

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

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
5042 15 01 3351	516901	326 SW 15 STREET FORT LAUDERDALE 33301

Legal Description

THE WEST 25 FEET OF LOT 13, BLOCK 58, LAUDERDALE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 9, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 14137	\$442,620	No	No	No

Owner of Record on Current Tax Roll
MARSHMALLOW PROPERTIES HOLDINGS
CORP
9873 NW 13 CT
CORAL SPRINGS FL 33071

Billing Name & Address

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: 12/02/2022 **Search covers** **20 years** **through:** 11/29/2022

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
MARSHMALLOW PROPERTIES HOLDINGS CORP. 9873 NW 13TH COURT CORAL SPRINGS FL 33071	Quit Claim Deed Inst:114708390	
MARSHALL HORNER, REGISTERED AGENT, O/B/O MARSHMALLOW PROPERTY HOLDINGS CORP 9873 NW 13 CT CORAL SPRINGS FL 33071	Sunbiz Owner	

Related Documents (for Reference)

Warranty Deed
Bk:25778 Pg:563

Trustee's Deed
Bk:36806 Pg:941

Resignation of Trustee and Designation of Successor Trustee
Bk:39317 Pg:1078

Warranty Deed
Bk:40389 Pg:1323

Warranty Deed
Bk:40929 Pg:464

Re-recorded Warranty Deed
Bk:40929 Pg:466

Warranty Deed
Bk:41707 Pg:1022

Corrective Warranty Deed
Bk:41947 Pg:25

Warranty Deed
Bk:46791 Pg:123

Order Determining Homestead
Bk:50219 Pg:716

Certificate of Title
Bk:50418 Pg:287

Certificate of Title
Inst:113516627

Warranty Deed
Inst:113966439

Related Documents (for Reference)

Quit Claim Deed
Inst:114286041

Re-recorded Quit Claim Deed
Inst:114302918

Corrective Quit Claim Deed
Inst:114706875

Quit Claim Deed
Inst:114706876

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
PRIVATE LENDERS OF SOUTH FLORIDA PSP EQUITY TRUST COMPANY CUSTODIAN FBO MERLE ROSENSTEIN (IRA) #131619 4371 CASPER COURT HOLLYWOOD FL 33021	Mortgage Inst:113976353	
PRIVATE LENDERS OF SOUTH FLORIDA, LLC 3389 SHERIDAN STREET, UNIT 217 HOLLYWOOD FL 33021	Sunbiz Mortgage	
PHILLIP ROSEN, ESQ., REGISTERED AGENT, O/B/O PRIVATE LENDERS OF SOUTH FLORIDA, LLC 1 EAST BROWARD BLVD SUITE 1800 FT. LAUDERDALE FL 33301	Sunbiz Mortgage	
MARSHALL HORNER 9873 NW 13 CT CORAL SPRINGS FL 33071	Mortgage Inst:114297902	

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
STATE OF FLORIDA DEPARTMENT OF REVENUE CORAL SPRINGS SERVICE CENTER 3111 N UNIVERSITY DR STE 501 CORAL SPRINGS FL 33065-5096	Tax Warrant Bk:48191 Pg:1949	

Name & Address of Record

MARSHALL HORNER
STEVEN E. WALLACE
THE WALLACE LAW GROUP, P.L.
2240 W. WOOLBRIGHT ROAD #403
BOYNTON BEACH FL 33426

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FT LAUDERDALE FL 33301

Document

Lis Pendens
Inst:114354488

Order
Inst:118066034

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

None found.

OTHER PARTIES**Name & Address of Record**

None found.

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

None found.

OTHER DOCUMENTS**File Name**

50126PA.pdf



Site Address	326 SW 15 STREET, FORT LAUDERDALE FL 33301	ID #	5042 15 01 3351
Property Owner	MARSHMALLOW PROPERTIES HOLDINGS CORP	Millage	0312
Mailing Address	9873 NW 13 CT CORAL SPRINGS FL 33071	Use	01-04
Abbr Legal Description	LAUDERDALE 2-9 D LOT 13 W 25 BLK 58		

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	\$40,500	\$402,120	\$442,620	\$413,800	
2021	\$40,500	\$335,690	\$376,190	\$376,190	\$7,546.76
2020	\$40,500	\$355,120	\$395,620	\$395,620	\$7,868.41

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$442,620	\$442,620	\$442,620	\$442,620
Portability	0	0	0	0
Assessed/SOH	\$413,800	\$442,620	\$413,800	\$413,800
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	\$413,800	\$442,620	\$413,800	\$413,800

Sales History			
Date	Type	Price	Book/Page or CIN
7/31/2017	QCD-T	\$100	114708390
10/10/2017	QCD-T	\$100	114706876
10/9/2017	DRR-T	\$100	114706875
3/26/2017	DRR-T	\$100	114302918
3/26/2017	QCD-T	\$100	114286041

Land Calculations		
Price	Factor	Type
\$12.00	3,375	SF
Adj. Bldg. S.F. (Card, Sketch)		2089
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 2008/2007		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50126

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of April 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:

MARSHMALLOW PROPERTIES
HOLDINGS CORP
326 SW 15TH ST
FORT LAUDERDALE, FL 33315-1707

MARSHALL HORNER
9873 NW 13 CT
CORAL SPRINGS, FL 33071

PRIVATE LENDERS OF S FL PSP
EQUITY TRUST COMPANY
CUSTODIAN FBO MERLE ROSENSTEIN
(IRA) #131619
4371 CASPER COURT
HOLLYWOOD, FL 33021

PRIVATE LENDERS OF S FL, LLC
3389 SHERIDAN STREET, UNIT 217
HOLLYWOOD, FL 33021

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FT LAUDERDALE, FL 33301

MARSHALL HORNER
STEVEN E. WALLACE
THE WALLACE LAW GROUP, P.L.
2240 W. WOOLBRIGHT ROAD #403
BOYNTON BEACH, FL 33426

STATE OF FLORIDA
DEPARTMENT OF REVENUE
CORAL SPRINGS SERVICE CENTER
3111 N UNIVERSITY DR STE 501
CORAL SPRINGS, FL 33065-5096

KARA L STACHEL ESQ
STACHEL LAW PLANNING PLLC
2933 W CYPRESS CREEK ROAD SUITE
201
FT LAUDERDALE, FL 33309

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016

PHILLIP ROSEN, ESQ., REG AGENT,
O/B/O PRIV LENDERS OF S FL, LLC
1 EAST BROWARD BLVD SUITE 1800
FT. LAUDERDALE, FL 33301

*MARGHERITA AULETTA REV TR
AULETTA, MARGHERITA TRSTEE
328 SW 15TH ST
FORT LAUDERDALE, FL 33315-1707

*TOBON, GUILLERMO SR
324 SW 15TH ST
FORT LAUDERDALE, FL 33315-1707

MARSHMALLOW PROPERTIES
HOLDINGS CORP.
9873 NW 13TH COURT
CORAL SPRINGS, FL 33071

MARSHALL HORNER, REG AGENT,
O/B/O MARSHMALLOW PROPERTY
HOLDINGS CORP
9873 NW 13 CT
CORAL SPRINGS, FL 33071

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of April 2023 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Monica Cepero
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy Misty Del Hierro

8

Broward County, Florida

INSTR # 118657534
Recorded 02/03/23 at 09:35 AM
Broward County Commission
1 Page(s)
#2

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50126

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: 504215-01-3351
Certificate Number: 14137
Date of Issuance: 05/26/2020
Certificate Holder: HMF FL A, LLC TESCO CUSTODIAN
Description of Property: LAUDERDALE 2-9 D
LOT 13 W 25 BLK 58

Name in which assessed: MARSHMALLOW PROPERTIES HOLDINGS CORP
Legal Titleholders: MARSHMALLOW PROPERTIES HOLDINGS
CORP
9873 NW 13 CT
CORAL SPRINGS, FL 33071

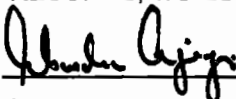
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of May, 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 February, 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: 04/13/2023, 04/20/2023, 04/27/2023 & 05/04/2023
Minimum Bid: 38906.59

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Name in which assessed: MARSHMALLOW PROPERTIES HOLDINGS CORP
Legal Titleholders: MARSHMALLOW PROPERTIES HOLDINGS
CORP
9873 NW 13 CT
CORAL SPRINGS, FL 33071

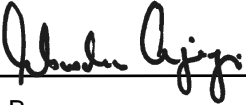
All of said property being in the County of Broward, State of Florida.

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

Dated this 2nd day of February, 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: 04/13/2023, 04/20/2023, 04/27/2023 & 05/04/2023
Minimum Bid: 39333.59

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

50126
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 14137

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

04/13/2023 04/20/2023 04/27/2023 05/04/2023

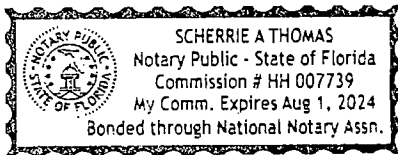
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
4 day of MAY, A.D. 2023

Scherrie A Thomas

(SEAL)
BARBARA JEAN COOPER personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 50126**

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HMF FL A, LLC TESCO CUSTODIAN

Description of Property:
LAUDERDALE 2-9 D
LOT 13 W 25 BLK 58

Name in which assessed:
MARSHMALLOW PROPERTIES
HOLDINGS CORP

Legal Titleholders:
MARSHMALLOW PROPERTIES
HOLDINGS
CORP 9873 NW 13 CT
CORAL SPRINGS, FL 33071

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

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broward.deedauction.net

*Pre-registration is required to bid.

Dated this 2nd day of February, 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: 39333.59
401-314

4/13-20-27-5/4 23-04/0000656130B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23012641

Broward County, FL VS Marshmellow Properties Holdings Corp

RETURN OF SERVICE



Court Case # TD 50126

Hearing Date:05/17/2023

Received by CCN 18499

04/05/2023 8:34 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Marshmellow Properties Holdings Corp 326 SW 15 Street Fort Lauderdale FL 33315**

Served:

Not Served:

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

Date: 04/05/2023 Time: 1:43 PM

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

Posted Commercial: By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

COMMENTS: Posted Tax Notice

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: *Robert Jackson 18499*

D.S.

