



A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 49979

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
4941 22 15 0930	232355	7470 NW 38 COURT LAUDERHILL 33319

Legal Description

Lot 2, Block 2, of BOULEVARD WEST, as recorded in Plat Book 92, Page 19, of the Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 5807	\$330,440	No	No	No

Owner of Record on Current Tax Roll
ALETHEA WINDHAM

Billing Name & Address

7470 NW 38 COURT
LAUDERHILL FL 33319

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 11/15/2022 **Search covers** **20 years** **through:** 11/13/2022

Karen Klein
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

ESTATE OF VINCENT STEPHENS, DECEASED
AND ALETHEA WINDHAM
7470 NW 38TH CT
LAUDERHILL FL 33319

Document

Quit Claim Deed
Inst:114952610

Examiner Comments**Related Documents (for Reference)**

Warranty Deed
Bk:31326 Pg:1721

Certificate of Title
Inst:113243274

Warranty Deed
Inst:113525808

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

CIVIL JUSTICE ADVOCATES, PL
3601 W COMMERCIAL BLVD #18
FT. LAUDERDALE FL 33309

Document

Lien
Bk:50195 Pg:342

Examiner Comments

Lien
Bk:50196 Pg:535

JOSHIRA STEPHENS
MARC E. ROSENTHAL, ESQ.
ROSENBERG CUMMINGS & EDWARDS PLLC
802 NE 20TH AVENUE
FORT LAUDERDALE FL 33304

Lis Pendens
Inst:117347915

Related Documents (for Reference)

Notice
Inst:117765947

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
MV REALTY PBC, LLC 401 EAST ATLANTIC AVENUE, SUITE 201 DELRAY BEACH FL 33483	Memorandum of MVR Homeowner Agreement Inst:115780951	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**File Name**

49979PA.pdf



Site Address	7470 NW 38 COURT, LAUDERHILL FL 33319	ID #	4941 22 15 0930
Property Owner	WINDHAM, ALETHEA	Millage	1912
Mailing Address	7470 NW 38 COURT LAUDERHILL FL 33319	Use	01-01
Abbr Legal Description	BOULEVARD WEST 92-19 B LOT 2 BLK 2		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$28,070	\$302,370	\$330,440	\$330,440	
2021	\$28,070	\$263,560	\$291,630	\$268,840	\$6,003.17
2020	\$28,070	\$241,920	\$269,990	\$256,320	\$5,730.57

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$330,440	\$330,440	\$330,440	\$330,440
Portability	0	0	0	0
Assessed/SOH	\$330,440	\$330,440	\$330,440	\$330,440
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$330,440	\$330,440	\$330,440	\$330,440

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/16/2018	QCD-T	\$100	114952610	\$4.00	7,017	SF
2/5/2016	SWD-Q-DS	\$240,000	113525808			
7/2/2015	CET-D	\$169,000	113243274			
2/20/2001	WD	\$145,000	31326 / 1721			
7/1/1989	WD	\$114,000	16617 / 528			
				Adj. Bldg. S.F. (Card, Sketch)		2121
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1979/1978		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #49979

STATE OF FLORIDA
COUNTY OF BROWARD

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

STEPHENS, VINCENT EST 7470 NW 38TH CT LAUDERHILL, FL 33319-4941	WINDHAM, ALETHEA 7470 NW 38TH CT LAUDERHILL, FL 33319-4941	CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	CIVIL JUSTICE ADVOCATES, PL 3601 W COMMERCIAL BLVD #18 FT. LAUDERDALE, FL 33309
JOSHIRA STEPHENS MARC E. ROSENTHAL, ESQ. ROSENBERG CUMMINGS & EDWARDS PLLC 802 NE 20TH AVENUE FORT LAUDERDALE, FL 33304	ALETHEA WINDHAM 6739 SIENNA CLUB DR LAUDERHILL, FL 33319-7329	CIVIL JUSTICE ADVOCATES PL 3601 W COMMERCIAL BLVD STE 18 FORT LAUDERDALE, FL 33309-3320	EQUINOX REALTY HOLDINGS LLC AS TRUSTEE OF THE BOULEVARD WEST FLORIDA LAND TRUST LLC DATED APRIL 6, 2023 C/O WILLIAM SOLANO ESQ 1446 POLK ST HOLLYWOOD, FL 33020-5245
JOHNNY A GASPARD PLLC 6625 MIAMI LAKES DR E STE 231 MIAMI LAKES, FL 33014-2768	JOSHIRA STEPHENS 19009 E LAKE DR. HIALEAH, FL 33015	LACHANDA MCCALL C/O JOHNNY GASPARD ESQ 6625 MIAMI LAKES DR E STE 201 MIAMI LAKES, FL 33014-2708	MARC E ROSENTHAL ESQ ROSENBERG & CUMMINGS PLLC 802 NE 20TH AVE FORT LAUDERDALE, FL 33304-3036
MV REALTY PBC LLC 401 E ATLANTIC AVE STE 201 DELRAY BEACH, FL 33483-4536	TATOSHA STEPHENS C/O JOHNNY GASPARD ESQ 6625 MIAMI LAKES DR E STE 201 MIAMI LAKES, FL 33014-2708	THE LAW OFFICE OF LINDSAY L CHASE PLLC 505 SW 13TH ST FORT LAUDERDALE, FL 33315-1420	VINCENT STEPHENS JR C/O JOHNNY GASPARD ESQ 6625 MIAMI LAKES DR E STE 201 MIAMI LAKES, FL 33014-2708
WILLIAM J SOLANO ESQ 1027 S 21ST AVE HOLLYWOOD, FL 33020-6934	*DELVA, MARIE ELISE 7450 NW 38TH CT LAUDERHILL, FL 33319-4941	*MAYNARD, GLYN H 7471 NW 37TH CT LAUDERHILL, FL 33319-4936	*THOMPSON, CLINTON & THOMPSON, LOUISE I 7481 NW 37TH CT LAUDERHILL, FL 33319-4936
*WILLIAMS, LAVINE 7480 NW 38TH CT LAUDERHILL, FL 33319-4941	BROWARD COUNTY CLERK OF THE CIRCUIT COURT 201 SE 6TH ST # 18150 FORT LAUDERDALE, FL 33301-3303	CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	THE LAW OFFICE OF LINDSEY L CHASE PLLC 505 SW 13TH ST FORT LAUDERDALE, FL 33315-1420
WINDHAM, ALETHEA 7470 NW 38TH CT LAUDERHILL, FL 33319-4941	ESTATE OF VINCENT STEPHENS C/O JOHNNY GASPARD ESQ 6625 MIAMI LAKES DR E STE 201 MIAMI LAKES, FL 33014-2708	*DELVA,MARIE ELISE 7450 NW 38TH CT LAUDERHILL, FL 33319-4941	*MAYNARD, GLYN H 7471 NW 37TH CT LAUDERHILL, FL 33319-4936
*WILLIAMS,LAVINE 7480 NW 38TH CT LAUDERHILL, FL 33319-4941	MV REALTY PBC, LLC 401 EAST ATLANTIC AVENUE, SUITE 201 DELRAY BEACH, FL 33483	SHONTORRIA STEPHENS SHACARRI STEPHENS JADA STEPHENS TORREY STEPHENS, JR. 3995 COCOPLUM CIRCLE COCONUT CREEK, FL 33063	TATOSHA NICOLE STEPHENS 8171 SOLANO AVE. APT 106 HOLLYWOOD, FL 33024
TATOSHA NICOLE STEPHENS, PERSONAL REPRESENTATIVE OF THE ESTATE OF VINCENT JEROME STEPHENS, DECEASED 8171 SOLANO AVE., APT 106 HOLLYWOOD, FL 33024	VINCENT STEPHENS, JR. 1070 NW 196TH TERRACE MIAMI, FL 33169	JESUS E CUZA HOLLAND & KNIGHT LLP 701 BRICKELL AVE STE 3000 MIAMI, FL 33131-2847	EQUINOX REALTY HOLDINGS, LLC, AS TRUSTEE OF THE BOULEVARD WEST FLORIDA LAND TRUST, LLC, DATED APRIL 16, 2023 1322 MADISON ST HOLLYWOOD, FL 33019
ESTATE OF VINCENT STEPHENS 7470 NW 38TH CT LAUDERHILL, FL 33319	EARL LAWRENCE, REGISTERED AGENT O/B/O EQUINOX REALTY HOLDINGS, LLC 1027 S 21 AVE HOLLYWOOD, FL 33020		

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of August 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_____

401-316 Revised 02/19

2

Broward County, Florida

INSTR # 118897953
Recorded 06/05/23 at 01:41 PM
Broward County Commission
1 Page(s)
#2

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49979

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: 494122-15-0930
Certificate Number: 5807
Date of Issuance: 05/26/2020
Certificate Holder: BLACK CUB, LLC SB MUNI CUST FOR
Description of Property: BOULEVARD WEST 92-19 B
LOT 2 BLK 2

Name in which assessed: WINDHAM,ALETHEA
Legal Titleholders: WINDHAM,ALETHEA
7470 NW 38 COURT
LAUDERHILL, FL 33319

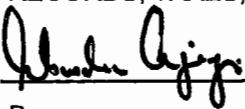
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of September, 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:

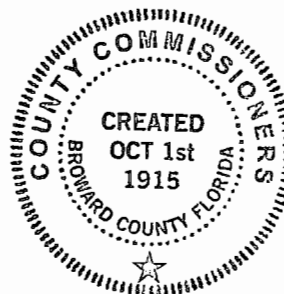
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 1st day of June, 2023.

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: 08/17/2023, 08/24/2023, 08/31/2023 & 09/07/2023
Minimum Bid: 34594.83

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Name in which assessed: WINDHAM,ALETHEA
Legal Titleholders: WINDHAM,ALETHEA
7470 NW 38 COURT
LAUDERHILL, FL 33319

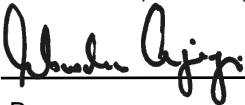
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broward.deedauktion.net
**Pre-registration is required to bid.*

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Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
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Publish: DAILY BUSINESS REVIEW
Issues: 08/17/2023, 08/24/2023, 08/31/2023 & 09/07/2023
Minimum Bid: 34594.83

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

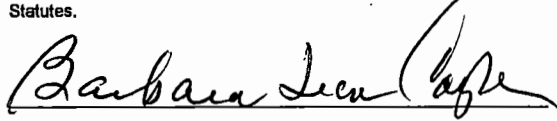
Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter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

49979
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 5807

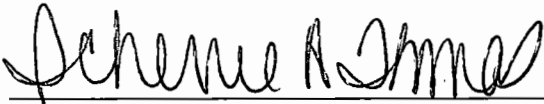
in the XXXX Court,
was published in a newspaper by print in the issues of
Broward Daily Business Review f/k/a Broward Review on

08/17/2023 08/24/2023 08/31/2023 09/07/2023

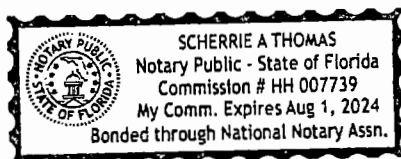
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
7 day of SEPTEMBER, A.D. 2023



(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 49979**

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Property ID: 494122-15-0930
Certificate Number: 5807
Date of Issuance: 05/26/2020

Certificate Holder:
BLACK CUB, LLC SB MUNI
CUST FOR

Description of Property:
BOULEVARD WEST 92-19 B
LOT 2 BLK 2

Name in which assessed:
STEPHENS, VINCENT EST
WINDHAM, ALETHEA

Legal Titleholders:
STEPHENS, VINCENT EST
WINDHAM, ALETHEA
7470 NW 38 COURT
LAUDERHILL, FL 33319

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 20th day of September, 2023. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

*Pre-registration is required to bid.
Dated this 6th day of June, 2023.

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: 35093.83
401-314

8/17-24-31 9/7 23-02/0000676971B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd, Fort Lauderdale, Florida 33312

Sheriff # 23027871

Broward County, FL VS Alethea Windham

RETURN OF SERVICE

Court Case # TD 49979

Hearing Date: 09/20/2023

Received by CCN 17999

08/02/2023 10:17 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: Alethea Windham 7470 NW 38 Court Lauderhill FL 33319

Served:

X

Not Served:

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

Date: 08/02/2023 Time: 1:43 PM

On Alethea Windham 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 at the residence. Home looks to have been in a house fire. Vacant.

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: Shenice James 17999

D.S.

