLY ON THE THIRD FLOOR AT CITY HALL: 100 WEST ATLANTIC BLVD. POMPANO BEACH, FL 33060.	1/3/2020		\$100.00

Ordinance/Regulation	Violation Description/Correction	Order Date to Comply by	Date Complied	Daily Fine
155.8202.F. SPECIFIC VIOLATIONS	Disturb any landscaped area or vegetation required by this code. ... 155.8202(F)***Observed the yard and swale in need of maintenance (dead patches with missing approved living ground cover). Landscape Areas: Areas which include but are not limited to abutting portions of public rights-of-way, easements, alleys, swales, lakes, canal banks, wet retention areas, and dry retention areas. PLEASE RESTORE YARD AND SWALE TO A HEALTHY STATE WITH APPROVED LIVING GROUND COVER AND MAINTAIN.	1/3/2020		\$100.00
96.26(C)(3) Public Nuisance; Overgrowth of Grass/Weeds	The following are declared to be public nuisances when occurring upon any street, sidewalk, alley, or other public place or property, or upon any private property: The presence of grass and/or weeds in excess of 12 inches in height from the ground u... 96.26(C)(3)***Observed overgrowth of grass/weeds/vegetation in the yard and/or swale area. PLEASE MOW/TRIM/CUT ANY OVERGROWTH IN THE SWALE, FRONT, REAR AND/OR SIDE OF THE PROPERTY AND MAINTAIN.	1/3/2020	10/1/2019	\$100.00

Notes:

\$100.00 COST DUE

When the violations are corrected, the Respondent must notify Code Compliance via email (pbcode@cgasolutions.com) or phone (954 786-4361) so that the property can be inspected to document compliance status.

If the Respondent fail(s) to correct the violation(s) as ordered above, the Special Magistrate Clerk shall set this matter for hearing at 1:00 p.m. on 1/8/2020 in the City of Pompano Beach Commission Chambers located at 100 West Atlantic Boulevard, Pompano Beach, Florida, and the Special Magistrate shall enter an Order Imposing a Fine to commence in the amount(s) and on the date(s) shown above for every day the violation(s) continues to exist beyond the Compliance Deadline.

In accordance with Section 162.09, Florida Statutes, a certified copy of said Order Imposing a Fine shall be recorded in the Public Records of Broward County, Florida and thereafter constitute a lien upon both the Property and any other real or personal property owned by Respondent(s) which shall be enforceable in the same manner as a court judgement. Violations can be fined up to \$5,000 per day for repeat violations and those deemed irreparable or irreversible in nature can be fined up to \$15,000 per day.


In accordance with Section 162.11, Florida Statutes, Respondent has thirty (30) days from the date this Final Order is executed to file an appeal in Broward County Circuit Court. In accordance with Section 286.0105, Florida Statutes, Respondent will also need to ensure that a verbatim record of the hearing is made, which includes the testimony and evidence upon which the appeal is to be based.

You may also have other rights which are set forth in Chapter 37 of the City of Pompano Beach Code of Ordinances. In addition, be advised that at a previous hearing held on this Case, the Special Magistrate assessed a fine of \$100.00 to cover the costs incurred by the City of Pompano Beach in the prosecution of this matter which is now due.

For additional information, please contact the Office of the Special Magistrate at (954) 786-4361.

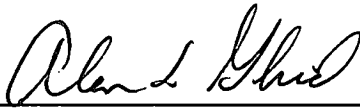
DONE AND ORDERED this 6th day of November 2019

ATTEST:



SPECIAL MAGISTRATE CLERK

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF POMPANO BEACH, FLORIDA



Alan L. Gabriel

SPECIAL MAGISTRATE

Note: Payments should be mailed to the above address made payable to The City of Pompano Beach.

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

DATE: January 3rd, 2023
PROPERTY ID # 484215-DG-0140 (TD # 49630)

WARNING

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

HENRIQUE LATTANZI MONNERAT
514 SE 13TH DRIVE
DEERFIELD BEACH, FL 33441

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1400 NW 45 ST #B5 DEERFIELD BEACH, FL 33064 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 January 31, 2023\$10,836.17

Or

* Estimated Amount due if paid by February 14, 2023\$10,974.29

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 15, 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/recordstaxestreasury

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

DATE: January 3rd, 2023
PROPERTY ID # 484215-DG-0140 (TD # 49630)

WARNING

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HENRIQUE LATTANZI MONNERAT
1400 NW 45 STREET #B5
DEERFIELD BEACH, FL 33064

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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: January 3rd, 2023
PROPERTY ID # 484215-DG-0140 (TD # 49630)

WARNING

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

CITY OF POMPANO BEACH OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE 307
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1400 NW 45 ST #B5 DEERFIELD BEACH, FL 33064 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 January 31, 2023\$10,836.17

Or

* Estimated Amount due if paid by February 14, 2023\$10,974.29

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 15, 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/recordstaxestreasury

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

DATE: January 3rd, 2023
PROPERTY ID # 484215-DG-0140 (TD # 49630)

WARNING

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

CITY OF POMPANO BEACH OFFICE OF THE SPECIAL MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE #420
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1400 NW 45 ST #B5 DEERFIELD BEACH, FL 33064 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

DATE: January 3rd, 2023
PROPERTY ID # 484215-DG-0140 (TD # 49630)

WARNING

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

BARRY S BENDETOWIES
TEAM TITLE USA LLC
10100 W SAMPLE RD STE 201
CORAL SPRINGS, FL 33065-3975

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1400 NW 45 ST #B5 DEERFIELD BEACH, FL 33064 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 3rd, 2023
PROPERTY ID # 484215-DG-0140 (TD # 49630)