R. Jackson, #18499

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

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 # 504215-01-3351 (TD #50126)

RECEIVED SHERIFF
2023 APR -4 AM 8:55
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by April 28, 2023\$30,253.10
- Or
- * Amount due if paid by May 16, 2023\$30,632.17

*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 May 17, 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

MARSHMALLOW PROPERTIES HOLDINGS
CORP
326 SW 15 ST
FT LAUDERDALE, FL 33315-1707

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504215-01-3351 (TD # 50126)

WARNING

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

ORIGINAL DOCUMENT

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www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

MARSHMALLOW PROPERTIES HOLDINGS
CORP
9873 NW 13 CT
CORAL SPRINGS, FL 33071

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

RECEIVED SHERIFF
2023 APR -4 AM 8:55
BROWARD COUNTY, FLORIDA

This Instrument Prepared By
and Return to:
Kara L. Stachel, Esq.
Stachel Law Planning, PLLC
2933 W. Cypress Creek Road, Suite 201
Ft. Lauderdale, FL 33309

Quit Claim Deed

Made this 31st day of July, 2017, by and between **PRIVATE LENDERS OF SOUTH FLORIDA, LLC, PSP**, a Florida Limited Liability Company, whose address is 4371 Casper Court, Hollywood, Florida 33021, **EQUITY TRUST COMPANY, CUSTODIAN FBO MERLE ROSENSTEIN, IRA #13169**, whose address is 1 Equity Way, Westlake, Ohio 44145 and **MERLE ROSENSTEIN**, beneficiary of the **MERLE ROSENSTEIN, IRA #13169**, whose address is 4371 Casper Court, Hollywood, Florida 33021, hereinafter collectively called the Grantor, and **MARSHMALLOW PROPERTIES HOLDINGS CORP.**, a Florida Corporation, whose address is 9873 NW 13th Court, Coral Springs, Florida 33071, hereinafter called the Grantee.

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

Witnesseth: that the grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Broward County, Florida viz:

THE WEST 25 FEET OF LOT 13, BLOCK 58, LAUDERDALE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 9, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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

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

In Witness Whereof, the Grantors has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Laura F. Harango
Laura F. Harango, Witness

Steven Rosenstein
By: STEVEN ROSENSTEIN
As Managing Member for Private Lenders of South Florida, LLC, PSP, a Florida Limited Liability Company

Sandra David
[Signature], Witness

State of Florida
County of Miami Dade

The foregoing Quit Claim Deed was acknowledged before me this 31 day of July, 2017, by STEVEN ROSENSTEIN, as Managing Member for Private Lenders of South Florida, LLC, PSP, a Florida Limited Liability Company who produced personally known as identification.

(SEAL)



[Signature]
Notary Public
Printed Name: Amy Wile
My Commission Expires: 6/16/2018

In Witness Whereof, the Grantors has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Lila F Narango, Witness

[Signature]
By: MERLE ROSENSTEIN
Beneficiary of the
MERLE ROSENSTEIN, IRA #13169

[Signature]
Sandra David, Witness

State of Florida
County of Miami Dade

The foregoing Quit Claim Deed was acknowledged before me this 31 day of July, 2017, by MERLE ROSENSTEIN, as Beneficiary of the MERLE ROSENSTEIN IRA, #13169 who produced personally known as identification.

(SEAL)



[Signature]
Notary Public
Printed Name: Amy Wile
My Commission
Expires: 6/16/2018

In Witness Whereof, the Grantors has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Angela Jeter

Angela Jeter, Witness

Hope Gonzales
Corporate Alternate Signer

By: _____

As Hope Gonzales

For EQUITY TRUST COMPANY,
CUSTODIAN FBO MERLE
ROSENSTEIN, IRA #13169

Alecia Willis

Alecia Willis, Witness

By: Katelyn Fisher
KATELYN FISHER

As Corporate Alternate Signer

For EQUITY TRUST COMPANY,
CUSTODIAN FBO MERLE
ROSENSTEIN, IRA #13169

State of ~~FLORIDA~~ Ohio
County of ~~BROWARD~~ Cuyahoga

The foregoing Quit Claim Deed was acknowledged before me this 25 day of ~~April~~ July, 2017, by

HOPE GONZALES CORP ALT SIGNER and Katelyn Fisher CORP ALT SIGNER, on

behalf of Equity Trust Company, Custodian FBO Merle Rosenstein, IRA #13169, who produced

_____ as identification.



JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022

Jennifer Gibbons
Notary Public
Printed Name: Jennifer Gibbons
My Commission Expires: _____

**RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING
AUTHORITY ON OFFICERS**

Resolved, that any one of the following named officers:

(OFFICER)

Jeffrey A. Desich	Executive Vice Chairman	Richard A. Desich	Vice President
Michael Dea	President	Elizabeth A. Jerdonek	Vice President
Michael Smyth	Chief Financial Officer	Matthew Wilson	Chief Executive Officer
Andrew J. Baker	Corporate Alternate Signer	Brandi M. Bortner	Corporate Alternate Signer
Jeffrey S. Brown	Corporate Alternate Signer	Rachel Cain	Corporate Alternate Signer
Matthew Collier	Corporate Alternate Signer	Albert Collins	Corporate Alternate Signer
Katelyn Fisher	Corporate Alternate Signer	Hope Gonzales	Corporate Alternate Signer
Scott A. Hargrove	Corporate Alternate Signer	Jane Isham	Corporate Alternate Signer
Jeffrey A. Kelley	Corporate Alternate Signer	Loretta Saintz	Corporate Alternate Signer
Karl Upchurch	Corporate Alternate Signer		

Are/is hereby authorized and empowered to sell, purchase, assign, and transfer any and all bonds, certificates of deposit, stocks, real property, satisfaction of mortgage, securities or other investments which may be registered in the name of this corporation or which may now or hereafter be assigned to it.

Furthermore, the above authorized and empowered officers hereby appoint Corporate Alternate Signers, at the discretion of all officers, identified as Andrew J. Baker, Brandi M. Bortner, Jeffrey S. Brown, Rachel Cain, Matthew Collier, Albert Collins, Katelyn Fisher, Hope Gonzales, Scott A. Hargrove, Jane Isham, Jeffrey A. Kelley, Loretta Saintz, and Karl Upchurch on behalf of Equity Trust Company.

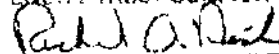
And it is further *resolved* that any and all such assignments of securities and investments registered in the name of or assigned to this corporation, heretofore or hereafter made by the above named officers, are hereby ratified and confirmed.

I hereby certify that the foregoing is a true and correct copy of a resolution passed at a regular "Quarterly" meeting of the Board of Directors, the governing body of Equity Trust Company, a duly authorized corporation. Said Resolution has not been amended or repealed, and it is presently in full force and effect.

Witness my signature this 23 day of March, 2017


Official Signature of an Officer

SIGNATURE GUARANTEE
MILLION GUARANTEE
EQUITY TRUST COMPANY



7003) AUTHORIZED SIGNATURE
SECURITIES TRANSFER ADVISOR MEDIATION PROGRAM C 9010942

SIGNATURE GUARANTEE ATTACHED 

This document was prepared by
Equity Trust Company.



**SIGNATURE GUARANTEE
RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING
AUTHORITY ON OFFICERS**

[Signature]
Jeffrey A. Desich, Executive Vice Chairman

[Signature]
Richard A. Desich, Vice President

[Signature]
Michael Dea, President

[Signature]
Elizabeth A. Jerdone, Vice President

[Signature]
Michael Smyth, Chief Financial Officer

[Signature]
Matthew Wilson, Chief Executive Officer

[Signature]
Andrew J. Baker, Corporate Alternate Signer

[Signature]
Brandi M. Bortner, Corporate Alternate Signer

[Signature]
Jeffrey S. Brown, Corporate Alternate Signer

[Signature]
Rachel Cain, Corporate Alternate Signer

[Signature]
Matthew Collier, Corporate Alternate Signer

[Signature]
Albert Collins, Corporate Alternate Signer

[Signature]
Katelyn Fisher, Corporate Alternate Signer

[Signature]
Hope Gonzales, Corporate Alternate Signer

[Signature]
Scott A. Hargrove, Corporate Alternate Signer

[Signature]
Jane Isham, Corporate Alternate Signer

[Signature]
Jeffrey A. Kelley, Corporate Alternate Signer

[Signature]
Loretta Saintz, Corporate Alternate Signer

[Signature]
Karl Upchurch, Corporate Alternate Signer



I O before me this 23 day of March, 2017

[Signature]
Notary Public

My Commission Expires: 1-4-2021



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

Detail by Entity Name

Florida Profit Corporation

MARSHMALLOW PROPERTY HOLDINGS CORP

Filing Information

Document Number	P17000064028
FEI/EIN Number	N/A
Date Filed	07/28/2017
Effective Date	07/25/2017
State	FL
Status	ACTIVE

Principal Address

326 sw 15th st
Fort Lauderdale, FL 33315

Changed: 02/26/2020

Mailing Address

9873 NW 13 CT
CORAL SPRINGS, FL 33071

Registered Agent Name & Address

HORNER, MARSHALL
9873 NW 13 CT
CORAL SPRINGS, FL 33071

Officer/Director Detail

Name & Address

Title P

HORNER, MARSHALL R
9873 NW 13 CT
CORAL SPRINGS, FL 33071

Annual Reports

Report Year	Filed Date
2020	02/26/2020
2021	04/30/2021
2022	09/21/2022

Document Images

09/21/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
02/26/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
07/28/2017 -- Domestic Profit	View image in PDF format

RETURN TO:

Instrument Prepared by:
⇒ ROGER F. BORRELLO, ESQ.
300 N.W. 70th Avenue
Suite 301
Plantation, FL 33317

\$ 420.00
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

WARRANTY DEED

THIS INDENTURE, Made this 5th day of December, 19 96,
BETWEEN JACK M. JOHNSON, a single man,
of the County of Broward, State of Florida, grantor, and
ANTHONY ARMENTO and APRIL P. ARMENTO, husband and wife
whose post office address is 324 S.W. 15 Street, Fort Lauderdale
Florida 33315, of the County of Broward, State of Florida, grantees.