S. James, #17999

RECEIPT INFORMATION

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

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494122-15-0930 (TD #49979)

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 August 31, 2023\$25,301.93

Or

* Amount due if paid by September 19, 2023\$25,601.36

*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 September 20, 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

WINDHAM, ALETHEA
7470 NW 38 CT
LAUDERHILL, FL 33319-4941

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

RECEIVED SHERIFF
2023 AUG - 1 AM 11:00
BROWARD COUNTY, FLORIDA

Prepared By:

Vincent Stephens
7470 NW 38th Ct
Lauderhill, FL 33319

After Recording Return to:

Vincent Stephens & Alethea Windham
7470 NW 38th Ct
Lauderhill, FL 33319

QUITCLAIM DEED

WITNESSETH, on March 16, 2018 THE GRANTOR (S),

Vincent Stephens

for and in consideration of the sum of: One Dollar (\$1.00) and/or other good and valuable consideration to the below Grantee(s) in hand paid by the Grantee(s), the receipt where of is hereby acknowledged:

- Vincent Stephens & Alethea Windham, residing at 7470 NW 38th Ct, Lauderdale, Broward County, Florida 33319

Grantor does hereby remise, release, and quit-claim unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest, claim of the Grantor in the following described land in the County of Broward, state of Florida to wit:

7470 NW 38th Ct
Lauderhill, Florida
33319

Legal Description:

Lot 2, Block 2, of BOULEVARD WEST, as recorded in Plat Book 92, Page 19, of the Public Records of Broward County, Florida.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever. **In Witness Whereof**, the said first party has signed and sealed these presents the day and year first above written.

Tax Parcel Number 494122150930

Mail Tax Statements To:
Vincent Stephens & Alethea Windham
7470 NW 38th Ct
Lauderhill, Florida 33319

Grantor Signatures:

DATED: Vincent Stephens 3-16-18

Vincent Stephens
7470 NW 38th Ct
Lauderhill, Florida 33319

In Witness Whereof,

Damon Rawls
Witness

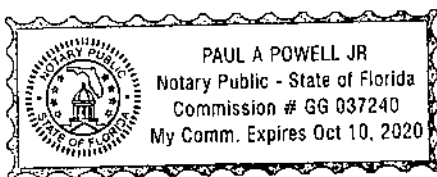
Gladys Orr
Witness

Damon Rawls
7470 NW 38th Ct
Lauderhill FL, 33319

Gladys Orr
18920 N.W 3007
Miami Gardens FL
33056

STATE OF FLORIDA, COUNTY OF BROWARD, ss:

The forgoing instrument was acknowledged before me this 16th day of MARCH 2018
by Vincent Stephens, who are personally known to me or who have produced
Florida License as identification.



Paul Powell Jr.
Signature of person taking acknowledgment

Paul Powell Jr.
Name typed, printed, or stamped

Notary
Title or rank

Serial number (if applicable)

Sent By: Law Office of William W. Haury, ;954 491 4409;

Feb-11 10:00 AM

RECORD AND RETURN TO:
STEVEN H. ZAPATA, ESQ.
2900 UNIVERSITY DR. STE 60
CORAL SPRINGS, FL 33065

INSTR # 100868816
OR BK 31326 PG 1721
RECORDED 03/01/2001 02:30 PM
COMMISSION
BROWARD COUNTY
DOC STHP-D 1,015.00
DEPUTY CLERK 1025

This instrument was prepared by:
William W. Haury, Jr., Esq.
4875 N. Federal Highway, 10th Floor
Fort Lauderdale, Florida 33308

Property Appraisers Parcel Identification
(Folio) Number: #494122150930

Grantee S.S. # _____
Grantee S.S. # _____

_____[Space above this line for recording data]_____

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

THIS INDENTURE, made this 22 day of February, 2001, between **PEARLINE BRUCE** and **VELMORE BRUCE**, of the County of Bronx, State of New York, Grantors*, and **ANDREW DANVERS** and **DIONE DANVERS**, husband and wife, whose post office address is 7470 NW 38th Court of the County of Broward, State of Florida, Grantees*,
Lauderhill, FL 33319

WITNESSETH

That said Grantors, for and in consideration of the sum of TEN and NO/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Broward County, at 7470 N.W. 38th Court, Lauderhill, Florida 33313, to-wit:

Legal Description: Lot 2, Block 2 of Boulevard West subdivision as recorded in Plat Book 92, Page 19 of the Official Records of Broward County.

3

OR BK 31326 PG 1722

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

"Grantors" and "Grantees" are used for singular or plural, as context requires.

Grantors state that they have never occupied the property as their homestead.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in presence of us:

Glen Boland
(Witness as to Pearline Bruce)

GLEN BOLAND
(Printed Name)

Earl P. Legator
(Witness as to Pearline Bruce)

EARL P. LEGATOR
(Printed Name)

Pearline Bruce
PEARLINE BRUCE

4073 HILL AVE.
BRONX, NEW YORK 10466

MARLENE DIXON
Notary Public State of New York
No. 4887540
Qualified in Westchester County
Term Expires October 18, 2001

STATE OF NEW YORK)
COUNTY OF BRONX)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly qualified to take acknowledgments, **PEARLINE BRUCE**, to me well known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same freely and voluntarily for the purpose therein expressed.

Marlene Dixon
Notary Public, State of New York

WITNESSETH my hand and official seal at in the County and State last aforesaid this 16th day of February, 2001.

Personally known ☒ OR produced identification _____

Type of identification produced _____

OR BK 31326 PG 1723

Ulyon
(Witness as to Velmore Bruce)

DORREEN DIXON
(Printed Name)

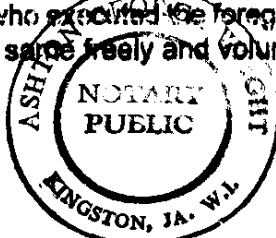
1 VELMORE BRUCE

Ashton S. Knight 4073 hill ave.
(Witness as to Velmore Bruce) BRONX, NEW YORK 10466

Ashton G. Wright
(Printed Name)

STATE OF NEW YORK)
COUNTY OF BRONX)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly qualified to take acknowledgments, **VELMORE BRUCE**, to me well known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same freely and voluntarily for the purpose therein expressed.



Ashton S. Knight
Notary Public, State of New York

WITNESSETH my hand and official seal at in the County and State last aforesaid this 19th day of February, 2001.

Personally known ✓ OR produced identification ✓

Type of identification produced New York Drivers License

*** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 9/17/2015 10:49:59 AM.***

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

US BANK NATIONAL ASSOCIATION
Plaintiff

CACE-13-023126

VS.

Division 11

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, DANVERS,
ANDREW, CITY OF NORTH LAUDERDALE FLORIDA, DANVERS,
DIONE P
Defendant

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on July 02, 2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

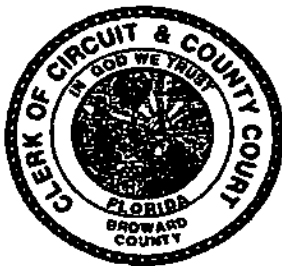
The following property in Broward County, Florida

**LOT 2, BLOCK 2 OF BOULEVARD WEST SUBDIVISION AS RECORDED IN PLAT
BOOK 92, PAGE 19 OF THE OFFICIAL RECORDS OF BROWARD COUNTY,
FLORIDA**

**and commonly described as: 7470 NW 38TH CT, LAUDERHILL, FL 33319; including the
building, appurtenances, and fixtures located therein.**

Was sold to: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR
STEARNS ASSET BACKED SECURITIES I LLC, ASSET BACKED CERTIFICATES, SERIES 2005-AC9
3815 SOUTH WEST TEMPLE SALT LAKE CITY, UT, 84115

Witness my hand and the seal of this court on September 17, 2015.



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration \$169,000.00
Doc Stamps. \$1,183.00

Prepared by and return to:
Celeste Corrales
First International Title - Lighthouse Point Branch
2034 East Sample Road
Lighthouse Point, FL 33064

File Number: 68826-22

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 5 day of February, 2016, between U.S. Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities 1 LLC, Asset Backed Certificates, Series 2005-AC9 whose post office address is 3217 S Decker Lake Drive, Salt Lake City, FL 84119, grantor, and Vincent Stephens whose post office address is 1500 NW 108th Ave. Apt.220, Plantation, FL 33322, grantee;

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

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

Lot 2, Block 2, of BOULEVARD WEST, as recorded in Plat Book 92, Page 19, of the Public Records of
Broward County, Florida.

Parcel Identification Number: 494122150930

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:

Stephanie Stoddard 2-5-16
 Witness Name: Stephanie Stoddard

U.S. Bank National Association, as Trustee for
 Certificateholders of Bear Stearns Asset Backed
 Securities I LLC, Asset Backed Certificates, Series
 2005-AC9 by Select Portfolio Servicing, Inc.,
 as attorney-in-fact

Chantilly Mary Goldfarb 2-5-16
 Witness Name: Chantilly Mary Goldfarb
 Document Control Officer

Diane Harward 2/5/16
 By: Diane Harward
 Name: Diane Harward, Doc. Control Officer
 Title: Doc. Control Officer

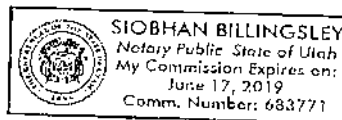
State of UTAH
 County of SALT LAKE

The foregoing instrument was acknowledged before me this 5 day of February, 2016,
Diane Harward as Document Control Officer of SELECT
 PORTFOLIO SERVICING INC AS ATTORNEY-IN-FACT FOR U.S. BANK NATIONAL ASSOCIATION,
 AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC,
 ASSET BACKED CERTIFICATES, SERIES 2005-AC9, on behalf of the Corporation, she (X) is personally known to
 me or () has produced N/A as identification.

Siobhan Billingsley
 Notary Public

Printed Name: Siobhan Billingsley

My Commission Expires: JUN 17 2019



Electronically Filed 09/18/2013 04:26:37 PM ET

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

**WELLS FARGO BANK NA D/B/A
AMERICAS SERVICING COMPANY**

Plaintiff,

vs.

**Case No.: CACE 09-049045 11
Div.: CIVIL**

**DIONE DANVERS,
et al.**

Defendant(s),

NOTICE OF CHARGING LIEN

COMES NOW, Civil Justice Advocates, PL, attorneys for Defendant, **DIONE DANVERS** ("DEFENDANT"), hereby give notice of a charging lien, and in support thereof state as follows:

1. Civil Justice Advocates, PL., and Dione Danvers entered into a retainer agreement on October 5, 2009. A copy of said retainer agreement is attached hereto and incorporated by reference as **EXHIBIT "A."**

2. There was an understanding between Defendant and Civil Justice Advocates, PL., to the payment of attorney's fees out of potential recovery in this action.

3. Defendant has avoided paying Civil Justice Advocates, PL., for legal services rendered in this action.

4. On **August 1, 2012**, Civil Justice Advocates, PL., gave notice to Defendant of the amounts due and owing. A copy of said notice is attached hereto and incorporated by reference as **EXHIBIT "B."**

5. Civil Justice Advocates, PL., seeks to enforce its charging lien in the amount of **\$17,800.00**, plus interest at the statutory rate.

6. Civil Justice Advocates, PL., should have the Court's authorization for its charging lien to be recognized and enforced against the subject property of this action or any monetary disbursements awarded to Defendant. *See, Daniel Mones, P.A. v. Smith*, 486 So. 2d 559 (Fla. 1986).

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was forwarded via U.S. Mail and to the parties listed below on this 18 day of September 2013.

Law Offices of Daniel COnsuegra
attorneynotice@consuegralaw.com

Dione Danvers
7470 NW 38th Court
Lauderhill, FL 33310

CIVIL JUSTICE ADVOCATES, PL
3601 W Commercial Blvd #18
Ft Lauderdale, FL 33309
Tel: (954) 677-8888
Fax: (954) 677-8881

By: 

☒ Joann M. Hennessey, Esq.
Florida Bar No. 192465
☐ Kunal A. Mirchandani, Esq.
Florida Bar No. 86161

"A"

**CONTRACT FOR LEGAL SERVICES
SAVE MY HOME, INC.
A LAW FIRM DEDICATED TO THE PEOPLE**

This is a contract for legal services involving the foreclosure action set forth below entered between SAVE MY HOME, INC. and CAROL C. ASBURY, ESQUIRE (hereinafter referred to as "Attorney") Dione Danvers (hereinafter referred to as "CLIENT") made on October 5, 2009, based upon the terms and conditions set forth below.

I. SCOPE OF AGREEMENT

A. Parties involved: The client hereby desires, and has engaged with counsel to undertake the legal representation of the client in regard to legal services (hereinafter "MATTER") involving (name of parties involved):

Case No.: 09-49045

County: Broward

Plaintiff(s): Wells Fargo Bank, NA D/B/A Americas Servicing Company

Address: 531 Long Island Avenue, Fort Lauderdale, FL 33312

Defendant(s): Dione Danvers and Andrew Danvers

Homestead: Yes or No

Other Info: _____

B. Counsel Functions: Attorney is retained, employed, and empowered to institute on the Client's behalf such action as may be advisable in Attorney's professional judgment and to affect a final settlement or compromise, which is always subject to the Client's approval. Attorney will keep client informed of progress and developments, and respond promptly to Client's inquiries and communications.

1. Attorney will perform the following legal services relative to the matters involved in the Clients' case identified above (claims and/or defenses):

To represent the client and defend against foreclosure litigation. These legal services may include, but are not necessarily limited to, investigations of potential violations of RESPA, TILA, HOEPA laws, fraudulent or predatory lending practice laws, and other federal and/or state mortgage lending laws, and the possible filing of counter-claims, cross claims, and or other independent actions, as well as filing regulator complaints if necessary, and negotiation of ultimate complaint litigation settlement and resolution.