WARNING

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

SERENITY PLACE II CONDOMINIUM ASSOCIATION, INC.
1400 NW 45 STREET 8 B
DEERFIELD BEACH, FL 33064

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1400 NW 45 ST #B5 DEERFIELD BEACH, FL 33064 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 3rd, 2023
PROPERTY ID # 484215-DG-0140 (TD # 49630)

WARNING

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

WASHINGTON SOUSA, REGISTERED AGENT, O/B/O SERENITY PLACE II CONDOMINIUM ASSOCIATION, INC.
5222 NW 80 TER
PARKLAND, FL 33067

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1400 NW 45 ST #B5 DEERFIELD BEACH, FL 33064 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 3rd, 2023
PROPERTY ID # 484215-DG-0140 (TD # 49630)

WARNING

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

CITY OF DEERFIELD BEACH
150 NE 2ND AVE
DEERFIELD BEACH, FL 33441-3506

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1400 NW 45 ST #B5 DEERFIELD BEACH, FL 33064 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

7021 2720 0001 0403 9473

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 Post

\$

Sent To

Street and

City, State, ZIP+4[®]

TD 49630 FEBRUARY 2023 WARNING
HENRIQUE LATTANZI MONNERAT
514 SE 13TH DRIVE
DEERFIELD BEACH, FL 33441

7021 2720 0001 0403 9480

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 Postage
\$ _____

TD 49630 FEBRUARY 2023 WARNING
HENRIQUE LATTANZI MONNERAT
1400 NW 45 STREET #B5
DEERFIELD BEACH, FL 33064

Sent To

Street and

City, State

7021 2720 000 7000 040 9497

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 Postage
\$ _____

Sent To

Street and

City, State

TD 49630 FEBRUARY 2023 WARNING
CITY OF POMPANO BEACH OFFICE OF THE SPECIAL
MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE 307
POMPANO BEACH, FL 33060

U.S. Postal ServiceTM
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	TD 49630 FEBRUARY 2023 WARNING
\$	
Total P:	CITY OF POMPANO BEACH OFFICE OF THE SPECIAL MAGISTRATE
\$	
Sent To	100 WEST ATLANTIC BOULEVARD, SUITE #420
Street a	POMPANO BEACH, FL 33060
City, State, ZIP+4 [®]	

7021 2720 0001 0403 9503

7021 2720 0001 0403 9510

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	TD 49630 FEBRUARY 2023 WARNING
\$	
Total	BARRY S BENDETOWIES
\$	
Sent	TEAM TITLE USA LLC
Street	10100 W SAMPLE RD STE 201
City, District, ZIP+4	CORAL SPRINGS, FL 33065-3975

7021 2720 0001 0403 9534

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 Po:

\$ _____

Sent To

Street a

City, Sta

TD 49630 FEBRUARY 2023 WARNING
SERENITY PLACE II CONDOMINIUM ASSOCIATION,
INC.
1400 NW 45 STREET 8 B
DEERFIELD BEACH, FL 33064

7021 2720 0001 0403 9541

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	\$ _____
Postage	
\$	
Total Post	
\$	
Sent To	
Street and	
City, State,	

Postmark
Here

TD 49630 FEBRUARY 2023 WARNING
WASHINGTON SOUSA, REG AGENT, O/B/O SERENITY
PLACE II CONDO ASSOC, INC.
5222 NW 80 TER
PARKLAND, FL 33067

9556 8040 7000 0001 0402 9558
7021 2720 0001 0001 0402 9558

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

\$ _____

Sent

Street

City, State

TD 49630 FEBRUARY 2023 WARNING
CITY OF DEERFIELD BEACH
150 NE 2ND AVE
DEERFIELD BEACH, FL 33441-3506

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 49639 FEBRUARY 2023 WARNING
CITY OF POMPANO BEACH OFFICE OF THE SPECIAL
MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE 307
POMPANO BEACH, FL 33060



9590 9402 6893 1104 8106 03

2. Article Number (Transfer from service label)

7021 2720 0001 0403 9497

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X Michel Kr...

B. Received by (Printed Name) Agent
Michel Kr...

C. Date of Delivery
1-9-23

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

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Mail Restricted Delivery | |
| <input type="checkbox"/> Registered Mail | |

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 49630 FEBRUARY 2023 WARNING
CITY OF DEERFIELD BEACH
150 NE 2ND AVE
DEERFIELD BEACH, FL 33441-3506**



9590 9402 6893 1104 8105 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature 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
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Mail Restricted Delivery (over \$500)

7021 2720 0001 0403 9558

SENDER: COMPLETE THIS SECTION

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

**TD 49630 FEBRUARY 2023 WARNING
HENRIQUE LATTANZI MONNERAT
514 SE 13TH DRIVE
DEERFIELD BEACH, FL 33441**

COMPLETE THIS SECTION ON DELIVERY

A. Signature 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



9590 9402 6893 1104 8106 27

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

2. Article Number (*Transfer from service label*)

7021 2720 0001 0403 9473

SENDER: COMPLETE THIS SECTION

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

TD 49630 FEBRUARY 2023 WARNING
CITY OF POMPANO BEACH OFFICE OF THE SPECIAL
MAGISTRATE
100 WEST ATLANTIC BOULEVARD, SUITE #420
POMPANO BEACH, FL 33060



9590 9402 6893 1104 8105 97

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
Michelle Se... Addressee
- B. Received by (Printed Name) *Michelle RAYMAN* C. Date of Delivery *1-17-23*
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



3. Service Type
- | | |
|---|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restrict Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery (over \$500) | |