WITNESSETH, That said grantor(s), for and in consideration of the sum
of -----Ten & 00/100-----Dollars
and other good and valuable consideration to said grantor(s) in hand
paid by said grantee(s), the receipt whereof is hereby acknowledged,
have(has) granted, bargained and sold to the said grantee(s), and
grantee's heirs and assigns forever, the following described land,
situate, lying and being in Broward County, Florida, to-wit:

Lot 13 of Block 58 of LAUDERDALE, according to the plat
thereof recorded in Plat Book 2, Page 9, of the Public
Records of Dade County, Florida.
(Tax Folio No. 10215-01-33500)

SUBJECT TO easements, restrictions, conditions, limitations of
record, and to taxes for the year 1996 and subsequent years.

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

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

Signed, sealed and delivered
in our presence:

[Signature]
Witness - Sign
Print ROGER F. BORRELLO
[Signature]
Witness - Sign
Print SUSAN BROWN

[Signature]
JACK M. JOHNSON
1535 Seabreeze Blvd.
Ft. Lauderdale, FL 33316

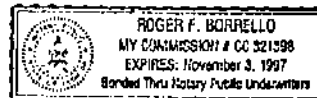
5829770FB-553

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me
this 5th day of December, 1996, by JACK M. JOHNSON, a single
man, who is personally known to me or who has produced
(known) as identification, and who did not take an oath.

[Signature]
Notary Public

My Commission expires:



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

① MAC

Return to: (enclose self-addressed stamped envelope)

Name: Philip E. Davis, Trustee

Address: 7491 North Federal Highway
Suite C5 #271
Boca Raton, FL 33487

This Instrument Prepared by:
Philip E. Davis, Trustee

Address: 7491 North Federal Highway
Suite C5 #271
Boca Raton, FL 33487

Property Appraiser's Parcel Identification Number(s):
5042 15 01 3350

Deed to Trustee

The Grantor(s) ANTHONY C. ARMENTO & APRIL P., HIS WIFE of the County of BROWARD and the state of Florida for and in consideration of Ten and 00/100 Dollars, and the other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section 689.071 Florida Statutes.

Unto PHILIP E. DAVIS, TRUSTEE as Trustee of the THREE HUNDRED TWENTY FOUR, SOUTH WEST FIFTEENTH STREET Trust and not personally under the provisions of a trust agreement dated the 25 day of JANUARY, 2004, known as Trust Number 040125, real estate in the County of BROWARD, State of Florida, to wit:
(Legal Description)

LOT 13 OF BLOCK 50 OF LAUDERDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 9 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AKA 324 SW 15TH ST, FORT LAUDERDALE, FL 33315

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

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time, and to amend, change or modify and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of future renters, to partition or to exchange the said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey, or assign any right, title or interest in or about easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same whether similar to or different from the ways above specified, at any time or times hereafter.

Any contract, obligation or indebtedness incurred, assumed, or entered into by the Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated or privileged to inquire into any terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that the same time of delivery thereof, the Trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance if the trust's constitutions and limitation contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage and other instrument.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or legal or equitable interest, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands and seals this 1st day of JANUARY, A.D. 2004.

Signed, Sealed and Delivered in the Presence of:

Andrea L. Cloutier
Witness Signature ANDREA

ANDREA L. CLOUTIER
Witness Printed Name

Shannon Armento
Witness Signature

Shannon Armento
Witness Printed Name

Shannon Armento
Witness Signature

Shannon Armento
Witness Printed Name

Andrea L. Cloutier
Witness Signature

ANDREA L. CLOUTIER
Witness Printed Name

April Armento
Grantor Signature APRIL P. ARMENTO

APRIL P. ARMENTO
Grantor Printed Name

324 SW 15th STREET
Grantor Street Address

FOUR LAUDERDALE, FL 33315
Grantor City, State, Zip

Anthony C. Armento
Co-Grantor Signature

ANTHONY C. ARMENTO
Co-Grantor Printed Name

324 SW 15th ST
Co-Grantor Street Address

FOUR LAUDERDALE, FL 33315
Co-Grantor City, State, Zip

STATE OF FLORIDA)

COUNTY OF BROWARD)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared APRIL ARMENTO + ANTHONY ARMENTO down to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the within power of attorney, and he/she acknowledged the within power of attorney to be his/her act and deed.

(Check one) Said person(s) is/are personally known to me. Said person(s) provided the following type of identification: FL DRIVERS LICENSE

NOTARY RUBBER STAMP SEAL



Andrea L. Cloutier
Commission #DD142841
Expires: Aug 16, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Witness my hand and official seal in the County and State last aforesaid this

25 day of JANUARY, A.D. 2004

Andrea L. Cloutier
Notary Signature

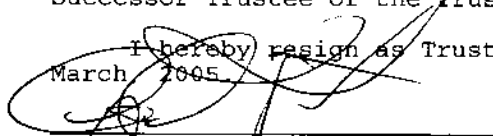
ANDREA L. CLOUTIER
Notary Printed Name

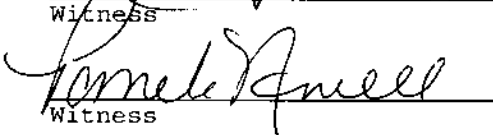
RECORD AND RETURN
GREGORY A. FOX, ESQ.
FOX & FOX, P. A.
28050 US 19 N STE 100
CLEARWATER, FL 33761

RESIGNATION OF TRUSTEE AND DESIGNATION OF SUCCESSOR TRUSTEE

THIS RESIGNATION OF TRUSTEE AND DESIGNATION OF SUCCESSOR TRUSTEE is made this 18th day of March, 2005 by PHILIP E. DAVIS, TRUSTEE OF THREE HUNDRED TWENTY FOUR SOUTHWEST FIFTEENTH STREET LAND TRUST dated January 25, 2004 who hereby desires to resign as Trustee and who resigns in favor of Lester M. Unger as Successor Trustee of the Trust.

I hereby resign as Trustee effective this 18th day of March, 2005.



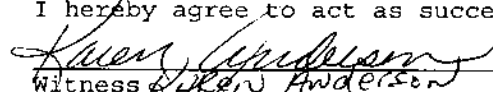
Witness


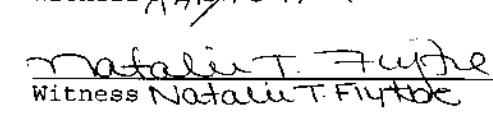
Witness



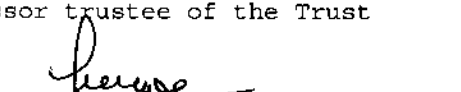
Philip E. Davis, Trustee

I hereby agree to act as successor trustee of the Trust



Witness



Witness

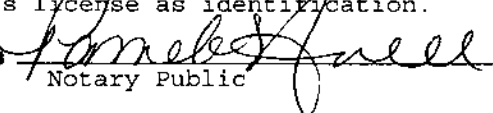


Lester M. Unger,
Successor Trustee

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 18th day of March, 2005 by Philip E. Davis, who is personally known or who has produced a driver's license as identification.

 Pamela Norvell
My Commission DD306323
Expires April 17, 2006

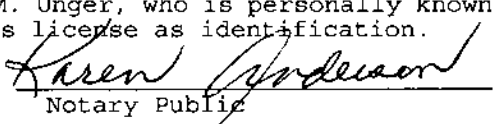


Notary Public

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 17th day of March, 2005 by Lester M. Unger, who is personally known or who has produced a driver's license as identification.

 Karen Anderson
Commission # DD286317
Expires February 13, 2008
Dorland Troy Fair - Insurance, Inc. 800-360-7018



Notary Public

Exhibit A

LOT 13, BLOCK 58, LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED ON FILE AT THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 2-D, PAGE 9 IN PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 10215-01-33500

Prepared by and return to:
Allen Falk
Attorney in Fact
Allen Falk Attorney at Law
420 N Dixie Highway
Lake Worth, FL 33460
561-493-9200
File Number: 2005-1157s
Will Call No.:

Parcel Identification No. 10215-01-33500

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 28th day of February, 2005 between Thomas Adams, president on behalf of Ideal Homes of Tampa Bay, Inc. whose post office address is 8264 Kristel Circle, Port Richey, FL 34668 of the County of Pasco, State of Florida, grantor*, and Coetzee Ventures, Inc., a Florida corporation whose post office address is 111 SW 6th Street, Fort Lauderdale, FL 33301 of the County of Broward, State of Florida, grantee*.

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

LOT 13, BLOCK 58, LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED ON FILE AT THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 2-D, PAGE 9 IN PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

The abovementioned property is not the grantor or heirs or future heirs homestead now or ever.

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

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

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:

Witness: Angeline Pierre

Angeline J. Pierre

Witness: [Signature]

Astria Jean

[Signature]
Thomas Adams, President

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument is acknowledged before me this 20th day of July, 2005 by Thomas Adams, President on behalf of Ideal Homes Inc. and produced Drivers Licenses as identification.