OTHER: _____

2. If the Client's Adversary (the Plaintiff in the foreclosure action) files any appeal from a court judgment or order and the Attorney must respond or file an Answer Brief to defend the Appellee Client in the Appellate Court, the Client agrees to continue to pay the attorney fee rate specified in Section II below and Client agrees to pay for all expenses incurred in connection therewith as specified in Section II below.
3. If Attorney files an interlocutory appeal, (an appeal of a specific order, which does not end the case), on behalf of Client from an adverse court ruling, order or judgment, Client agrees to continue to pay the attorney fee rate specified in Section II below and Client agrees to pay all expenses incurred in connection therewith as specified in Section II below. The decision to file an appeal on behalf of the Client is the Attorney's decision only.

C. Client Functions: The Client agrees to perform the following functions:

1. **PAYMENT:** Client agrees to pay Attorney the agreed upon fees for the performance of any and all such legal services rendered at the fee rate specified in Section II below and to pay for all costs and expenses incurred in connection therewith as specified in section II below.
2. **COOPERATION:** CLIENT agrees to cooperate fully with Attorney and Attorney's office and provide all information known by Client or available to Client which may aid Attorney in representing Client in said matter. Client acknowledges that Client must provide proper documentation in order to complete a Forensic Mortgage Document Audit and failure to provide all requested documentation will result in delays until all documentation is received and processed. The list of documentation necessary to perform a Forensic Mortgage Document Audit is attached as composite Exhibit A, which also includes the Borrower's written Authorization for Attorney to communicate on Borrower's behalf to third parties, including the Mortgage Lender. This Authorization must also be executed by Borrower
3. **NO CONTACT:** Client agrees that during the terms of this Agreement and while Attorney continues to represent Client,

that Client will not make any direct contact with any state or federal agent, or adverse parties to this Matter, or anyone working on their behalf, and agrees to refer any and all questions by any such person or agency to Attorney without further comment.

- 4. CONTRACT INFORMATION:** Client agrees to provide and maintain at all times a current mailing address, telephone number and email address with Attorney's office. Client agrees to provide Attorney's Office with advance vacation dates, and notice of any occasion which will require Client to be out of town, or otherwise unavailable to meet or discuss the litigation with Attorney. The Client must keep Attorney's Office apprised of Client's whereabouts at all times during the term of this Agreement. The failure to keep the Attorney's Office apprised of Client's current address, phone number, and email address may result in the discontinuation of Attorney's representation due to a break down of communication and Client's cooperation. All information or change in contact information can be emailed to attorney@savingmyhome.info.

- 5. CLIENT HISTORY:** Client agrees to write down and provide Attorney all information relevant to the Client's mortgage loan transaction, including how and when the loan was originated, who was the original loan broker, mortgage representative, and lender, the circumstances of the closing of the loan, the payment history on the loan, and all other information related to the Loan, including, the mortgage broker's name, address, and company, any representations made by anyone in order to get the Client to apply for the loan, any and all financial information Client provided to qualify for the loan and all contacts, telephone calls, emails or other contact information with the Lender or the Servicer (the entity to whom you made your payments) of the Client's loan, and all other information related to the procurement of the Loan, servicing of the loan, and attempts to resolve and/or seek help from the Servicer or Lender prior to being served with the foreclosure suit, including any loan modification attempts or offers.

- 6. NO OUTSIDE LOAN MODIFICATION COMPANIES:** Client understands that throughout the litigation for which Attorney has been retained, and in an effort to negotiate a resolution of the litigation against Client, Attorney will be working with the loss mitigation department of the Client's Lender, as well as the Lender's attorneys in order to negotiate a loan modification, short sale, or a deed-in-lieu of foreclosure agreement, or simply

to maintain communications with Lender so that a resolution of the litigation may ultimately be negotiated. **Client acknowledges that he/she HAS NOT and during the terms of this Agreement and while Attorney represents Client, WILL NOT retain, employ or hire any other loan modification company or firm, nor retain any realtor or short sale company or firm nor retain any other Attorney or law firm, for the purpose of negotiating or attempting to negotiate any loan modification, short sale, or deed-in-lieu of foreclosure resolution to any issue concerning Client's mortgage or the legal action which is the subject of this Agreement.** When two companies or firms are working on a loan modification, short sale, or deed-in-lieu of foreclosure, without the knowledge of the other company or firm, the result is the loss of credibility between those purporting to act on Client's behalf and possible conflicting interests can be advanced on behalf of the Client, to the Client's detriment.

D. CLIENT'S AUTHORIZATION AND DECISION-MAKING

- 1.** Client authorizes and directs Attorney to take all actions which Attorney deems advisable and in the Client's best interest on behalf of Client in all matters handled by Attorney.
- 2.** Client understands that matters may include multiple jurisdictions and involve considerable complexity; therefore, Attorney is expressly authorized to associate other counsel/attorneys. If other counsel/attorneys is/are associated, no additional fees will be charged to client without client's prior and express written approval. However, a division of any fees that Client is obligated to pay Attorney may at the Attorney's sole discretion, be made between Attorney and any other associated counsel/attorney.
- 3.** Client acknowledges that in entering into this Agreement, no partner, associate, employee, agent, or any other person connected with Attorney has made any representations to the Client guaranteeing the Client's ultimate success in any matter. Any legal dispute which involves legal and factual issues may be decided upon by a court, arbitrator, or jury contrary to the Client's interest. It is impossible to state with certainty whether the Client's interest will prevail. The Client acknowledges that matters may be resolved unfavorably to his/her interest by the Court.
- 4.** Client acknowledges that he/she is not represented by any other Attorney or Law Firm in any matter for which this

Attorney is being retained to represent the Client. Client also acknowledges that Client must disclose to Attorney, no later than the time of executing this Agreement, the name, mailing address, telephone number, and any other contact information for any other Attorney or Law Firm who has previously performed any services for Client with respect to the mortgage or litigation for which Client now retains Attorney to represent Client.

5. Client acknowledges that Client does hereby grant a specific power of attorney to "Save My Home, Inc." and Attorney Carol C. Asbury, Esquire, as attorney-in-fact. "Save My Home, Inc." and Attorney Carol C. Asbury, Esquire, as attorney-in-fact, shall have full power and authority to undertake and perform any and all acts on behalf of Client including the power to discuss, disclose and/or execute any and all personal and /or financial information necessary to conduct any affairs on behalf of the Client, including but not limited to executing drafts and other documents on the Client's behalf. The authority herein shall include such incidental acts as are reasonably required to carry out and perform the specific authorities granted herein. "Save My Home, Inc." and Attorney Carol C. Asbury, Esquire, as attorney-in-fact, agree to accept appointments subject to these terms and further agree to act and perform in said capacity consistent with the Client's best interest and as counsel deems advisable. This power of attorney is effective upon execution. This power of attorney may be by "Save My Home, Inc." and Attorney Carol C. Asbury, Esquire, at any time and shall automatically be d upon Client's death provided any person relying on this power of attorney shall have full rights to accept any rely upon the authority of "Save My Home, Inc." and Attorney Carol C. Asbury, Esquire, as attorney-in-fact, until the receipt of actual notice of revocation.
6. Client acknowledges that it is fully responsible and liable for the payment in full of any and all attorney fees, costs and expenses agreed upon pursuant to the terms of this Agreement. Client further acknowledges that Client will pay in timely manner any and all fees, costs and expenses to Attorney pursuant to terms set forth below in Section II. Should Client fail to pay any amount of attorney fees, costs or expenses in a timely manner, this Agreement will be deemed broken and materially breached by Client, and all fees, costs, and expenses owed by Client will be due immediately upon request, with interest and/or penalty. Should Client breach this Agreement and Attorney initiates any legal proceeding to enforce Attorney's rights under this

Agreement, Client shall be responsible to pay or reimburse Attorney for any and all reasonable attorney fees, filing fees, costs and expenses incurred by the Attorney's efforts to collect said fees, costs or expenses due to Attorney.

7. Client and Attorney acknowledge, agree and understand that all decisions regarding the ultimate resolution of the litigation for which Client has retained Attorney, is for the Client to make based upon consultation and advise with Attorney. However, Client and Attorney also acknowledge, agree and understand that any and all decisions involving litigation strategy, tactics and proceedings, before or after trial, will be made solely by Attorney, and that Attorney's ability to make such decisions is a reason why Client is retaining Attorney. Attorney will make no decisions to settle or compromise this litigation in full, without the prior approval of Client. Client further acknowledges that Attorney's duty is to provide legal representation, services and assistance and to advise Client on his/her rights, options and responsibilities. In no way does Attorney assume the right or responsibility of "final decision-making", or other ultimate resolution of Client's litigation without the prior consent of Client.

II. ATTORNEYS' FEES

- A. **Attorney Carol C. Asbury, Esquire, charges a usual and customary hourly rate for her time working on behalf of clients at \$350.00 to \$500.00 per hour. Any other Attorney associated with this law firm or Save My Home, Inc., who possesses a minimum of ten (10) years of experience as a member of any State Bar Association, also charges a usual and customary hourly rate for his or her time working on behalf of clients at \$350.00 to \$500.00 per hour. There may also be other attorneys hired by this law firm or Save My Home, Inc., who, regardless of their number of years of experience, possess skills and qualifications which justify a reasonable hourly rate between \$350.00 to \$500.00 per hour, and more. Notwithstanding, Attorney realizes and acknowledges that due to the Client's particular financial situation, and the fact that the purpose of this Agreement is to assist the Client to resolve disputes related to the expense and cost of the Client's mortgage, Attorney agrees to accept a substantially reduced fee to be paid by the Client in accordance with the Terms of this Agreement. However, in the event that Attorney has the opportunity to recover or recoup any fee from any party to this**

litigation other than the Client, such as the Lender/Plaintiff, or any previous or current holder of the Note or Mortgage, or the mortgage broker or mortgage lender, or any related individual or entity, the Client understands and acknowledges that the Attorney is entitled to recover such based upon his or her usual and customary fee for all services reasonably incurred in performing the work hereunder.

- B. According to the terms of this Agreement, Client agrees to pay Attorney the following fees due as indicated by the particular, specific fee agreement designated below. Of the three separate fee agreements described below, the Client and Attorney must each check mark the specific Fee Agreement agreed upon between the parties to this Agreement, and for which the Client is obligated to pay:

ATTORNEY admonishes CLIENT to PLEASE read each of these Sections and Subsections fully and carefully before signing this Legal Fee Agreement, and to ask ATTORNEY any questions which CLIENT may have regarding such prior to signing.

FORECLOSURE CLIENT FEE AGREEMENT

[X] Agreed to by Client.

[X] Agreed to by Attorney.

1. Foreclosure Client: A Monthly Fee of \$600.00 due the first day of every month. The first monthly installment will be due for the month of October 5, 2009 and will continue until this Agreement is terminated in writing by either Attorney or Client. A \$50 late fee shall be charged for any monthly fee that is not received by Attorney by at the latest, the end of the business day on fifth (5th) day after the first date of each month.

A., Attorney is also entitled to be paid a contingency fee under the following terms but, *only if paid by lender, or by an entity on lender's behalf:*

- 33.33% of gross proceeds for any recovery for Client by means of settlement, verdict, or judgment; and,
- 40% if recovery occurs after the filing of any appeal.

-OR-

FORECLOSURE FLAT RATE CLIENT FEE AGREEMENT

[X] Agreed to by Client.

[X] Agreed to by Attorney.

2. Foreclosure Flat Rate Client: A flat rate, one time fee for individual, specific services only as set forth below.

Attorney agrees to provide certain, specific services for Clients who want only certain individual projects instead of ongoing and continuous representation such as defense of a foreclosure suit or any other lawsuit. These services are specific in nature and Attorney shall have no other, additional, or related responsibility to represent or perform any work for Client after the performance of the specific service agreed upon and for which a flat rate is paid by Client. Attorney does not offer any opinions or counsel regarding any of these flat rate services. If Client desires Attorney to represent him/her in any ongoing or continuous litigation, or any other matter, Client shall be required to enter into a separate agreement with additional fees to be determined at that time.

- A. \$2500.00 for a loan modification and foreclosure sale postponement for no more than eight (8) months. If appropriate, Attorney will prepare a loan modification package and submit it to the Lender for consideration. While the loan modification is being prepared and considered by Lender's servicer, Attorney will undertake his/her best efforts to obtain a postponement of the foreclosure sale for up to 8 months. Once again these are based on pro se pleading and Client is responsible for monitoring Client's case and be prepared to go to a court hearing. Failure to monitor and continue with the filing of discovery, answer, affirmative defenses, and counter complaint may result in the entry of a motion for final summary judgment and the sale of Client's home.
- B. \$1500.00 for representation of Client for any immediately pending motion for summary judgment, vacating sale of home, vacating certificate of sale, or other pending hearing where immediate service is necessary and which requires Attorney to immediately devote all Attorney's time and effort to responding and attending the hearing to performed his or her best efforts to represent the Client's interests. If successful, Client shall be required to enter into a separate agreement with additional fees to be determined at that time.
- C. Other matters to be determined on a case-by-case, or issue-by-issue basis.

-OR-

HOURLY ATTORNEY FEE CLIENTS

[X] Agreed to by Client.

[X] Agreed to by Attorney.

3. Hourly Attorney Fee CLIENTS: Client acknowledges that Client will be charged \$_____00 per hour for all legal work and \$_____.00 per hour for travel time and related expenses.

1. The Client understands and agrees that the Attorneys' normal rates for legal services are between \$350.00 and \$500.00 per hour for Carol C. Asbury, Esquire and other similarly qualified attorneys, and \$250.00 for any other associated attorney employed by or hired by Attorney. Paralegals and law clerks (not secretaries) will be billed at the rate of \$75.00 per hour.
2. The Hourly Rate Client shall maintain a Trust Fund of no less than \$3000.00 for the regular, monthly payment of Attorneys' fees and other fees as set forth above.

III. COSTS, EXPENSES AND RELATED FEES

1. FORENSIC MORTGAGE DOCUMENT AUDIT AND SECURITIES and EXCHANGE AUDIT

Additional fees for an Independent Forensic Mortgage Document Audit and S.E.C. Research will be charged directly to the Client, without any portion of such paid to the Attorney. Each service is charged at \$600.00, and paid directly to the service provider. The forensic mortgage document audit is necessary to analyze whether the original mortgage broker, lender, and Title Company responsible for the closing of the loan, complied with applicable state and federal disclosure, rate and fee limitation, and predatory lending laws. This information is critical to developing a defense to the Client's foreclosure action and developing possible independent claims against the lender and lender's predecessors or assigns. Client acknowledges, understands and agrees that without the forensic mortgage document audit the Client may not be able to establish any defenses, or prove entitlement to any monetary damages, in a court of law related to violations of RESPA, HOEPA, TILA and/or any other state and Federal laws.

The Securities and Exchange (S.E.C.) Research is done by an

expert in the area of securities and banking. This research consists of a review of the Lender Trustee's filings with the Securities and Exchange Commission and compares them to the documents they have filed in Court. The S.E.C. Research can be vitally important in placing into question the Plaintiff's actual ownership of the mortgage or note, which may create a defense to the foreclosure action.

a. I agree to pay the \$600.00 fee for a forensic mortgage document audit: **Yes or No**

b. I agree to pay the \$600.00 fee for a S.E.C. Report: Yes or No

2. Court Reporter, Transcripts, Deposition, Expert Witness, and Other Fees: Client understands and agrees to pay all actual and reasonable costs and/or expenses of Client's case; including but not limited to, service of process fees, filing fees, court reporter fees, certified copy fees, deposition transcripts, appraisals, witness or consulting fees, expert witness fees, fees for counselors and mediation fees. Mileage for necessary and reasonable travel incurred by Attorney or Attorney's office on behalf of Client, is charged at the rate approved by the Internal Revenue Service (\$0.45 per mile), and document copies are charged at \$0.25 per page. Client acknowledges that the fees, costs and expenses set forth herein are separate, distinct, and apart from any Attorney fee required to be paid by Client. The Attorney reserves the right to underwrite and directly pay the costs of these fees, costs and expenses, as an interest free loan to the Client. However, there may be times that Attorney may request or require that any fee, expense or cost be paid directly by Client, as these fees may be necessary for the adequate and vigorous representation of the Client. No fee, cost or expense, in excess of \$100.00, shall be charged to, or incurred on behalf of the Client without Client's prior approval.

3. Court Filing Fees or Other Increases in Fees, Costs and Expenses: Recently the Court has raised the fees required for the filing of counter-claims, third party complaints, and cross-claims to \$1900.00 for Defendants as well as Plaintiffs. In other words, the court fee for filing a foreclosure complaint is \$1900.00, and the fee for filing a counter-claim against the Lender is also \$1900.00, to be paid by the Defendant/Client. This is a substantial increase from the \$400.00 filing fee that was previously charged to Defendants for filing counter-claims. In the future, other court fees, court reporter fees, or other related fees, costs, and expenses directly affecting the litigation may be increased. In the event of any substantial increase in the costs and fees associated with defending the foreclosure action, or pursuing related claims against the Lender or related entity, the Attorney will

inform the Client of the increase, prior to incurring or expending such on behalf of Client, or obligating Client to pay such.

IV. ADDITIONAL SERVICES:

A. SHORT SALE, LOAN MODIFICATION, DEED-IN-LIEU OF FORECLOSURE, PRINCIPAL REDUCTIONS, ETC. : In addition to the defense of the Mortgage Foreclosure case, the Client hereby authorizes the Attorney to discuss this case with realtors and mortgage brokers to obtain a short sale, loan modification, or deed-in-lieu of foreclosure, Principal Reduction, or to refinance the mortgage. Any such service must be approved by the Client. In the event that any such service is performed the Attorney is authorized to obtain a loss mitigation fee from the Lender and Attorney may charge the customary fee for any closing or title work that is done or any appraisal and/or inspection fee that is ordered and paid for by the Attorney.

a. Client shall sign an authorization agreement to allow Attorney and Attorney's agents/employees to negotiate with the Lender's loss mitigation department, to place the property on the MLS or other advertisement, and to conduct and finalize any short sale, if a short sale is in the best interest of the Client.

b. In the event that the Client's Mortgage is refinanced or modified, the Attorney may charge the Attorney's customary fee of \$2000.00 per loan.

III. OTHER TERMS

A. FLORIDA LAW: All terms of this Agreement shall be construed in accordance with and pursuant to the Laws of the State of Florida. Pursuant to Florida Law, failure to provide prompt payment of all outstanding debts owed will result in this office pursuing any and all remedies available to recover said fees, accrued interest, associated filing fees, costs and any additional expenses accrued pursuant to debt collection.

B. FLORIDA BAR: Pursuant to The Rules Regulating the Florida Bar, the retainer flat fee is nonrefundable and must be commensurate with the work performed. The attorney agrees that work performed that exceeds the amount paid by Client will not be sought from Client in quantum merit. The Client agrees that it is fully understood the fees paid are absolutely non-refundable.

C. OFFICE HOURS: Client's agree by entering into this Agreement that Attorney is available at regular business hours, which are Monday through Friday between the hours of 9 A.M. And 5 P.M.. If Client needs to contact counsel during non business hours, Client shall do so by email at carolcasbury@yahoo.com or attorney@savingmyhome.info, or by leaving a telephone message at counsel's office. Counsel agrees to respond as appropriate and when available. If Client is in possession of a cellular number, or home telephone number for any member or employee of this Firm, its use must be done with discretion, telephone calls received by any member or employee of this Firm on Saturday, Sunday, or any legal holiday will be billed at the rate of \$250.00 per hour payable on the first of each month in addition to all monthly fees.

D. WITHDRAWAL: Client agrees and understands that counsel may withdraw from any case if client has failed to follow Attorney's advice, if Client has misrepresented or failed to disclose any material facts or if Client has failed to pay any required fees, expenses or costs. Likewise, Client may discharge Attorney at any time for any reason with the understanding that any and all nonrefundable fees has been earned by and remains the property of Attorney. Client acknowledges that a flat fee will be required to pay for expenses accumulated prior to termination, to turn over files and all information to new attorneys or substitute counsel, and to compensate Attorney for the time and costs if Attorney must proceed to court to obtain permission to withdraw.

This agreement shall be binding on all parties and heirs and shall be enforceable by "Save My Home, Inc." or Carol C. Asbury, Esquire.

THE PARTIES TO THIS AGREEMENT HAVE READ THE ENTIRE AGREEMENT, AND WILL NOT SIGN NOR EXECUTE THE UNDERLYING SIGNATURE LINES WITHOUT AND UNTIL THEY UNDERSTAND ALL OF THE TERMS AND CONDITIONS WHICH THEY ARE AGREEING TO.

Date: 10 / 05 / 2009

CLIENT'S SIGNATURE: [Signature]
CLIENT'S PRINTED FULL NAME: Dione Danvers

CLIENT'S SIGNATURE: _____
CLIENT'S PRINTED FULL NAME: _____
Read and Approved by: _____

ATTORNEY'S PRINTED NAME: CAROL C. ASBURY, Esquire
SAVE MY HOME, INC.
DATE: _____

ATTORNEY'S SIGNATURE: _____

"B"

Civil Justice Advocates, PL.

3601 W. Commercial Blvd.
Suite 18
Fort Lauderdale, Fl. 33309

Ph:954-677-8888
Fax:954-677-8881

DIONE DANVERS
7470 NW 38TH COURT
LAUDERHILL, FL 33319

August 1, 2012

File #: 09-049045
Inv #: 6584

RE: FD-09-049045 531 LONG ISLAND AVE

Grand Total Fee & Disbursements
Previous Balance

\$0.00
17,800.00

Balance Now Due

\$17,800.00

Notice - New Clients as of 9/1/2011 unpaid fees and expenses, if not paid within ten (10) days from statements date shall bear interest at the rate of 18% per annum until paid.

We now accept Major Credit Cards, Checks, Money Order, Cashiers Check, PayPal or Cash. Checks are to be made payable to: Civil Justice Advocates, PL. Balance must be paid on or before the due date to avoid late charges.

A \$50.00 late fee will be applied five days after payment due date if payment has not been received.

Electronically Filed 09/19/2013 10:05:22 AM ET

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

**WELLS FARGO BANK NA D/B/A
AMERICAS SERVICING COMPANY**

Plaintiff,

vs.

**Case No.: CACE 09-057334 11
Div.: CIVIL**

**DIONE PETERKINS A/K/A DIONE
DANVERS, et al.**

Defendant(s),

NOTICE OF CHARGING LIEN

COMES NOW, Civil Justice Advocates, PL, attorneys for Defendant, DIONE PETERKINS A/K/A DIONE DANVERS ("DEFENDANT"), hereby give notice of a charging lien, and in support thereof state as follows:

1. Civil Justice Advocates, PL., and Dione Danvers entered into a retainer agreement on October 5, 2009. A copy of said retainer agreement is attached hereto and incorporated by reference as **EXHIBIT "A."**

2. There was an understanding between Defendant and Civil Justice Advocates, PL., to the payment of attorney's fees out of potential recovery in this action.

3. Defendant has avoided paying Civil Justice Advocates, PL., for legal services rendered in this action.

4. On September 1, 2012, Civil Justice Advocates, PL., gave notice to Defendant of the amounts due and owing. A copy of said notice is attached hereto and incorporated by reference as **EXHIBIT "B."**

5. Civil Justice Advocates, PL., seeks to enforce its charging lien in the amount of \$10,865.00, plus interest at the statutory rate.

6. Civil Justice Advocates, PL., should have the Court's authorization for its charging lien to be recognized and enforced against the subject property of this action or any monetary disbursements awarded to Defendant. See, Daniel Mones, P.A. v. Smith, 486 So. 2d 559 (Fla. 1986).

*** FILED: BROWARD COUNTY, FL HOWARD FORMAN, CLERK 9/19/2013 10:05:22 AM ***

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was forwarded via U.S. Mail and to the parties listed below on this 18 day of September 2013.

Law Offices of Daniel Consuegra
attorneynotice@consuegralaw.com

Dione Danvers
7470 NW 38th Court
Lauderhill, FL 33310

CIVIL JUSTICE ADVOCATES, PL
3601 W Commercial Blvd #18
Ft Lauderdale, FL 33309
Tel: (954) 677-8888
Fax: (954) 677-8881

By: 

☒ Joann M. Hennessey, Esq.
Florida Bar No. 192465

☐ Kunal A. Mirchandani, Esq.
Florida Bar No. 86161

"A"

**CONTRACT FOR LEGAL SERVICES
SAVE MY HOME, INC.
A LAW FIRM DEDICATED TO THE PEOPLE**

This is a contract for legal services involving the foreclosure action set forth below entered between SAVE MY HOME, INC. and CAROL C. ASBURY, ESQUIRE (hereinafter referred to as "Attorney") and Dione Danvers (hereinafter referred to as "CLIENT") made on December 1, 2009, based upon the terms and conditions set forth below.

I. SCOPE OF AGREEMENT

A. Parties involved: The client hereby desires, and has engaged with counsel to undertake the legal representation of the client in regard to legal services (hereinafter "MATTER") involving (name of parties involved):

Case No.:09-057334

County:Broward

Plaintiff(s):Wells Fargo Bank, N.A. D/B/A America's Servicing Company

Address: 6291 NW 14th Court, Sunrise, FL 33312

Defendant(s):Dione Danvers and Andrew Danvers

Homestead?: Yes No

Other Info:_____

B. Counsel Functions: Attorney is retained, employed, and empowered to institute on the Client's behalf such action as may be advisable in Attorney's professional judgment and to affect a final settlement or compromise, which is always subject to the Client's approval. Attorney will keep client informed of progress and developments, and respond promptly to Client's inquiries and communications.