Notary Public
STATE OF FLORIDA
Angeline J. Pierre
My Commission DD246343
Expires August 27 2007

Angeline Pierre
Notary Public
Angeline J. Pierre

①

Prepared by and return to:

Allen Falk, Pa
507 N. Dixie Hwy
Lake Worth, FL 33460

Parcel Identification Number 10215-01-33500

WARRANTY DEED

This Warranty Deed, executed this 17th day of May, 2005 between LESTER UNGER, as TRUSTEE of the THREE HUNDRED TWENTY FOUR SOUTHWEST FIFTEENTH STREET LAND TRUST AGREEMENT DATED JANUARY 23, 2005, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage or dispose of, the real property described herein pursuant to Florida Statute 689.071 hereinafter called the GRANTOR, whose post office address is 3021 Countryside Blvd., Unit 34A, Clearwater, Florida 33761 to Tom Adams, President of Ideal Homes of Tampa Bay, Inc., herein called the 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.)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pasco County, Florida, viz:

LOT 13, BLOCK 58, LAUDERDALE, ACCORDING TO THE PLAT THEREOF, ~~DADE~~ ^{BROWARD} COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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

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

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

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

Signed, sealed and delivered in the presence of:

Gregory A. Fox
WITNESS Gregory A. Fox

Lester Unger
LESTER UNGER, as Trustee of the
THREE HUNDRED TWENTY FOUR
SOUTHWEST LAND TRUST
dated January 25, 2004

Natalie T. Fyke
WITNESS Natalie T. Fyke

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 12th day of May, 2005 by LESTER UNGER, as Trustee, who is personally known to me or who has produced a driver's license as identification, and who did not take an oath.

Gregory A. Fox
Notary Public
My commission expires:



2 X

INSTR # 105316876
OR BK 40389 Page 1323 - 1323
RECORDED 08/30/05 15:28:52
BROWARD COUNTY COMMISSION
DOC STMP \$1652.00
DEPUTY CLERK 3075
#1, 1 Pages

Prepared by and return to:
Allen Falk
Attorney in Fact
Allen Falk Attorney at Law
420 N Dixie Highway
Lake Worth, FL 33460
561-493-9200
File Number: 2005-1157s
Will Call No.:

Parcel Identification No. 10215-01-33500

[Space Above This Line For Recording Data]

re-record to correct conveyance date and date of instrument

Warranty Deed

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

This Indenture made this ^{20th} day of ^{July} February, 2005 between Thomas Adams, president on behalf of Ideal Homes of Tampa Bay, Inc. whose post office address is 8264 Kristel Circle, Port Richey, FL 34668 of the County of Pasco, State of Florida, grantor*, and Coetzee Ventures, Inc., a Florida corporation whose post office address is 111 SW 6th Street, Fort Lauderdale, FL 33301 of the County of Broward, State of Florida, grantee*.

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

LOT 13, BLOCK 58, LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED ON FILE AT THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 2-D, PAGE 9 IN PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

The abovementioned property is not the grantor or heirs or future heirs homestead now or ever.

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

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

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:

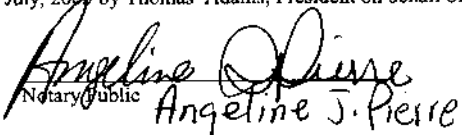
Witness: Angeline Pierre
Angeline J. Pierre
Witness: Astrid Iron


Thomas Adams, President

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument is acknowledged before me this 20th day of July, 2005 by Thomas Adams, President on behalf of Ideal Homes Inc. and produced Drivers Licenses as identification.

 Angeline J. Pierre
My Commission DD248343
Expires August 27 2007


Notary Public
Angeline J. Pierre

①

This Document Was Prepared by
Susan Kaplan
1605 N. State Road #7 Suite G
Margate, Florida 33063

This Space Reserved for Recording Purposes

After Recording Please Return to
Susan Kaplan
1605 N. State Road #7 Suite G
Margate, Florida 33063

WARRANTY DEED

WARRANTY DEED, made this 22 day of March, 2006 by and
between Cootzee Ventures, Inc. of the City of
Fort Lauderdale and County of Broward ("grantor"), and
Bermuda Development LLC ("grantee"), whose

mailing address is
111 SW 6 ST FORT LAUDERDALE FL 33301

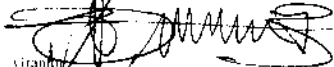

THE GRANTOR, for and in consideration of the sum of ten
DOLLARS (\$10.00) the receipt and sufficiency of which is hereby acknowledged and received,
and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her
heirs and assigns the following described premises located in the County of Broward State of
Florida, described as follows (enter legal description):

Lot 13, BLK 58 LAUDERDALE, according to the plat thereof as recorded in plat book 2 page 9 of the
public records of Dade County, Florida. Said lands lying and situated in Broward County, Florida

Also known as street and number 324 Sw 15th Street, Fort Lauderdale, Florida
Tax Parcel ID: 5042 15 01 3350

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and
assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said
premises, that the Grantors have full power to convey same, that the same is free from all encumbrances excepting
those set forth above, that the Grantee shall enjoy the same without any lawful disturbance, that the Grantors will, on
demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that
may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and
will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject
to real property taxes accrued by, not yet due and payable and any other covenants, conditions, easements, rights of
way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above


Grantor

Witness (if required)
Notary Public
COUNTY OF Broward FL

The foregoing instrument was acknowledged before me Peter Cootze, President of Cootzee Ventures, Inc.
public in and for the state of Florida by reviserally known
on the 22 day of March, 2006 Notary

Witness my hand and official seal

NOTARY PUBLIC
My commission expires March 8

SUSAN KAPLAN
MY COMMISSION # DD297617
EXPIRES: March 08, 2008
1-800-3-NOTARY
FL Notary Discount Assoc. Co.

7

This Document Was Prepared by
Susan Kaplan
1605 N. State Road #7 Suite G
Margate, Florida 33063

This Space Reserved for Recording Purposes

After Recording Please Return to
Steven Ellenbogen
1605 N. State Road #7 Suite G
Margate, Florida 33063

**CORRECTIVE
WARRANTY DEED**

WARRANTY DEED, made this 19th day of April, 2006, by and between Coetzee Ventures, Inc. by Pieter Coetzee, President of the City of Fort Lauderdale and County of Broward ("grantor"), and Bermuda Development LLC, Florida LLC ("grantee"), whose mailing address is 111 SW 6 ST FORT LAUDERDALE FL 33301

THE GRANTOR, for and in consideration of the sum of ten DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged and received and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his her heirs and assigns, the following described premises located in the County of Broward, State of Florida, described as follows (enter legal description): Lot 13, Block 58, Lauderdale, according to the plat thereof as recorded in part book 2 page 9 of the public records of Dade County, Florida. Said Land lying and situated in Broward County, Florida.

Also known as street and number: 391 Sw 15th Street Fort Lauderdale, Florida
Tax Parcel ID: 504215 013350

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises, that the Grantors have full power to convey same, that the same is free from all encumbrances excepting those set forth above, that the Grantee shall enjoy the same without any lawful disturbance, that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by, not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Coetzee Ventures, Inc.
by Pieter Coetzee, President
Witness of required: Jennifer Manning
Witness of required: Susan Kaplan
STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me, Pieter Coetzee, President on behalf of Coetzee Ventures, Inc. a notary public in and for the state of Florida, by personally known on the 16th day of April, 2006.

Witness my hand and official seal:
SUSAN KAPLAN
MY COMMISSION # DD297617
EXPIRES: March 08, 2008
FL Notary District Assoc. Co.
[NO: ANY SEAL]

1

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Countrywide Title & Settlement, Inc.
1580 Sawgrass Corporate Parkway Suite 130
Sunrise, FL 33323

Property Appraisers Parcel Identification (Folio) Number: **504215-01-3351**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 8th day of December, 2009 by **BERMUDA DEVELOPMENT, LLC**, a Florida Corporation, whose post office address is **111 NW 6TH STREET, FT LAUDERDALE, FL 33301** herein called the Grantor, to **CRAIG LEGGETT, A SINGLE MAN** whose post office address is **326 SW 15TH STREET, FT LAUDERDALE, FL 33315**, hereinafter called the Grantee:

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

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

The West 25 feet of Lot 13, Block 58, LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 2, at Page 9, of the Public Records of Broward County, Florida, said lands laying and situated in Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2007 and thereafter.

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature *Jessie Laine*

[Signature]
BERMUDA DEVELOPMENT, LLC

Witness #1 Printed Name *Pinkie Coates*

Witness #2 Signature

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 8th day of December, 2009 by BERMUDA DEVELOPMENT, LLC who is personally known to me or has produced Valid FL ID as identification.

SEAL



GISELA B. GRANADO
MY COMMISSION # DD 617951
EXPIRES: November 27, 2010
Bonded Thru Budget Notary Services

[Signature]
Notary Public

G. Granado
Printed Notary Name

**** FILED: BROWARD COUNTY, FL Howard C. Forman. CLERK 9/17/2013 9:17:20 AM.****

PROBATE
13 SEP 17 PM 2:16
FILED FOR RECORD
CLERK CIRCUIT COURT
BROWARD COUNTY, FL

IN THE CIRCUIT COURT FOR BROWARD COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF

File No. 12-1034

CRAIG JOHN LEGGETT,

Deceased.

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

(Intestate -- heirs, no spouse or lincal descendant- exempt from claims)

On the petition of BRUCE W. FULLER for an order determining homestead status of real property (the "Property"), all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died intestate and was domiciled in Broward County, Florida;
2. The decedent was not survived by a spouse;
3. The decedent was not survived by a descendant;
4. The decedent was survived by the following heirs at law:

<u>NAME</u>	<u>ADDRESS</u>	<u>RELATIONSHIP</u>
TERRENCE LEGGETT	5320 West Harbor Village Drive, #402 Vero Beach, FL 32967	Father

5. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following-described Property:

326 Southwest 15th Street
Fort Lauderdale, FL 33315

The West 25 Feet of Lot 13, Block 58, LAUDERDALE, according to the plat thereof, as recorded in Plat Book 2, at Page 9, of the Public Records of Broward County, Florida.

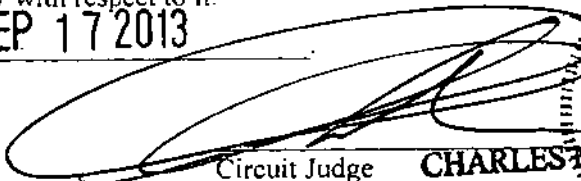
constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.