1. Attorney will perform the following legal services relative to the matters involved in the Clients' case identified above (claims and/or defenses):

To represent the client and defend against foreclosure litigation These legal services may include, but are not necessarily limited to, investigations of potential violations of RESPA, TILA, HOEPA laws, fraudulent or predatory lending practice laws, and other federal and/or state mortgage lending laws, and the possible filing of counter-claims, cross claims, and or other independent actions, as well as filing regulator complaints if necessary, and negotiation of ultimate complaint litigation settlement and

resolution

OTHER: _____

2. If the Client's Adversary (the Plaintiff in the foreclosure action) files any appeal from a court judgment or order and the Attorney must respond or file an Answer Brief to defend the Appellee Client in the Appellate Court, the Client agrees to continue to pay the attorney fee rate specified in Section II below and Client agrees to pay for all expenses incurred in connection therewith as specified in Section II below.
3. If Attorney files an interlocutory appeal, (an appeal of a specific order, which does not end the case), on behalf of Client from an adverse court ruling, order or judgment, Client agrees to continue to pay the attorney fee rate specified in Section II below and Client agrees to pay all expenses incurred in connection therewith as specified in Section II below. The decision to file an appeal on behalf of the Client is the Attorney's decision only.

C. Client Functions: The Client agrees to perform the following functions:

1. **PAYMENT:** Client agrees to pay Attorney the agreed upon fees for the performance of any and all such legal services rendered at the fee rate specified in Section II below and to pay for all costs and expenses incurred in connection therewith as specified in section II below.
2. **COOPERATION:** CLIENT agrees to cooperate fully with Attorney and Attorney's office and provide all information known by Client or available to Client which may aid Attorney in representing Client in said matter. Client acknowledges that Client must provide proper documentation in order to complete a Forensic Mortgage Document Audit and failure to provide all requested documentation will result in delays until all documentation is received and processed. The list of documentation necessary to perform a Forensic Mortgage Document Audit is attached as composite Exhibit A, which also includes the Borrower's written Authorization for Attorney to communicate on Borrower's behalf to third parties, including the Mortgage Lender. This Authorization must also be executed by Borrower
3. **NO CONTACT:** Client agrees that during the terms of this

Agreement and while Attorney continues to represent Client, that Client will not make any direct contact with any state or federal agent, or adverse parties to this Matter, or anyone working on their behalf, and agrees to refer any and all questions by any such person or agency to Attorney without further comment.

4. **CONTRACT INFORMATION:** Client agrees to provide and maintain at all times a current mailing address, telephone number and email address with Attorney's office. Client agrees to provide Attorney's Office with advance vacation dates, and notice of any occasion which will require Client to be out of town, or otherwise unavailable to meet or discuss the litigation with Attorney. The Client must keep Attorney's Office apprised of Client's whereabouts at all times during the term of this Agreement. The failure to keep the Attorney's Office apprised of Client's current address, phone number, and email address may result in the discontinuation of Attorney's representation due to a break down of communication and Client's cooperation. All information or change in contact information can be emailed to help@savingmyhome.info.

5. **CLIENT HISTORY:** Client agrees to write down and provide Attorney all information relevant to the Client's mortgage loan transaction, including how and when the loan was originated, who was the original loan broker, mortgage representative, and lender, the circumstances of the closing of the loan, the payment history on the loan, and all other information related to the Loan, including, the mortgage broker's name, address, and company, any representations made by anyone in order to get the Client to apply for the loan, any and all financial information Client provided to qualify for the loan and all contacts, telephone calls, emails or other contact information with the Lender or the Servicer (the entity to whom you made your payments) of the Client's loan, and all other information related to the procurement of the Loan, servicing of the loan, and attempts to resolve and/or seek help from the Servicer or Lender prior to being served with the foreclosure suit, including any loan modification attempts or offers.

6. **NO OUTSIDE LOAN MODIFICATION COMPANIES:** Client understands that throughout the litigation for which Attorney has been retained, and in an effort to negotiate a resolution of the litigation against Client, Attorney will be working with the loss mitigation department of the Client's Lender, as well as the Lender's attorneys in order to negotiate a loan modification,

short sale, or a deed-in-lieu of foreclosure agreement, or simply to maintain communications with Lender so that a resolution of the litigation may ultimately be negotiated. **Client acknowledges that he/she HAS NOT and during the terms of this Agreement and while Attorney represents Client, WILL NOT retain, employ or hire any other loan modification company or firm, nor retain any realtor or short sale company or firm nor retain any other Attorney or law firm, for the purpose of negotiating or attempting to negotiate any loan modification, short sale, or deed-in-lieu of foreclosure resolution to any issue concerning Client's mortgage or the legal action which is the subject of this Agreement.** When two companies or firms are working on a loan modification, short sale, or deed-in-lieu of foreclosure, without the knowledge of the other company or firm, the result is the loss of credibility between those purporting to act on Client's behalf and possible conflicting interests can be advanced on behalf of the Client, to the Client's detriment.

D. CLIENT'S AUTHORIZATION AND DECISION-MAKING

1. Client authorizes and directs Attorney to take all actions which Attorney deems advisable and in the Client's best interest on behalf of Client in all matters handled by Attorney.
2. Client understands that matters may include multiple jurisdictions and involve considerable complexity; therefore, Attorney is expressly authorized to associate other counsel/attorneys. If other counsel/attorneys is/are associated, no additional fees will be charged to client without client's prior and express written approval. However, a division of any fees that Client is obligated to pay Attorney may at the Attorney's sole discretion, be made between Attorney and any other associated counsel/attorney.
3. Client acknowledges that in entering into this Agreement, no partner, associate, employee, agent, or any other person connected with Attorney has made any representations to the Client guaranteeing the Client's ultimate success in any matter. Any legal dispute which involves legal and factual issues may be decided upon by a court, arbitrator, or jury contrary to the Client's interest. It is impossible to state with certainty whether the Client's interest will prevail. The Client acknowledges that matters may be resolved unfavorably to his/her interest by the Court.
4. Client acknowledges that he/she is not represented by any

other Attorney or Law Firm in any matter for which this Attorney is being retained to represent the Client. Client also acknowledges that Client must disclose to Attorney, no later than the time of executing this Agreement, the name, mailing address, telephone number, and any other contact information for any other Attorney or Law Firm who has previously performed any services for Client with respect to the mortgage or litigation for which Client now retains Attorney to represent Client.

5. Client acknowledges that Client does hereby grant a specific power of attorney to "Save My Home, Inc." and Attorney Carol C. Asbury, Esquire, as attorney-in-fact. "Save My Home, Inc." and Attorney Carol C. Asbury, Esquire, as attorney-in-fact, shall have full power and authority to undertake and perform any and all acts on behalf of Client including the power to discuss, disclose and/or execute any and all personal and /or financial information necessary to conduct any affairs on behalf of the Client, including but not limited to executing drafts and other documents on the Client's behalf. The authority herein shall include such incidental acts as are reasonably required to carry out and perform the specific authorities granted herein. "Save My Home, Inc." and Attorney Carol C. Asbury, Esquire, as attorney-in-fact, agree to accept appointments subject to these terms and further agree to act and perform in said capacity consistent with the Client's best interest and as counsel deems advisable. This power of attorney is effective upon execution. This power of attorney may be revoked by "Save My Home, Inc." and Attorney Carol C. Asbury, Esquire, at any time and shall automatically be terminated upon Client's death provided any person relying on this power of attorney shall have full rights to accept any rely upon the authority of "Save My Home, Inc." and Attorney Carol C. Asbury, Esquire, as attorney-in-fact, until the receipt of actual notice of revocation.
6. Client acknowledges that it is fully responsible and liable for the payment in full of any and all attorney fees, costs and expenses agreed upon pursuant to the terms of this Agreement. Client further acknowledges that Client will pay in timely manner any and all fees, costs and expenses to Attorney pursuant to terms set forth below in Section II. Should Client fail to pay any amount of attorney fees, costs or expenses in a timely manner, this Agreement will be deemed broken and materially breached by Client, and all fees, costs, and expenses owed by Client will be due immediately upon request, with interest and/or penalty. Should Client breach this Agreement and Attorney initiates any

legal proceeding to enforce Attorney's rights under this Agreement, Client shall be responsible to pay or reimburse Attorney for any and all reasonable attorney fees, filing fees, costs and expenses incurred by the Attorney's efforts to collect said fees, costs or expenses due to Attorney.

7. Client and Attorney acknowledge, agree and understand that all decisions regarding the ultimate resolution of the litigation for which Client has retained Attorney, is for the Client to make based upon consultation and advice with Attorney. However, Client and Attorney also acknowledge, agree and understand that any and all decisions involving litigation strategy, tactics and proceedings, before or after trial, will be made solely by Attorney, and that Attorney's ability to make such decisions is a reason why Client is retaining Attorney. Attorney will make no decisions to settle or compromise this litigation in full, without the prior approval of Client. Client further acknowledges that Attorney's duty is to provide legal representation, services and assistance and to advise Client on his/her rights, options and responsibilities. In no way does Attorney assume the right or responsibility of "final decision-making", or other ultimate resolution of Client's litigation without the prior consent of Client.

II. ATTORNEYS' FEES

- A. **Attorney Carol C. Asbury, Esquire, charges a usual and customary hourly rate for her time working on behalf of clients at \$350.00 to \$500.00 per hour. Any other Attorney associated with this law firm or Save My Home, Inc., who possesses a minimum of ten (10) years of experience as a member of any State Bar Association, also charges a usual and customary hourly rate for his or her time working on behalf of clients at \$350.00 to \$500.00 per hour. There may also be other attorneys hired by this law firm or Save My Home, Inc., who, regardless of their number of years of experience, possess skills and qualifications which justify a reasonable hourly rate between \$350.00 to \$500.00 per hour, and more. Notwithstanding, Attorney realizes and acknowledges that due to the Client's particular financial situation, and the fact that the purpose of this Agreement is to assist the Client to resolve disputes related to the expense and cost of the Client's mortgage, Attorney agrees to accept a substantially reduced fee to be paid by the Client in accordance with the Terms of this Agreement. However, in the event that Attorney has the**

opportunity to recover or recoup any fee from any party to this litigation other than the Client, such as the Lender/Plaintiff, or any previous or current holder of the Note or Mortgage, or the mortgage broker or mortgage lender, or any related individual or entity, the Client understands and acknowledges that the Attorney is entitled to recover such based upon his or her usual and customary fee for all services reasonably incurred in performing the work hereunder.

- B. According to the terms of this Agreement, Client agrees to pay Attorney the following fees due as indicated by the particular, specific fee agreement designated below. Of the three separate fee agreements described below, the Client and Attorney must each check mark the specific Fee Agreement agreed upon between the parties to this Agreement, and for which the Client is obligated to pay:

ATTORNEY admonishes CLIENT to PLEASE read each of these Sections and Subsections fully and carefully before signing this Legal Fee Agreement, and to ask ATTORNEY any questions which CLIENT may have regarding such prior to signing.

FORECLOSURE CLIENT FEE AGREEMENT

- ☐] Agreed to by Client.
☐] Agreed to by Attorney.

1.Foreclosure Client: A Monthly Fee of \$600.00 due the first day of every month. The first monthly installment will be due for the month of December 1, 2009 and will continue until this Agreement is terminated in writing by either Attorney or Client. A \$50 late fee shall be charged for any monthly fee that is not received by Attorney by at the latest, the end of the business day on fifth (5th) day after the first date of each month.

A., Attorney is also entitled to be paid a contingency fee under the following terms but, ***only if paid by lender, or by an entity on lender's behalf:***

- 33.33% of gross proceeds for any recovery for Client by means of settlement, verdict, or judgment; and,
- 40% if recovery occurs after the filing of any appeal.

-OR-

FORECLOSURE FLAT RATE CLIENT FEE AGREEMENT

- [] **Agreed to by Client.**
 [] **Agreed to by Attorney.**

2. Foreclosure Flat Rate Client: A flat rate, one time fee for individual, specific services only as set forth below.

Attorney agrees to provide certain, specific services for Clients who want only certain individual projects instead of ongoing and continuous representation such as defense of a foreclosure suit or any other lawsuit. These services are specific in nature and Attorney shall have no other, additional, or related responsibility to represent or perform any work for Client after the performance of the specific service agreed upon and for which a flat rate is paid by Client. Attorney does not offer any opinions or counsel regarding any of these flat rate services. If Client desires Attorney to represent him/her in any ongoing or continuous litigation, or any other matter, Client shall be required to enter into a separate agreement with additional fees to be determined at that time.