ADJUDGED FURTHER that title to the Property descended, as of the decedent's date of death, and the constitutional exemption from claims of the decedent's creditors inured to the following heirs of the decedent:

<u>Name</u>	<u>Address</u>	<u>Relationship</u>	<u>Share</u>
TERRENCE LEGGETT	5320 West Harbor Village Drive, #402 Vero Beach, FL 32967	Father	100%

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the decedent's heirs at law specified above, and the personal representative shall have no further responsibility with respect to it.

ORDERED on SEP 17 2013


Circuit Judge **CHARLES M. GREENE**



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

WELLS FARGO BANK NAT ASSN
Plaintiff

CACE-12-018472

VS.

Division: 11

FULLER, BRUCE W ; LEGGETT, TERRANCE J
Defendant

Certificate of Title

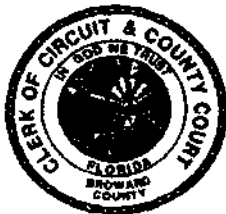
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on November 14, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

- Property Address: 326 Southwest 15th Street, Fort Lauderdale, FL 33315
a. Legal Description: THE WEST 25 FEET OF LOT 13, BLOCK 58, LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
b. Parcel ID No. 504215-01-3351

Was sold to: WELLS FARGO BANK, NATIONAL ASSOCIATION
3476 Stateview Blvd MAC# X7801-013 FC Fort Mill, SC, 29715

Witness my hand and the seal of this court on November 26, 2013.



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

Total consideration: \$250,800.00
Doc Stamps: \$1,755.60

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 1/26/2016 4:21:53 PM.****

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

WELLS FARGO BANK NAT ASSN
Plaintiff

CACE-12-018472

VS

Division 11

FULLER, BRUCE W, LEGGETT, TERRANCE J, BERMUDA
DEVELOPMENT LLC, UNKNOWN SPOUSE OF TERRANCE J.
LEGGETT A/K/A TERRANCE LEGGETT, UNKNOWN PARTIES IN
POSSESSION #1
Defendant

Certificate of Title

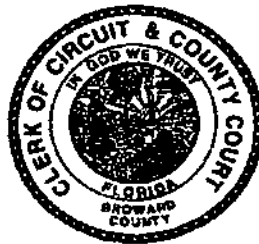
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on January 13, 2016, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida

- SEE ATTACHMENT -

Was sold to WELLS FARGO BANK, NATIONAL ASSOCIATION
3476 Stateview Blvd MAC# X7801-013 FC Fort Mill, SC, 29715

Witness my hand and the seal of this court on January 26, 2016.



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

Total consideration \$261,100.00
Doc Stamps. \$1,827.70

Property Address: 326 Southwest 15th Street, Fort Lauderdale, FL 33315

- a. **Legal Description: THE WEST 25 FEET OF LOT 13, BLOCK 58, LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 9, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.**
- b. **Parcel ID No. 504215-01-3351**

Prepared By:

Eric S. Zufelt, Esq.
Florida Bar ID # 479659
Zufelt Law Offices, LLC
630 Riverfront Drive, Suite 230
Sheboygan, WI 53081

Return To:

Real Advantage, LLC
1000 Commerce Drive, Suite 520
Pittsburgh, PA 15275

APN/PIN: 55042-15-01-3351

SPECIAL WARRANTY DEED

This Special Warranty Deed made between **WELLS FARGO BANK, N.A.**, whose address is 8480 Stagecoach Circle, Frederick, MD 21701, Grantor, and **ROBERT ORLOFF**, whose address is 22610 Vistawood Way, Boca Raton, FL 33428, 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 Three Hundred Eight Thousand Eighteen and 00/100 (\$308,018.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

See Attached Exhibit A

SUBJECT TO:

1. Taxes and assessments for the current calendar year and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, GRANTOR has signed these presents on 6th of September, 2016.

WELLS FARGO BANK, N.A.

By: Chad M Kuhl 9/6/16

Name: Chad M. Kuhl
Vice President Loan Documentation

Its: _____

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: [Signature] Name: KEVIN L KOLAN

Witness: [Signature] Name: Drabelle Fancy

State of Iowa

County Dallas

On this 6th day of Sept., A.D., 2016, before me, a Notary Public in and for said county, personally appeared Chad M Kuhl to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said **WELLS FARGO BANK, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) Chad M Kuhl acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

China Lem (Signature)
Notary Public

(Stamp or Seal)

Asset Number: 218236446



Exhibit A

All the property situate in the County of Broward and State of Florida described as:

The West 25 feet of Lot 13, Block 58, LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 2, at Page 9, of the Public Records of Broward County, Florida, said lands laying and situated in Broward County, Florida.

Being the same property conveyed to WELLS FARGO BANK, N.A. in deed dated January 25, 2016, recorded on February 16, 2016, in Instrument Number 113516627 in the County of Broward and State of Florida.

More commonly known as: 326 SW 15th Street, Fort Lauderdale, FL 33315

Parcel/Tax ID: 5042-15-01-3351

Prepared by:
Lourdes E. Ferrer, Esquire
Ferrer Law Group, P.L.L.C.
2137 N. Commerce Parkway
Weston, Florida 33327

QUITCLAIM DEED

State of Florida
County of Broward

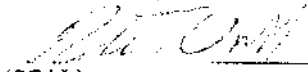
THIS INDENTURE, made this 26th day of March, in the year 2017, between **Mr. Robert Orloff**, of the County of Broward, State of Florida, whose post office address is 22610 Vistawood Way, Unit #26-A, Boca Raton, Florida, 33428 as party or parties of the first part, called Grantor, hereby grants and conveys Grantor's share/interest in ownership of the property described below to Grantee, **Mr. William R. Dankert, III** (Grantee), whose address is 8297 Champions Gate Boulevard, Box 162, Champions Gate, Florida 33896, of Osceola County, State of Florida, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid at and before the sealing and delivery of this Deed, the receipt of which is hereby acknowledged, by these presents does hereby remise, convey, and forever QUITCLAIM unto the Grantee the following property:

Site Address: 326 SW 15 Street, Fort Lauderdale
Abbreviated Legal Description: LAUDERDALE 2-9 D LOT 13 W 25 BLK 58

TO HAVE AND TO HOLD the described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim, or demand any right or title to the premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the date written above.

 [signature of grantor]
(SEAL)

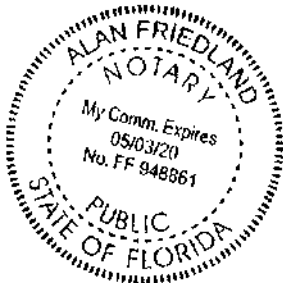
Signed, sealed, and delivered in the presence of:


 [signature of witness]

Witness.  [signature of witness]

Witness

SWORN TO AND SUBSCRIBED before me this 26th day of March 2017, by Robert Orloff, who has produced a Florida Driver's License as identification.




NOTARY PUBLIC SIGNATURE
STATE OF FLORIDA AT LARGE
Alan Friedland
Printed Name of Notary Public

My Commission Expires: 5-3-20

Prepared by:
Lourdes E. Ferrer, Esquire
Ferrer Law Group, P.L.L.C.
2137 N. Commerce Parkway
Weston, Florida 33327

QUITCLAIM DEED

State of Florida
County of Broward

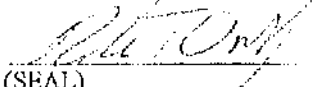
THIS INDENTURE, made this 26th day of March, in the year 2017, between Mr. Robert Orloff, of the County of Broward, State of Florida, whose post office address is 22610 Vistawood Way, Unit #26-A, Boca Raton, Florida, 33428 as party or parties of the first part, called Grantor, hereby grants and conveys Grantor's share/interest in ownership of the property described below to Grantee, Mr. William R. Dankert, III (Grantee), whose address is 8297 Champions Gate Boulevard, Box 162, Champions Gate, Florida 33896, of Osceola County, State of Florida, as party or parties of the second part; hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid at and before the sealing and delivery of this Deed, the receipt of which is hereby acknowledged, by these presents does hereby remise, convey, and forever QUITCLAIM unto the Grantee the following property: *** SEE ATTACHED ***


Site Address: 326 SW 15 Street, Fort Lauderdale
Abbreviated Legal Description: LAUDERDALE 2-9 D LOT 13 W 25 BLK 58


TO HAVE AND TO HOLD the described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim, or demand any right or title to the premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the date written above.

 [signature of grantor]
(SEAL)

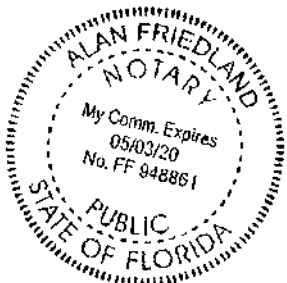
Signed, sealed, and delivered in the presence of:

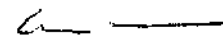
 [signature of witness]

Witness
 [signature of witness]

Witness

SWORN TO AND SUBSCRIBED before me this 26th day of March 2017, by Robert Orloff, who has produced a Florida Driver's License as identification.




NOTARY PUBLIC SIGNATURE
STATE OF FLORIDA AT LARGE
Alan Friedland
Printed Name of Notary Public

My Commission Expires: 5-3-20

EXHIBIT "A"

THE WEST 25 FEET OF LOT 13, BLOCK 58, LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS LAYING AND SITUATED IN BROWARD COUNTY, FLORIDA.

Parcel ID No.: 5042 15 01 3351

Prepared By and Return to:

Becker & Poliakoff, P.A.
1 E. Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301
Telephone: (954)370-2222

File Number: 384105

(Space Above This Line For Recording Data)

Corrective Quit Claim Deed

The purpose of this Corrective Quit Claim Deed is to correct the lack of non-homestead verbiage and missing acknowledgment in the Quitclaim Deed dated March 26, 2017 and recorded March 28, 2017 in Instrument #114286041 and the Quit Claim Deed dated March 26, 2017 and recorded April 4, 2017 in Instrument #114302918, in the Public Records of Broward County, Florida.

This Corrective Quit Claim Deed made this 9th day of October, 2017, between **Robert Orloff, a married man**, grantor, whose post office address is 22610 Vistawood Way, Unit 26-A, Boca Raton, FL 33428 and **William R. Dankert, III**, whose post office address is 8297 Champions Gate Blvd., Box 162, Champions Gate, FL 33896, grantee;

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Broward County, Florida to-wit:

The West 25 feet of Lot 13, Block 58, LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 2, Page 9, of the Public Records of Miami-Dade County, Florida. Said lands, situate, lying and being in Broward County, Florida.

Parcel ID#: 504215-01-3351

Grantor warrants that the subject property was never Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor was it contiguous to or a part of homestead property. Grantor's residence and homestead address at the time he executed and delivered the Quit Claim Deeds recorded in Instrument #114286041 and Instrument#114302918 and at the present time is: 22610 Vistawood Way, Unit 26-A, Boca Raton, FL 33428.

The preparer of this instrument was neither furnished with, nor requested to review, a title search and/or abstract of title on the described property and therefore expresses no opinion as to the condition of title.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: HENRY RENAUD

[Signature]
Robert Orloff

[Signature]
Witness Name: ROLANDE M. RENAUD

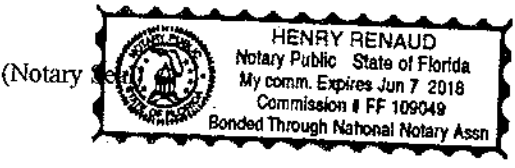
State of Florida
County of PALM BEACH

The foregoing instrument was acknowledged before me this 09 day of OCT, 2017, by Robert Orloff, who is personally known to me or has produced [Redacted] as identification.

[Signature]
Notary Public

Printed Name: HENRY RENAUD

My Commission Expires: JUN-7-2018



Prepared By and Return to:

Becker & Pollakoff, P.A.
1 E. Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301
Telephone: (954)370-2222

File Number: 384105

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Quit Claim Deed

This Quit Claim Deed made this 10th day of October, 2017, between **William R. Dankert, III**, grantor, whose post office address is 8297 Champions Gate Blvd., Box 162, Champions Gate, Florida 33896 and **Private Lenders of South Florida PSP 61.04% Ownership and Equity Trust Company** custodian **FBO Merle Rosenstein (IRA) #131619 38.96% Ownership**, whose post office address is 4371 Casper Court, Hollywood, Florida 33021, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Broward County, Florida to-wit:

The West 25 feet of Lot 13, Block 58, LAUDERDALE, according to the Plat thereof, as recorded in **Plat Book 2, Page 9**, of the Public Records of Miami-Dade County, Florida. Said lands, situate, lying and being in Broward County, Florida.

Parcel ID#: 504215-01-3351

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is:

8297 Champion Gate Blvd Champion Gate, FL 33896

The preparer of this instrument was neither furnished with, nor requested to review, a title search and/or abstract of title on the described property and therefore expresses no opinion as to the condition of title.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: John Dankert, III


[Signature]
William R. Dankert, III

[Signature]
Witness Name: Nedney Thomas

State of FLORIDA
County of DECECLA

The foregoing instrument was acknowledged before me this 10th day of OCTOBER, 2017, by William R. Dankert, III, who is personally known to me or has produced INDIANA DRIVER LICENSE as identification.

[Signature]
Notary Public

 NORMAN RUSCETTE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF931906
Expires 12/7/2019

(Notary Seal)

Printed Name: NORMAN RUSCETTE

My Commission Expires: 12/7/19

Prepared by and return to:

Devin P. Tison
Attorney at Law
Tison Law Firm, P.A.
2933 W. Cypress Creek Road, Suite 201
Fort Lauderdale, FL 33309
954-278-3290

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THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$308,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE

This Indenture, Made this 30th day of **SEPTEMBER, 2016** by and between **ROBERT ORLOFF** whose address is **22610 Vistawood Way, Boca Raton, Florida 33428**, hereinafter called the Mortgagor, and **PRIVATE LENDERS OF SOUTH FLORIDA PSP 61.04% OWNERSHIP AND Equity Trust Company custodian FBO Merle Rosenstein (IRA) #131619 38.96% OWNERSHIP** whose address is **4371 Casper Court, Hollywood, Florida 33021**, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee", shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof (the "Note"), the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

THE WEST 25 FEET OF LOT13, BLK 58, LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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

Provided always, that if said Mortgagor, its successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, the Note, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this Mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorney's fees that Mortgagee may incur in collecting money secured by this Mortgage, and also in enforcing this Mortgage by suit or otherwise, then this Mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of the Note and this Mortgage, or either, promptly on the days respectively the same severally come due.
2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the Note, and name the Mortgagee as loss payees, and to furnish Mortgagee with a copy of all current

Initials: RO

policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payee after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the Mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this Mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.

3. To permit no other lien or Mortgage to be placed ahead of this Mortgage.
4. Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding year's taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such payment by Mortgagee shall be added to the principal balance owed on the Mortgage, and shall accrue interest at the maximum rate allowed by law.
5. The Mortgagee may, at any time pending a suit upon this Mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this Mortgage.
6. If any of the sums of money due and owing to Mortgagee under the terms of the Note and this Mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within 10 days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the Note and this Mortgage, or either, are not fully performed or complied with the aggregate sum owed on the Note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.
7. Mortgagor shall keep the Property free from statutory liens of every kind or nature, and shall pay and discharge when due all taxes of every kind or nature, general and special assessments, levies, permits, inspection and license fees, water and sewer rents and charges, and other governmental or public charges, fines and impositions, whether of a like or different nature, which are or may be levied or imposed upon, or assessed against, the Property or any part thereof, or upon the revenues, income, rents, issues and profits of the Property or arising in respect of the occupancy, use or possession thereof.
8. Mortgagor shall pay all filing, registration or recording fees; all federal, state, county and municipal taxes, duties, imposts, assessments and charges; and all expenses incident to the execution, acknowledgment, delivery and recording of this Mortgage, the Note, any instrument of further assurance and any other instrument supplemental hereto or to be given in connection herewith.
9. Mortgagor shall pay, from time to time when due, all lawful claims and demands of mechanics, materialmen, laborers and others which, if unpaid, might result in, or permit the creation of, a lien on the Property or any part thereof, or on the revenues, income, rents, issues and profits arising therefrom.
10. Mortgagor shall not commit, suffer or permit any waste on or to the Property. Mortgagor at all times shall maintain the improvements, in good operating order and condition, and promptly shall make all repairs, renewals, replacements, additions and improvements in connection therewith which are necessary or desirable to such end. The improvements shall not be removed, demolished or altered without the prior written consent of Mortgagee in each instance.
11. Mortgagor shall not further mortgage, pledge or otherwise encumber the Property or any part thereof or any interest therein without the prior written consent of Mortgagee in each instance.
12. **Events of Default and Remedies.** The whole of the principal indebtedness evidenced by the Note and all accrued interest immediately shall become due and payable, at the option of Mortgagee or the legal representatives, successors or assigns of Mortgagee, upon the happening of any one or more of the following Events of Default:

(a) If default shall be made in the payment of any principal or interest to be paid under the Note, when and as the same shall become due and payable, or if default shall be made, and shall have continued for a period of ten (10) days, in the payment of any other amount due under the Note or this Mortgage, when and as the same shall become due and payable as in the Note or this Mortgage provided; or

(b) If default shall be made in the due observance or performance of any term, covenant or condition on the part of Mortgagor contained in this Mortgage, and such default shall have continued for a period of ten (10) days after due date; or

(c) If Mortgagor further mortgages, pledges or otherwise encumbers the Premises or any part thereof or any interest therein, without the prior written consent of Mortgagee; or

(d) If default shall be made in the due payment, observance or performance of any other term, covenant or condition on the part of Mortgagor in the Note or in this Mortgage contained, and such default shall have continued for a period of ten (10) days after Mortgagor was to perform, or if any representation made by Mortgagor in this Mortgage shall be incorrect; or

(e) If Mortgagor, or any of its members, shall file or consents to the filing of a petition in bankruptcy, or commences or consents to the commencement of any proceeding pursuant to the federal Bankruptcy Act or any similar federal or state law, now or hereafter in effect, relating to the reorganization of Mortgagor or the arrangement or readjustment of the debts of Mortgagor; or if a petition in bankruptcy, insolvency proceeding or petition for reorganization shall be filed against Mortgagor and is not withdrawn or dismissed within sixty days; or if, by decree of a court of competent jurisdiction, Mortgagor shall be adjudicated a bankrupt or be declared insolvent, or a petition for the reorganization of Mortgagor is granted; or if Mortgagor shall make an assignment for the benefit of creditors, or shall admit in writing its inability to pay its debts generally as they become due; or if Mortgagor, or any of its members, shall consent to the appointment of a receiver, liquidator or trustee of Mortgagor or of all or any part of Mortgagor's property; or if, by the order of a court of competent jurisdiction, a receiver, liquidator or trustee of the Property or any part thereof, or of Mortgagor or any of Mortgagor's property, shall be appointed and such order shall not be discharged or dismissed within sixty days after such appointment; or if there is an attachment or sequestration of any of the property of Mortgagor and the same is not discharged or bonded in full within ten days.

13. Upon the occurrence of any such Event of Default, Mortgagee, personally or by its agents, employees, nominees or attorneys, at the expense of Mortgagor may: (a) enter into and upon the Property, and each and every part thereof, and may dispossess and exclude Mortgagor and its agents and servants therefrom; (b) use, operate, manage, control, insure, maintain, restore and otherwise deal with the Property and conduct the business thereat; (c) make all necessary or proper repairs, renewals and replacements and such useful alterations, additions, betterments and improvements thereto and thereon as Mortgagee may deem advisable; and (d) exercise all rights and powers of Mortgagor with respect to the Property, in the name of Mortgagor or otherwise.