- A. \$2500.00 for a loan modification and foreclosure sale postponement for no more than eight (8) months. If appropriate, Attorney will prepare a loan modification package and submit it to the Lender for consideration. While the loan modification is being prepared and considered by Lender's servicer, Attorney will undertake his/her best efforts to obtain a postponement of the foreclosure sale for up to 8 months. Once again these are based on pro se pleading and Client is responsible for monitoring Client's case and be prepared to go to a court hearing. Failure to monitor and continue with the filing of discovery, answer, affirmative defenses, and counter complaint may result in the entry of a motion for final summary judgment and the sale of Client's home.
- B. \$1500.00 for representation of Client for any immediately pending motion for summary judgment, vacating sale of home, vacating certificate of sale, or other pending hearing where immediate service is necessary and which requires Attorney to immediately devote all Attorney's time and effort to responding and attending the hearing to performed his or her best efforts to represent the Client's interests. If successful, Client shall be required to enter into a separate agreement with additional fees to be determined at that time.
- C. Other matters to be determined on a case-by-case, or issue-by-issue basis.

-OR-

HOURLY ATTORNEY FEE CLIENTS

- ☐] Agreed to by Client.
☐] Agreed to by Attorney.

3. Hourly Attorney Fee CLIENTS: Client acknowledges that Client will be charged \$_____00 per hour for all legal work and \$_____.00 per hour for travel time and related expenses.

1. The Client understands and agrees that the Attorneys' normal rates for legal services are between \$350.00 and \$500.00 per hour for Carol C. Asbury, Esquire and other similarly qualified attorneys, and \$250.00 for any other associated attorney employed by or hired by Attorney. Paralegals and law clerks (not secretaries) will be billed at the rate of \$75.00 per hour.
2. The Hourly Rate Client shall maintain a Trust Fund of no less than \$3000.00 for the regular, monthly payment of Attorneys' fees and other fees as set forth above.

III. COSTS, EXPENSES AND RELATED FEES

1. FORENSIC MORTGAGE DOCUMENT AUDIT AND SECURITIES and EXCHANGE AUDIT

Additional fees for an independent Forensic Mortgage Document Audit and S.E.C. Research will be charged directly to the Client, without any portion of such paid to the Attorney. Each service is charged at \$600.00, and paid directly to the service provider. The forensic mortgage document audit is necessary to analyze whether the original mortgage broker, lender, and Title Company responsible for the closing of the loan, complied with applicable state and federal disclosure, rate and fee limitation, and predatory lending laws. This information is critical to developing a defense to the Client's foreclosure action and developing possible independent claims against the lender and lender's predecessors or assigns. Client acknowledges, understands and agrees that without the forensic mortgage document audit the Client may not be able to establish any defenses, or prove entitlement to any monetary damages, in a court of law related to violations of RESPA, HOEPA, TILA and/or any other state and Federal laws.

The Securities and Exchange (S.E.C.) Research is done by an

expert in the area of securities and banking. This research consists of a review of the Lender Trustee's filings with the Securities and Exchange Commission and compares them to the documents they have filed in Court. The S.E.C. Research can be vitally important in placing into question the Plaintiff's actual ownership of the mortgage or note, which may create a defense to the foreclosure action.

a. I agree to pay the \$600.00 fee for a forensic mortgage document audit: Yes or No

b. I agree to pay the \$600.00 fee for a S.E.C. Report: Yes or No

2. Court Reporter, Transcripts, Deposition, Expert Witness, and Other Fees: Client understands and agrees to pay all actual and reasonable costs and/or expenses of Client's case; including but not limited to, service of process fees, filing fees, court reporter fees, certified copy fees, deposition transcripts, appraisals, witness or consulting fees, expert witness fees, fees for counselors and mediation fees. Mileage for necessary and reasonable travel incurred by Attorney or Attorney's office on behalf of Client, is charged at the rate approved by the Internal Revenue Service (\$0.45 per mile), and document copies are charged at \$0.25 per page. Client acknowledges that the fees, costs and expenses set forth herein are separate, distinct, and apart from any Attorney fee required to be paid by Client. The Attorney reserves the right to underwrite and directly pay the costs of these fees, costs and expenses, as an interest free loan to the Client. However, there may be times that Attorney may request or require that any fee, expense or cost be paid directly by Client, as these fees may be necessary for the adequate and vigorous representation of the Client. No fee, cost or expense, in excess of \$100.00, shall be charged to, or incurred on behalf of the Client without Client's prior approval.

3. Court Filing Fees or Other Increases in Fees, Costs and Expenses: Recently the Court has raised the fees required for the filing of counter-claims, third party complaints, and cross-claims to \$1900.00 for Defendants as well as Plaintiffs. In other words, the court fee for filing a foreclosure complaint is \$1900.00, and the fee for filing a counter-claim against the Lender is also \$1900.00, to be paid by the Defendant/Client. This is a substantial increase from the \$400.00 filing fee that was previously charged to Defendants for filing counter-claims. In the future, other court fees, court reporter fees, or other related fees, costs, and expenses directly affecting the litigation may be increased. In the event of any substantial increase in the costs and fees associated with defending the foreclosure action, or pursuing related claims against the Lender or related entity, the Attorney will

inform the Client of the increase, prior to incurring or expending such on behalf of Client, or obligating Client to pay such.

IV. ADDITIONAL SERVICES:

A. SHORT SALE, LOAN MODIFICATION, DEED-IN-LIEU OF FORECLOSURE, PRINCIPAL REDUCTIONS, ETC. : In addition to the defense of the Mortgage Foreclosure case, the Client hereby authorizes the Attorney to discuss this case with realtors and mortgage brokers to obtain a short sale, loan modification, or deed-in-lieu of foreclosure, Principal Reduction, or to refinance the mortgage. Any such service must be approved by the Client. In the event that any such service is performed the Attorney is authorized to obtain a loss mitigation fee from the Lender and Attorney may charge the customary fee for any closing or title work that is done or any appraisal and/or inspection fee that is ordered and paid for by the Attorney.

a. Client shall sign an authorization agreement to allow Attorney and Attorney's agents/employees to negotiate with the Lender's loss mitigation department, to place the property on the MLS or other advertisement, and to conduct and finalize any short sale, if a short sale is in the best interest of the Client.

b. In the event that the Client's Mortgage is refinanced or modified, the Attorney may charge the Attorney's customary fee of \$2000.00 per loan.

III. OTHER TERMS

A. FLORIDA LAW: All terms of this Agreement shall be construed in accordance with and pursuant to the Laws of the State of Florida. Pursuant to Florida Law, failure to provide prompt payment of all outstanding debts owed will result in this office pursuing any and all remedies available to recover said fees, accrued interest, associated filing fees, costs and any additional expenses accrued pursuant to debt collection.

B. FLORIDA BAR: Pursuant to The Rules Regulating the Florida Bar, the retainer flat fee is nonrefundable and must be commensurate with the work performed. The attorney agrees that work performed that exceeds the amount paid by Client will not be sought from Client in quantum merit. The Client agrees that it is fully understood the fees paid are absolutely non-refundable.


C. OFFICE HOURS: Client's agree by entering into this Agreement that Attorney is available at regular business hours, which are Monday through Friday between the hours of 9 A.M. And 5 P.M.. If Client needs to contact counsel during non business hours, Client shall do so by email at carolcasbury@yahoo.com or attorney@savingmyhome.info, or by leaving a telephone message at counsel's office. Counsel agrees to respond as appropriate and when available. If Client is in possession of a cellular number, or home telephone number for any member or employee of this Firm, its use must be done with discretion, telephone calls received by any member or employee of this Firm on Saturday, Sunday, or any legal holiday will be billed at the rate of \$250.00 per hour payable on the first of each month in addition to all monthly fees.

D. WITHDRAWAL: Client agrees and understands that counsel may withdraw from any case if client has failed to follow Attorney's advice, if Client has misrepresented or failed to disclose any material facts or if Client has failed to pay any required fees, expenses or costs. Likewise, Client may discharge Attorney at any time for any reason with the understanding that any and all nonrefundable fees has been earned by and remains the property of Attorney. Client acknowledges that a flat fee will be required to pay for expenses accumulated prior to termination, to turn over files and all information to new attorneys or substitute counsel, and to compensate Attorney for the time and costs if Attorney must proceed to court to obtain permission to withdraw.

This agreement shall be binding on all parties and heirs and shall be enforceable by "Save My Home, Inc." or Carol C. Asbury, Esquire.

THE PARTIES TO THIS AGREEMENT HAVE READ THE ENTIRE AGREEMENT, AND WILL NOT SIGN NOR EXECUTE THE UNDERLYING SIGNATURE LINES WITHOUT AND UNTIL THEY UNDERSTAND ALL OF THE TERMS AND CONDITIONS WHICH THEY ARE AGREEING TO.

Date: 10 / 05 / 2009

CLIENT'S SIGNATURE: 
CLIENT'S PRINTED FULL NAME: DIONNE DANVERS

CLIENT'S SIGNATURE: _____
CLIENT'S PRINTED FULL NAME: _____
Read and Approved by: _____

"B"

Civil Justice Advocates, PL.

3601 W. Commercial Blvd.
Suite 18
Fort Lauderdale, Fl. 33309

Ph:954-677-8888

Fax:954-677-8881

DIONE DANVERS
7470 NW 38TH COURT
LAUDERHILL, FL 33319

September 1, 2012

File #: 09-057334

Inv #: 6829

RE: FD-09-057334 6291 NW 14TH COURT

Grand Total Fee & Disbursements

\$0.00

Previous Balance

10,865.00

Balance Now Due

\$10,865.00

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A \$50.00 late fee will be applied five days after payment due date if payment has not been received.

Case Number: CACE-21-011697 Division: 13
Filing # 128707393 E-Filed 06/14/2021 03:25:36 PM

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

CASE NO.:

JOSHIRA STEPHENS,

Plaintiff,

v.

ALETHEA WINDHAM,

Defendant.

_____ /

NOTICE OF LIS PENDENS

TO DEFENDANT ALETHEA WINDHAM AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED OF THE FOLLOWING:

(a) The Plaintiff has instituted this action against Defendant, ALETHEA WINDHAM ("Defendant"), for tortious interference with an expectancy and for declaratory relief with respect to the property described below.

(b) The Plaintiff in this action is JOSHIRA STEPHENS.

(c) The date of the institution of this action is June 14, 2021.

(d) The property that is this subject matter of this action is located at 7470 NW 38th Court, Lauderhill, Broward County, Florida 33319, and is described as follows:

Lot 2, Block 2, of BOULEVARD WEST, as recorded in Plat Book
92, Page 19, of the Public Records of Broward County, Florida.

Parcel Identification Number: 494122150930

DATED this 14th day of June, 2021.

By: /s/ Marc E. Rosenthal
Marc E. Rosenthal, Esq.
Rosenberg Cummings & Edwards PLLC
Counsel for Plaintiff
802 NE 20th Avenue
Fort Lauderdale, Florida 33304
(954) 769-1344
Marc@RosenbergCummings.com
Florida Bar # 117561

Prepared By:

Rosenberg, Cummings & Edwards, PLLC
802 NE 20th Avenue
Fort Lauderdale, FL 33304

Return To:

Rosenberg, Cummings & Edwards, PLLC
802 NE 20th Avenue
Fort Lauderdale, FL 33304

**ELECTION OF SURVIVING SPOUSE TO TAKE A ONE-HALF INTEREST OF
DECEDENT'S INTEREST IN HOMESTEAD PROPERTY**

STATE OF FLORIDA
COUNTY OF BROWARD


1. The decedent, VINCENT STEPHENS (the "Decedent"), died on [REDACTED]. On the date of the Decedent's death, the Decedent was married to Affiant, JOSHIRA STEPHENS (the "Affiant"), who survived the Decedent.

2. At the time of the Decedent's death, the Decedent owned an interest in real property that the Affiant believes to be homestead property described in s. 4, Article X of the State Constitution, which real property is located at 7470 NW 38th Court, Lauderdale, Florida 33319, being in Broward County, Florida, and described as:

Lot 2, Block 2, of BOULEVARD WEST, as recorded in Plat Book
92, Page 19, of the Public Records of Broward County, Florida.

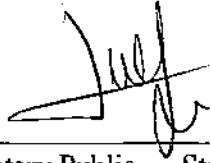
Parcel Identification Number: 494122150930.

3. Affiant elects to take one-half of Decedent's interest in the homestead as a tenant in common in lieu of a life estate.



JOSHIRA STEPHENS, Affiant

Sworn to (or affirmed) and subscribed before me by means of _____ physical presence
or _____ online notarization, this 23 day of Nov, 2021, by JOSHIRA STEPHENS.



Signature of Notary Public — State of Florida



Print, Type, or Stamp Commissioned Name of Notary Public

X Personally Known OR _____ Produced Identification

Type of Identification Produced Driver License

This Instrument Was Prepared By:

Jesus E. Cuza
Holland & Knight LLP
701 Brickell Avenue, #3000
Miami, Florida 33131

MEMORANDUM OF MVR HOMEOWNER ADVANTAGE AGREEMENT

THIS MEMORANDUM OF MVR HOMEOWNER ADVANTAGE AGREEMENT (this "Memorandum"), dated as of the Effective Date, is by and between Vincent Stephens and Alethea Windham, herein called "Property Owner," whose address is 7470 Northwest 38th Court, Lauderhill, Florida 33319, and 7470 Northwest 38th Court, Lauderhill, Florida 33319, respectively MV REALTY PBC, LLC, a Florida limited liability company, and/or its assigns or designees, herein called "Listing Broker", whose address is 401 East Atlantic Avenue, Suite 201, Delray Beach, Florida 33483.