14. Upon the occurrence of any such Event of Default, Mortgagee shall be entitled to collect and receive all earnings, revenues, income, rents, issues and profits of the Property and every part thereof. After deducting the costs and expenses of conducting the operations and business at the Property, and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments and improvements, and amounts necessary to pay for taxes, assessments, insurance and any other proper charges upon the Property or any part thereof, and just and reasonable compensation for the services of Mortgagee and for all agents, nominees, attorneys and other employees by it properly engaged and employed; then Mortgagee shall apply the moneys arising as aforesaid, first, to the payment of the principal of the Note and the interest thereon, when and as the same shall become payable and, second, to the payment of any other sums required to be paid by Mortgagor under this Mortgage or the Note.
15. Upon the occurrence of any such Event of Default, Mortgagee, with or without entry, personally or by the agents, employees, nominees or attorneys of Mortgagee, may:
 - (a) sell the Property or any part thereof pursuant to any procedures provided by applicable law, and all estate, right, title, interest, claim and demand therein, and right of redemption thereof, as one parcel or in parcels, pursuant to the procedures provided by law, at one or more sale or sales, at such time and place upon such terms and after such notice thereof as may be required or permitted by law; and/or
 - (b) institute proceedings for the complete or partial foreclosure of this Mortgage; and

(c) take such steps to protect and enforce its rights whether by suit, action or proceeding in equity or at law for the specific performance of any term, covenant or condition in the Note or in this Mortgage, or in aid of the execution of any power herein granted, or for any foreclosure hereunder, or for the enforcement of any other appropriate legal or equitable remedy or otherwise as Mortgagee shall elect.

16. This Mortgage and the Note hereby secured shall be construed and enforced according to the laws of the State of Florida.

17. The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the Note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this Mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

Executed at Broward County, Florida on the date written above.

Signed, sealed and delivered in the presence of:

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$308,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

[Signature]
Witness Name: Kara L. Stachel

[Signature]
Robert Orloff,

Witness Name: _____

ROBERT ORLOFF
Print Name: _____

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 30th day of September, 2016 (date), by Robert Orloff (name), who is personally known to me or who has produced _____ (type of identification) as identification.

[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____



Commission



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

Detail by Entity Name

Florida Limited Liability Company
PRIVATE LENDERS OF SOUTH FLORIDA, LLC

Filing Information

Document Number	L13000133257
FEI/EIN Number	46-3712823
Date Filed	09/20/2013
Effective Date	09/20/2013
State	FL
Status	ACTIVE

Principal Address

3389 SHERIDAN STREET,
UNIT 217
HOLLYWOOD, FL 33021

Changed: 10/03/2018

Mailing Address

3389 SHERIDAN STREET,
UNIT 217
HOLLYWOOD, FL 33021

Changed: 10/03/2018

Registered Agent Name & Address

Rosen, Philip, Esq.
1 East Broward Blvd
Suite 1800
FT. LAUDERDALE, FL 33301

Name Changed: 01/11/2017

Address Changed: 01/11/2017

Authorized Person(s) Detail

Name & Address

Title MGRM

ROSENSTEIN, STEVEN

3389 SHERIDAN STREET,
UNIT 217
HOLLYWOOD, FL 33021

Annual Reports

Report Year	Filed Date
2021	01/08/2021
2021	01/24/2021
2022	02/01/2022

Document Images

02/01/2022 -- ANNUAL REPORT	View image in PDF format
01/24/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/08/2021 -- ANNUAL REPORT	View image in PDF format
01/11/2020 -- ANNUAL REPORT	View image in PDF format
02/10/2019 -- ANNUAL REPORT	View image in PDF format
01/14/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
03/18/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
09/20/2013 -- Florida Limited Liability	View image in PDF format
09/20/2013 -- CORLCMMRES	View image in PDF format

3

Prepared by and return to:

Marshall Horner
9873 NW 13 ct
Coral Springs
FL 33071

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THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$100,000 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE

This Indenture, Made this 30th day of November, 2016 by and between **ROBERT ORLOFF** whose address is **22610 Vistawood Way, Boca Raton, Florida 33428** herein after called the Mortgagor, and **Marshall Horner** whose address is **9873 NW 13 CT Coral Springs, FL 33071**, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee", shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof (the "Note"), the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

THE WEST 25 FEET OF LOT 13, BLOCK 58, LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY.
PARCEL ID NO. 5042-15-01-3351

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

Provided always, that if said Mortgagor, its successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, the Note, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this Mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorney's fees that Mortgagee may incur in collecting money secured by this Mortgage, and also in enforcing this Mortgage by suit or otherwise, then this Mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of the Note and this Mortgage, or either, promptly on the days respectively the same severally come due.
2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the Note, and name the Mortgagee as loss payees, and to furnish Mortgagee with a copy of all current

Initials: M H

5

policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the Mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this Mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.

3. To permit no other lien or Mortgage to be placed ahead of this Mortgage.
4. Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding year's taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such payment by Mortgagee shall be added to the principal balance owed on the Mortgage, and shall accrue interest at the maximum rate allowed by law.
5. The Mortgagee may, at any time pending a suit upon this Mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this Mortgage.
6. If any of the sums of money due and owing to Mortgagee under the terms of the Note and this Mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within 10 days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the Note and this Mortgage, or either, are not fully performed or complied with the aggregate sum owed on the Note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.
7. Mortgagor shall keep the Property free from statutory liens of every kind or nature, and shall pay and discharge when due all taxes of every kind or nature, general and special assessments, levies, permits, inspection and license fees, water and sewer rents and charges, and other governmental or public charges, fines and impositions, whether of a like or different nature, which are or may be levied or imposed upon, or assessed against, the Property or any part thereof, or upon the revenues, income, rents, issues and profits of the Property or arising in respect of the occupancy, use or possession thereof.
8. Mortgagor shall pay all filing, registration or recording fees; all federal, state, county and municipal taxes, duties, imposts, assessments and charges; and all expenses incident to the execution, acknowledgment, delivery and recording of this Mortgage, the Note, any instrument of further assurance and any other instrument supplemental hereto or to be given in connection herewith.
9. Mortgagor shall pay, from time to time when due, all lawful claims and demands of mechanics, materialmen, laborers and others which, if unpaid, might result in, or permit the creation of, a lien on the Property or any part thereof, or on the revenues, income, rents, issues and profits arising therefrom.
10. Mortgagor shall not commit, suffer or permit any waste on or to the Property. Mortgagor at all times shall maintain the improvements, in good operating order and condition, and promptly shall make all repairs, renewals, replacements, additions and improvements in connection therewith which are necessary or desirable to such end. The improvements shall not be removed, demolished or altered without the prior written consent of Mortgagee in each instance.
11. Mortgagor shall not further mortgage, pledge or otherwise encumber the Property or any part thereof or any interest therein without the prior written consent of Mortgagee in each instance.
12. **Events of Default and Remedies.** The whole of the principal indebtedness evidenced by the Note and all accrued interest immediately shall become due and payable, at the option of Mortgagee or the legal representatives, successors or assigns of Mortgagee, upon the happening of any one or more of the following Events of Default:

- (a) If default shall be made in the payment of any principal or interest to be paid under the Note, when and as the same shall become due and payable, or if default shall be made, and shall have continued for a period of ten (10) days, in the payment of any other amount due under the Note or this Mortgage, when and as the same shall become due and payable as in the Note or this Mortgage provided; or
- (b) If default shall be made in the due observance or performance of any term, covenant or condition on the part of Mortgagor contained in this Mortgage, and such default shall have continued for a period of ten (10) days after due date; or
- (c) If Mortgagor further mortgages, pledges or otherwise encumbers the Premises or any part thereof or any interest therein, without the prior written consent of Mortgagee; or
- (d) If default shall be made in the due payment, observance or performance of any other term, covenant or condition on the part of Mortgagor in the Note or in this Mortgage contained, and such default shall have continued for a period of ten (10) days after Mortgagor was to perform, or if any representation made by Mortgagor in this Mortgage shall be incorrect; or
- (e) If Mortgagor, or any of its members, shall file or consents to the filing of a petition in bankruptcy, or commences or consents to the commencement of any proceeding pursuant to the federal Bankruptcy Act or any similar federal or state law, now or hereafter in effect, relating to the reorganization of Mortgagor or the arrangement or readjustment of the debts of Mortgagor; or if a petition in bankruptcy, insolvency proceeding or petition for reorganization shall be filed against Mortgagor and is not withdrawn or dismissed within sixty days; or if, by decree of a court of competent jurisdiction, Mortgagor shall be adjudicated a bankrupt or be declared insolvent, or a petition for the reorganization of Mortgagor is granted; or if Mortgagor shall make an assignment for the benefit of creditors, or shall admit in writing its inability to pay its debts generally as they become due; or if Mortgagor, or any of its members, shall consent to the appointment of a receiver, liquidator or trustee of Mortgagor or of all or any part of Mortgagor's property; or if, by the order of a court of competent jurisdiction, a receiver, liquidator or trustee of the Property or any part thereof, or of Mortgagor or any of Mortgagor's property, shall be appointed and such order shall not be discharged or dismissed within sixty days after such appointment; or if there is an attachment or sequestration of any of the property of Mortgagor and the same is not discharged or bonded in full within ten days.
13. Upon the occurrence of any such Event of Default, Mortgagee, personally or by its agents, employees, nominees or attorneys, at the expense of Mortgagor may: (a) enter into and upon the Property, and each and every part thereof, and may dispossess and exclude Mortgagor and its agents and servants therefrom; (b) use, operate, manage, control, insure, maintain, restore and otherwise deal with the Property and conduct the business thereat; (c) make all necessary or proper repairs, renewals and replacements and such useful alterations, additions, betterments and improvements thereto and thereon as Mortgagee may deem advisable; and (d) exercise all rights and powers of Mortgagor with respect to the Property, in the name of Mortgagor or otherwise.