WITNESSETH:

1. That by that certain MVR Homeowner Advantage Agreement, dated as of the Effective Date (the "Agreement") Property Owner has agreed to grant Listing Broker the exclusive right to act as listing agent for any sale of the Property Owner's property should the Property Owner decide to sell such property during the term of the Agreement, which property is legally described as follows (the "Property");

Legal Description: DIST:1912 CITY/MUNI/TWP:LAUDERHILL SEC/TWN/RNG/MER:SEC
22 TWN 49S RNG 41E BOULEVARD WEST 92-19 B LOT 2 BLK 2
Parcel #: 49-41-22-15-0930

2. The term of the Agreement began on the Effective Date (the "Commencement Date") and expires on the earlier of: (i) the date the Property is sold, and the Commission is paid to the Company, in accordance with the terms of the Agreement, or Listing Agreement entered into pursuant to the Agreement, and (ii) the date that is forty (40) years after the Commencement Date (the "Term"), unless otherwise terminated in accordance with its terms.

3. This instrument does not alter, amend, modify or change the Agreement in any respect. It is executed by the parties solely for the purpose of recordation in the Public Records of Broward County, Florida, and it is the intent of the parties that it shall be so recorded and shall give notice of and confirm the Agreement and all of its terms to the same extent as if all the provisions of the Agreement were fully set forth herein.

4. All capitalized terms used in this Memorandum which are not defined herein shall have the meanings ascribed to them in the Agreement.

[signature and notary block on following page]

IN WITNESS WHEREOF, Property Owner and Listing Broker have caused this Memorandum to be duly executed as of the date first above written.

Signed, sealed and delivered:

PROPERTY OWNER:

By: [Signature]
Name: Vincent Stephens
Date: 4/3/19

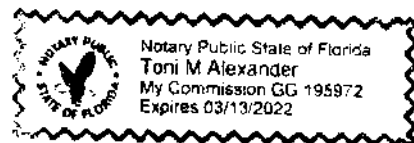
STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 3rd day of April, 2019, by Vincent Stephens and adult individual, who is personally known to me or who has produced Driver License as identification.

[Signature]
Notary Public, State of Florida

PROPERTY OWNER:

By: [Signature]
Name: Alethea Windham
Date: 4-3-19



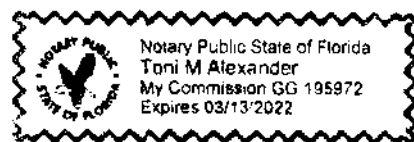
STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 3rd day of April, 2019, by Alethea Windham and adult individual, who is personally known to me or who has produced Driver License as identification.

[Signature]
Notary Public, State of Florida

COMPANY:

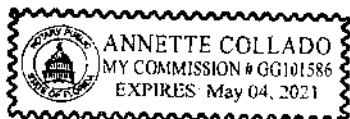
MV REALTY PBC, L.P.C. a Florida limited liability company
By: [Signature]
Name: Amanda J. Zachman
Title: Broker
Date: 4/17/19



STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 17 day of 04, 2019, by Amanda J. Zachman and adult individual, who is personally known to me or who has produced as identification.

[Signature]
Notary Public, State of Florida



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

DATE: August 1st, 2023

PROPERTY ID # 494122-15-0930 (TD # 49979)

WARNING

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

WINDHAM, ALETHEA
7470 NW 38 COURT
LAUDERHILL, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7470 NW 38 CT LAUDERHILL, FL 33319-4941 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.

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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 August 31, 2023\$25,221.93

Or

* Estimated Amount due if paid by September 19, 2023\$25,521.36

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 20, 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
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STEPHENS, VINCENT EST
7470 NW 38TH CT
LAUDERHILL, FL 33319-4941

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

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JOSHIRA STEPHENS
MARC E. ROSENTHAL, ESQ.
ROSENBERG CUMMINGS & EDWARDS PLLC
802 NE 20TH AVENUE
FORT LAUDERDALE, FL 33304

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ALETHEA WINDHAM
6739 SIENNA CLUB DR
LAUDERHILL, FL 33319-7329

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CIVIL JUSTICE ADVOCATES PL
3601 W COMMERCIAL BLVD STE 18
FORT LAUDERDALE, FL 33309-3320

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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DATE: August 1st, 2023

PROPERTY ID # 494122-15-0930 (TD # 49979)

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EQUINOX REALTY HOLDINGS LLC AS TRUSTEE OF THE BOULEVARD WEST FLORIDA
LAND TRUST LLC DATED APRIL 6, 2023 C/O WILLIAM SOLANO ESQ
1446 POLK ST
HOLLYWOOD, FL 33020-5245

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JOHNNY A GASPARD PLLC
6625 MIAMI LAKES DR E STE 231
MIAMI LAKES, FL 33014-2768

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JOSHIRA STEPHENS
19009 E LAKE DR.
HIALEAH, FL 33015

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LACHANDA MCCALL
C/O JOHNNY GASPARD ESQ
6625 MIAMI LAKES DR E STE 201
MIAMI LAKES, FL 33014-2708

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7470 NW 38 CT LAUDERHILL, FL 33319-4941 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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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 August 31, 2023\$25,221.93

Or

* Estimated Amount due if paid by September 19, 2023\$25,521.36

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 20, 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: August 1st, 2023

PROPERTY ID # 494122-15-0930 (TD # 49979)

WARNING

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MARC E ROSENTHAL ESQ
ROSENBERG & CUMMINGS PLLC
802 NE 20TH AVE
FORT LAUDERDALE, FL 33304-3036

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DATE: August 1st, 2023

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MV REALTY PBC LLC
401 E ATLANTIC AVE STE 201
DELRAY BEACH, FL 33483-4536

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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DATE: August 1st, 2023
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TATOSHA STEPHENS
C/O JOHNNY GASPARD ESQ
6625 MIAMI LAKES DR E STE 201
MIAMI LAKES, FL 33014-2708

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THE LAW OFFICE OF LINDSAY L CHASE PLLC
505 SW 13TH ST
FORT LAUDERDALE, FL 33315-1420

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DATE: August 1st, 2023
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C/O JOHNNY GASPARD ESQ
6625 MIAMI LAKES DR E STE 201
MIAMI LAKES, FL 33014-2708

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WILLIAM J SOLANO ESQ
1027 S 21ST AVE
HOLLYWOOD, FL 33020-6934

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*THOMPSON, CLINTON &
THOMPSON, LOUISE I
7481 NW 37TH CT
LAUDERHILL, FL 33319-4936

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BROWARD COUNTY CLERK OF THE CIRCUIT COURT
201 SE 6TH ST # 18150
FORT LAUDERDALE, FL 33301-3303

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6625 MIAMI LAKES DR E STE 201
MIAMI LAKES, FL 33014-2708

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*DELVA, MARIE ELISE
7450 NW 38TH CT
LAUDERHILL, FL 33319-4941

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*MAYNARD, GLYN H
7471 NW 37TH CT
LAUDERHILL, FL 33319-4936

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*WILLIAMS, LAVINE
7480 NW 38TH CT
LAUDERHILL, FL 33319-4941

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7470 NW 38 CT LAUDERHILL, FL 33319-4941 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 August 31, 2023\$25,221.93

Or

* Estimated Amount due if paid by September 19, 2023\$25,521.36

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 20, 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: August 1st, 2023

PROPERTY ID # 494122-15-0930 (TD # 49979)

WARNING

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

SHONTORRIA STEPHENS
SHACARRI STEPHENS
JADA STEPHENS
TORREY STEPHENS, JR.
3995 COCOPLUM CIRCLE
COCONUT CREEK, FL 33063

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

DATE: August 1st, 2023

PROPERTY ID # 494122-15-0930 (TD # 49979)

WARNING

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TATOSHA NICOLE STEPHENS, PERSONAL REPRESENTATIVE OF THE ESTATE OF
VINCENT JEROME STEPHENS, DECEASED
8171 SOLANO AVE., APT 106
HOLLYWOOD, FL 33024

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

DATE: August 1st, 2023

PROPERTY ID # 494122-15-0930 (TD # 49979)

WARNING

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VINCENT STEPHENS, JR.
1070 NW 196TH TERRACE
MIAMI, FL 33169

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: August 1st, 2023

PROPERTY ID # 494122-15-0930 (TD # 49979)

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JESUS E CUZA
HOLLAND & KNIGHT LLP
701 BRICKELL AVE STE 3000
MIAMI, FL 33131-2847

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

DATE: August 1st, 2023

PROPERTY ID # 494122-15-0930 (TD # 49979)

WARNING

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

EQUINOX REALTY HOLDINGS, LLC, AS TRUSTEE OF THE BOULEVARD WEST FLORIDA
LAND TRUST, LLC, DATED APRIL 16, 2023
1322 MADISON ST
HOLLYWOOD, FL 33019

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33319-4941 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD,
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EARL LAWRENCE, REGISTERED AGENT
O/B/O EQUINOX REALTY HOLDINGS, LLC
1027 S 21 AVE
HOLLYWOOD, FL 33020

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TD 49979 SEPTEMBER 2023 WARNING
STEPHENS, VINCENT EST
7470 NW 38TH CT
LAUDERHILL, FL 33319-4941

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Total F	TD 49979 SEPTEMBER 2023 WARNING
\$	WINDHAM, ALETHEA
Sent To	7470 NW 38TH CT
Street	LAUDERHILL, FL 33319-4941
City, S.	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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CITY OF LAUDERHILL

Street

ATTN: ANA SANCHEZ

City, State, ZIP+4[®]

5581 W OAKLAND PARK BLVD

LAUDERHILL, FL 33313

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Total	TD 49979 SEPTEMBER 2023 WARNING
\$	JOSHIRA STEPHENS
Sent	MARC E. ROSENTHAL, ESQ.
Street	ROSENBERG CUMMINGS & EDWARDS PLLC
	802 NE 20TH AVENUE
City	FORT LAUDERDALE, FL 33304
PS Form 3800, January 2023; PSN 7530-02-000-9047 . See Reverse for Instructions	

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Postage	FORT LAUDERHALL, FL 33304	
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Total P	TD 49979 SEPTEMBER 2023 WARNING	
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Sent To	ALETHEA WINDHAM	
Street	6739 SIENNA CLUB DR	
City, St.	LAUDERHILL, FL 33319-7329	

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CIVIL JUSTICE ADVOCATES PL
3601 W COMMERCIAL BLVD STE 18
FORT LAUDERDALE, FL 33309-3320

Sent
Street
City, State

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Total

TD 49979 SEPTEMBER 2023 WARNING

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Sent to

EQUINOX REALTY HOLDINGS LLC AS TRUSTEE OF THE BLVD W
FLORIDA LAND TRUST LLC DATED APRIL 6, 2023 C/O WILLIAM
SOLANO ESQ
1446 POLK ST
HOLLYWOOD, FL 33020-5245

Street

City, S.

9589 0710 5270 0159 8515 12

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\$ Total **TD 49979 SEPTEMBER 2023 WARNING**
\$ Sent **JOHNNY A GASPARD PLLC**
\$ Street **6625 MIAMI LAKES DR E STE 231**
City, State, ZIP+4® **MIAMI LAKES, FL 33014-2768**

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JOSHIRA STEPHENS

19009 E LAKE DR.

HIALEAH, FL 33015

Sent To

Street

City, St

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City, State, ZIP+4[®]

LACHANDA MCCALL
C/O JOHNNY GASPARD ESQ
6625 MIAMI LAKES DR E STE 201
MIAMI LAKES, FL 33014-2708

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Total P	TD 49979 SEPTEMBER 2023 WARNING
\$	MARC E ROSENTHAL ESQ
Sent To	ROSENBERG & CUMMINGS PLLC
Street &	802 NE 20TH AVE
City, St.	FORT LAUDERDALE, FL 33304-3036

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Total \$ _____	TD 49979 SEPTEMBER 2023 WARNING
Sent To	MV REALTY PBC LLC
Street	401 E ATLANTIC AVE STE 201
City, State, Zip	DELRAY BEACH, FL 33483-4536
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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C/O JOHNNY GASPARD ESQ

6625 MIAMI LAKES DR E STE 201

MIAMI LAKES, FL 33014-2708

PS Form 3800, January 2023 PSN 7530-02-000-9047 - See Reverse for Instructions

9589 0710 5270 0159 8512 22

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

Postmark
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Post
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Total
\$
Sent
Street
City

TD 49979 SEPTEMBER 2023 WARNING
THE LAW OFFICE OF LINDSAY L CHASE PLLC
505 SW 13TH ST
FORT LAUDERDALE, FL 33315-142

9589 0710 5270 0159 8512 34

U.S. Postal Service CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
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Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
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\$	
Total	TD 49979 SEPTEMBER 2023 WARNING
\$	VINCENT STEPHENS JR
Sent to	C/O JOHNNY GASPARD ESQ
Street	6625 MIAMI LAKES DR E STE 201
City, S.	MIAMI LAKES, FL 33014-2708
PS Form 3800, January 2023 PSN 7530-02-000-9047. See Reverse for Instructions	

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

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Total	
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City, S.	

TD 49979 SEPTEMBER 2023 WARNING
WILLIAM J SOLANO ESQ
1027 S 21ST AVE
HOLLYWOOD, FL 33020-6934

9589 0710 5270 0159 8512 53

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

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Street

City

TD 49979 SEPTEMBER 2023 WARNING

***THOMPSON, CLINTON &**

THOMPSON, LOUISE I

7481 NW 37TH CT

LAUDERHILL, FL 33319-4936

9589 0710 5270 0159 8512 60

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CERTIFIED MAIL® RECEIPT
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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Street

City

TD 49979 SEPTEMBER 2023 WARNING

BROWARD COUNTY CLERK OF THE CIRCUIT COURT

201 SE 6TH ST # 18150

FORT LAUDERDALE, FL 33301-3303

9589 0710 5270 0159 8512 77

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

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TD 49979 SEPTEMBER 2023 WARNING
ESTATE OF VINCENT STEPHENS
C/O JOHNNY GASPARD ESQ
6625 MIAMI LAKES DR E STE 201
MIAMI LAKES, FL 33014-2708

9589 0710 5270 0159 8512 84

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| <input type="checkbox"/> Adult Signature Required | \$ | |
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TD 49979 SEPTEMBER 2023 WARNING

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Seni

***DELVA, MARIE ELISE**

Stre

7450 NW 38TH CT

City,

LAUDERHILL, FL 33319-4941

9589 0710 5270 0159 8512 91

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<input type="checkbox"/> Return Receipt (electronic) \$	
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<input type="checkbox"/> Adult Signature Required \$	
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Total P \$	TD 49979 SEPTEMBER 2023 WARNING
Sent To	*MAYNARD, GLYN H
Street &	7471 NW 37TH CT
City, St.	LAUDERHILL, FL 33319-4936
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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

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Total **TD 49979 SEPTEMBER 2023 WARNING**

Sen ***WILLIAMS, LAVINE**

Street **7480 NW 38TH CT**

City, State, ZIP+4® **LAUDERHILL, FL 33319-4941**

9589 0710 5270 0159 8513 14

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City, State

TD 49979 SEPTEMBER 2023 WARNING

SHONTORRIA STEPHENS, SHACARRI STEPHENS, JADA

STEPHENS, TORREY STEPHENS, JR

3995 COCOPLUM CIRCLE

COCONUT CREEK, FL 33063

9589 0710 5270 0159 8513 21

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☐ Certified Mail Restricted Delivery

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TD 49979 SEPTEMBER 2023 WARNING
TATOSHA NICOLE STEPHENS, PERSONAL REPRESENTATIVE OF
THE ESTATE OF VINCENT JEROME STEPHENS, DECEASED
8171 SOLANO AVE., APT 106
HOLLYWOOD, FL 33024

Sent
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Street
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0159 8513 38

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☐ Return Receipt (hardcopy)

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☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

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☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

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Total

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Street

City, St.

TD 49979 SEPTEMBER 2023 WARNING

VINCENT STEPHENS, JR.

1070 NW 196TH TERRACE

MIAMI, FL 33169

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

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Street

City, S.

TD 49979 SEPTEMBER 2023 WARNING

JESUS E CUZA

HOLLAND & KNIGHT LLP

701 BRICKELL AVE STE 3000

MIAMI, FL 33131-2847

9589 0710 5270 0159 8513 52

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

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City

TD 49979 SEPTEMBER 2023 WARNING
EQUINOX REALTY HOLDINGS, LLC, AS TRUSTEE OF THE
BOULEVARD WEST FLORIDA LAND TRUST, LLC, DATED APRIL
16, 2023
1322 MADISON ST
HOLLYWOOD, FL 33019

9589 0710 5270 0159 8513 69

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

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Postage

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Total \$

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Street

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TD 49979 SEPTEMBER 2023 WARNING

EARL LAWRENCE, REGISTERED AGENT

O/B/O EQUINOX REALTY HOLDINGS, LLC

1027 S 21 AVE

HOLLYWOOD, FL 33020

PS Form 3800, January 2023 PSN 7530-02-000-9047 . See Reverse for Instructions

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 49979 SEPTEMBER 2023 WARNING
THE LAW OFFICE OF LINDSAY L CHASE PLLC
505 SW 13TH ST
FORT LAUDERDALE, FL 33315-142



2. Article Number (Transfer from service label)

9589 0710 5270 0159 8512 22

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Domestic Return Receipt

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 49979 SEPTEMBER 2023 WARNING
VINCENT STEPHENS JR
C/O JOHNNY GASPARD ESQ
6625 MIAMI LAKES DR E STE 201
MIAMI LAKES, FL 33014-2708

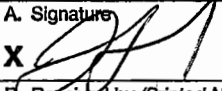

9590 9402 7201 1284 6333 53

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8512 39

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

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

<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	

Mail Restricted Delivery (over \$500)

Domestic Return Receipt

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 49979 SEPTEMBER 2023 WARNING
TATOSHA STEPHENS
C/O JOHNNY GASPARD ESQ
6625 MIAMI LAKES DR E STE 201
MIAMI LAKES, FL 33014-2708



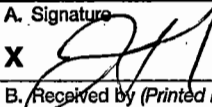
9590 9402 7201 1284 6333 77

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8515 67

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X 
☐ Agent
☐ Addressee
B. Received by (Printed Name)
C. Date of Delivery

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

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

Domestic Return Receipt

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:

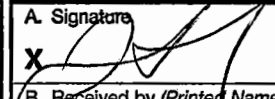
TD 49979 SEPTEMBER 2023 WARNING
ESTATE OF VINCENT STEPHENS
C/O JOHNNY GASPARD ESQ
6625 MIAMI LAKES DR E STE 201
MIAMI LAKES, FL 33014-2708



2. Article Number (Transfer from service label)

9590 9402 7201 1284 6333 15

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

<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"/> Mail Restricted Delivery	

(over 3500)

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 49979 SEPTEMBER 2023 WARNING
MARC E ROSENTHAL ESQ
ROSENBERG & CUMMINGS PLLC
802 NE 20TH AVE
FORT LAUDERDALE, FL 33304-3036



2. Article Number (Transfer from service label)

9590 9402 7201 1284 6333 91

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
X ☐ Addressee


B. Received by (Printed Name) C. Date of Delivery
DELIVERED 8/7/23

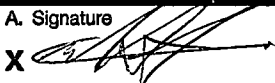

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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 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	

Mail Restricted Delivery (0)

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>■ 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.</div>		<div>A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</div>	
<div>1. Article Addressed to: TD 49979 SEPTEMBER 2023 WARNING JOSHIRA STEPHENS MARC E. ROSENTHAL, ESQ. ROSENBERG CUMMINGS & EDWARDS PLLC 802 NE 20TH AVENUE FORT LAUDERDALE, FL 33304</div>		<div>B. Received by (Printed Name) DELIVERED</div>	
		<div>C. Date of Delivery 8/7/23</div>	
		<div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</div>	
<div> 9590 9402 7201 1284 6334 69</div>		<div>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</div>	
<div>2. Article Number (Transfer from service label) 9589 0710 5270 0159 8514 75</div>		<div><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</div>	
<div>PS Form 3811, July 2020 PSN 7530-02-000-9053</div>		<div>Domestic Return Receipt</div>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>■ Complete items 1, 2, and 3.</div> <div>■ Print your name and address on the reverse so that we can return the card to you.</div> <div>■ Attach this card to the back of the mailpiece, or on the front if space permits.</div>		<div>A. Signature X </div> <div><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</div>	
1. Article Addressed to:		<div>B. Received by (Printed Name) Marie Delva</div> <div>C. Date of Delivery 08/08/23</div>	
<div>TD 49979 SEPTEMBER 2023 WARNING</div> <div>*DELVA, MARIE ELISE</div> <div>- 7450 NW 38TH CT</div> <div>LAUDERHILL, FL 33319-4941</div>		<div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</div> <div>If YES, enter delivery address below: <input type="checkbox"/> No</div>	
<div></div> <div>9590 9402 7201 1284 6333 08</div>		<div>3. Service Type</div> <div><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</div> <div><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</div>	
2. Article Number (Transfer from service label)			
<div>9589 0710 5270 0159 8512 84</div> <div>(000000)</div>		<div>Mail Restricted Delivery</div>	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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 49979 SEPTEMBER 2023 WARNING

EARL LAWRENCE, REGISTERED AGENT
O/B/O EQUINOX REALTY HOLDINGS, LLC
1027 S 21 AVE
HOLLYWOOD, FL 33020



9590 9402 7201 1284 6332 23

2. Article Number (Transfer from service label):

9589 0710 5270 0155 8513 69

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

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.

Article Addressed to:

TD 49979 SEPTEMBER 2023 WARNING
BROWARD COUNTY CLERK OF THE CIRCUIT COURT
201 SE 6TH ST # 18150
FORT LAUDERDALE, FL 33301-3303



9590 9402 7201 1284 6333 22

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
☒ Addressee
J. Battin

B. Received by (Printed Name)

C. Date of Delivery
8/7/2023

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Domestic Return Receipt

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.

Article Addressed to:

TD 49979 SEPTEMBER 2023 WARNING
WILLIAM J SOLANO ESQ
1027 S 21ST AVE
HOLLYWOOD, FL 33020-6934


9590 9402 7201 1284 6333 46

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8512 46

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee



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

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Mail Restricted Delivery (00)	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>■ Complete items 1, 2, and 3.</div> <div>■ Print your name and address on the reverse so that we can return the card to you.</div> <div>■ Attach this card to the back of the mailpiece, or on the front if space permits.</div> <div>Article Addressed to:</div> <div>TD 49979 SEPTEMBER 2023 WARNING</div> <div>*THOMPSON, CLINTON &</div> <div>THOMPSON, LOUISE I</div> <div>7481 NW 37TH CT</div> <div>LAUDERHILL, FL 33319-4936</div> <div></div> <div>9590 9402 7201 1284 6333 39</div> <div>Article Number/Transfer from sender label</div> <div>9589 0710 5270 0159 8512 53</div> <div>iii Restricted Delivery (over \$500)</div>		<div>A. Signature</div> <div>X </div> <div><input type="checkbox"/> Agent</div> <div><input type="checkbox"/> Addressee</div> <div>B. Received by (Printed Name)</div> <div>C. Date of Delivery</div> <div>8-7-23</div> <div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</div> <div>If YES, enter delivery address below: <input type="checkbox"/> No</div> <div>3. Service Type</div> <div><input type="checkbox"/> Adult Signature</div> <div><input type="checkbox"/> Adult Signature Restricted Delivery</div> <div><input type="checkbox"/> Certified Mail®</div> <div><input type="checkbox"/> Certified Mail Restricted Delivery</div> <div><input type="checkbox"/> Collect on Delivery</div> <div><input type="checkbox"/> Collect on Delivery Restricted Delivery</div> <div><input type="checkbox"/> Priority Mail Express®</div> <div><input type="checkbox"/> Registered Mail™</div> <div><input type="checkbox"/> Registered Mail Restricted Delivery</div> <div><input type="checkbox"/> Signature Confirmation™</div> <div><input type="checkbox"/> Signature Confirmation Restricted Delivery</div>	

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

Domestic Return Receipt

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 49979 SEPTEMBER 2023 WARNING
CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313




2. Article Number (Transfer from service label)

9589 0710 5270 0159 8514 68

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

X 

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

Sitar B. B. B. 8/7/23

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	

Domestic Return Receipt

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 49979 SEPTEMBER 2023 WARNING
LACHANDA MCCALL
C/O JOHNNY GASPARD ESQ
6625 MIAMI LAKES DR E STE 201
MIAMI LAKES, FL 33014-2708



9590 9402 7201 1284 6334 07

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8515 36

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

all Restricted Delivery
 (over \$500)

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

Domestic Return Receipt

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 49979 SEPTEMBER 2023 WARNING
JOSHIRA STEPHENS
19009 E LAKE DR.
HIALEAH, FL 33015

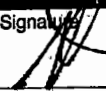


9590 9402 7201 1284 6334 14

2. Article Number (Transfer from service label)

9589 0710 5270 0159 8515 29



COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent
☒ Addressee

B. Received by (Printed Name) C. Date of Delivery
8-7

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

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Complete items 1, 2, and 3.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: TD 49979 SEPTEMBER 2023 WARNING EQUINOX REALTY HOLDINGS, LLC, AS TRUSTEE OF THE BOULEVARD WEST FLORIDA LAND TRUST, LLC, DATED APRIL 16, 2023 1322 MADISON ST HOLLYWOOD, FL 33019		B. Received by (Printed Name)	C. Date of Delivery
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
 9590 9402 7201 1284 6332 30		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"/> Mail Restricted Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 0159 8513 52			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	