14. Upon the occurrence of any such Event of Default, Mortgagee shall be entitled to collect and receive all earnings, revenues, income, rents, issues and profits of the Property and every part thereof. After deducting the costs and expenses of conducting the operations and business at the Property, and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments and improvements, and amounts necessary to pay for taxes, assessments, insurance and any other proper charges upon the Property or any part thereof, and just and reasonable compensation for the services of Mortgagee and for all agents, nominees, attorneys and other employees by it properly engaged and employed; then Mortgagee shall apply the moneys arising as aforesaid, first, to the payment of the principal of the Note and the interest thereon, when and as the same shall become payable and, second, to the payment of any other sums required to be paid by Mortgagor under this Mortgage or the Note.
15. Upon the occurrence of any such Event of Default, Mortgagee, with or without entry, personally or by the agents, employees, nominees or attorneys of Mortgagee, may:
 - (a) sell the Property or any part thereof pursuant to any procedures provided by applicable law, and all estate, right, title, interest, claim and demand therein, and right of redemption thereof, as one parcel or in parcels, pursuant to the procedures provided by law, at one or more sale or sales, at such time and place upon such terms and after such notice thereof as may be required or permitted by law; and/or
 - (b) institute proceedings for the complete or partial foreclosure of this Mortgage;

(c) take such steps to protect and enforce its rights whether by suit, action or proceeding in equity or at law for the specific performance of any term, covenant or condition in the Note or in this Mortgage, or in aid of the execution of any power herein granted, or for any foreclosure hereunder, or for the enforcement of any other appropriate legal or equitable remedy or otherwise as Mortgagee shall elect.

16. This Mortgage and the Note hereby secured shall be construed and enforced according to the laws of the State of Florida.

17. The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the Note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this Mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

Executed at Broward, County, Florida on the date written above.

Signed, sealed and delivered in the presence of:

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$100,000 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

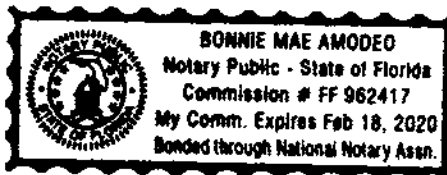
[Signature]
Witness Name: María Tereza Rocha

Marshall Horner
[Signature] POA for Robert Orloff
Robert Orloff

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this Dec 2, 2010
(date), by Marshall Horner POA (name), who is personally known to me or who has produced
for Robert Orloff (type of identification) as identification.
drivers License [Redacted]

Bonnie Mae Amedeo
Notary Public
Printed Name: Bonnie Mae Amedeo
My Commission Expires:
2-18-20
Commission





Florida Department of Revenue
WARRANT

BERMUDA DEVELOPMENT LLC
111 SW 6TH ST
FORT LAUDERDALE, FL 33301-2819

Tax : Documentary Stamp Tax
Business Partner # : 3090821
Contract Object # :
FEIN :
Warrant # : 1000000233951
Re: Warrant issued under Chapter
201
_____, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT _____ Documentary Stamp Tax _____ TAX(ES).

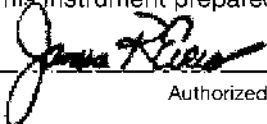
The taxpayer named above in the County of _____ Broward _____, is indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	988.30
PENALTY	\$	140.69
INTEREST	\$	579.87
TOTAL	\$	1708.86
FEE(S)	\$	20.00
GRAND TOTAL	\$	1728.86

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of _____ Coral Springs _____,
_____ Broward _____ County, Florida, this 20th _____ day of _____ September _____, 2011 _____.

Lisa Echeverri, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:


Authorized Agent



Please bill to:
State of Florida, Department of Revenue
CORAL SPRINGS SERVICE CENTER
3111 N UNIVERSITY DR STE 501
Coral Springs, FL 33065-5096

Filing # 55377529 E-Filed 04/20/2017 03:45:23 PM

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

MARSHALL HORNER,

CASE NUMBER: CACE-17-006885

Plaintiff,

v.

ROBERT ORLOFF, VICTOR TISON
ALCIA TISON, WILLIAM DANKERT III,
PAMELA DANKERT, JOSHUA MCMILLEN
KELLY MCMILLEN, DEVIN TISON, LOURDES
E. FERRER, GEOFFREY C. CURRERI, TISON LAW
FIRM, PA, FERRER LAW GROUP, PLLC.

Defendant,
_____ /

NOTICE OF LIS PENDENS

NOTICE OF LIS PENDENS TO DEFENDANT(S) ROBERT ORLOFF, VICTOR TISON, ALCIA TISON, WILLIAM DANKERT III, PAMELA DANKERT, JOSHUA MCMILLEN, KELLY MCMILLEN, DEVIN TISON, LOURDES E. FERRER, GEOFFREY C. CURRERI, TISON LAW FIRM, PA, FERRER LAW GROUP, PLLC., WRD-III PROPERTIES, LLC AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED OF THE FOLLOWING:

(a) The plaintiff has instituted this action against you seeking specific performance for the sale of the Property and damages for unjust enrichment, civil conspiracy, violation of Florida Deceptive and Unfair Trade Practices Act, Breach of Fiduciary Duty and Defamation respect to the property described below

(b) The plaintiff(s) in this action is/are:

(1) MARSHALL HORNER

(c) The date of the institution of this action is April 10, 2017 OR the date of the Clerk's Electronic Receipt OR: the case number of the action as is shown in the caption.

(d) The property that is the subject matter of this action is in Broward County, Florida, and is further described as Exhibit "A" (the "Property").

(e) A Statement of the Relief Sought to the Property: Plaintiff is seeking to receive damages as such relates to the equity in the Property.

DATED on this 20th day of April, 2017.

THE WALLACE LAW GROUP, P.L.
2240 W. Woolbright Road #403
Boynton Beach, Florida 33426
Telephone: (561) 877-6020
Facsimile: (561) 244-4302

By: /s/ Steven E. Wallace
Steven Elliot Wallace, Esquire
Florida Bar Number: 585661

EXHIBIT "A"

PROPERTY

The West 25 feet of Lot 13, Block 58, Lauderdale, according to the Plat thereof, as recorded in Plat Book 2, at Page 9, of the Public Records of Broward County, Florida, said lands laying and situated in Broward County, Florida.

a/k/a 326 SW 15th Street, Fort Lauderdale, Florida

Parcel ID: 5042 15 01 3351



ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE22010255

v.

MARSHMALLOW PROPERTIES HOLDINGS CORP
Respondent(s)

That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

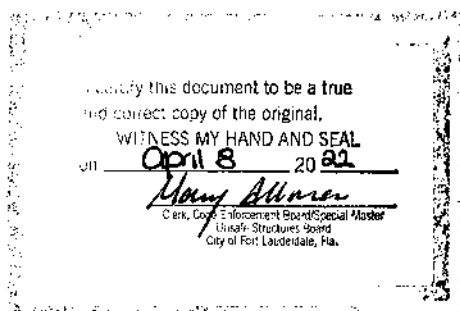
1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 504215013351

Legal: LAUDERDALE 2-9 D LOT 13 W 25 BLK 58

More commonly known as: 326 SW 15 STREET

2. A Civil Citation Notice was issued on the 13th day of January 2022, in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Citation Notice into compliance on or before the 28th day of January 2022 or pay a fine in the amount of \$200.00 per day for the violation of Sec. 15-272.(a).
3. On March 8th, 2022, the Special Magistrate found that the respondent(s) did not comply with the Citation Notice on or before the date specified therein, based on the testimony and evidence as presented. The Special Magistrate, on the 8th day of March 2022, did impose a fine in the amount of \$7,600.00 which continues to accrue.
4. It is the order of the Special Magistrate that the fine specified in said Civil Citation Notice is hereby confirmed and ratified, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
5. The City shall record a certified copy of this Order in the Public Records of Broward County, 30 days from the above date of the Special Magistrate Hearing. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.



Case No: CE22010255
Property: 326 SW 15 STREET

LIEN AND FORECLOSURE NOTICE:

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

DONE AND ORDERED this 8th day of March 2022.

ATTEST:



Clerk, Special Magistrate



Special Magistrate

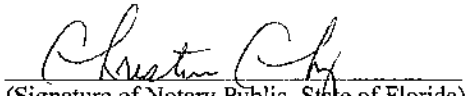
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Mark Purdy, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of March 2022, by Mark Purdy, as Special Magistrate, of the City of Fort Lauderdale, and Katrina Jordan, as Clerk of the Special Magistrate for the City of Fort Lauderdale.



CHRISTINA CHANEY
Commission # HH 219217
Expires January 20, 2026



(Signature of Notary Public, State of Florida)

(Printed, Typed, or Stamped Commissioned Name of Notary)

Personally Known OR Produced Identification

Type of Identification Produced _____

This instrument prepared by and returned to:

Christina Chaney
Code Enforcement Division
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311
(954) 828-5207

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

DATE: April 3rd, 2023
PROPERTY ID # 504215-01-3351 (TD # 50126)

WARNING

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

MARSHMALLOW PROPERTIES HOLDINGS
CORP
326 SW 15TH ST
FORT LAUDERDALE, FL 33315-1707

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 326 SW 15 ST FORT LAUDERDALE, FL 33315 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 April 28, 2023\$30,253.10
Or
* Estimated Amount due if paid by May 16, 2023\$30,632.17

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 17, 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: April 3rd, 2023
PROPERTY ID # 504215-01-3351 (TD # 50126)

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MARSHALL HORNER
9873 NW 13 CT
CORAL SPRINGS, FL 33071

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

DATE: April 3rd, 2023
PROPERTY ID # 504215-01-3351 (TD # 50126)

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PRIVATE LENDERS OF SOUTH FLORIDA PSP
EQUITY TRUST COMPANY CUSTODIAN FBO MERLE ROSENSTEIN (IRA) #131619
4371 CASPER COURT
HOLLYWOOD, FL 33021

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

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PROPERTY ID # 504215-01-3351 (TD # 50126)

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3389 SHERIDAN STREET, UNIT 217
HOLLYWOOD, FL 33021

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

DATE: April 3rd, 2023
PROPERTY ID # 504215-01-3351 (TD # 50126)

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CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FT LAUDERDALE, FL 33301

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DATE: April 3rd, 2023
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MARSHALL HORNER
STEVEN E. WALLACE
THE WALLACE LAW GROUP, P.L.
2240 W. WOOLBRIGHT ROAD #403
BOYNTON BEACH, FL 33426

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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STATE OF FLORIDA
DEPARTMENT OF REVENUE
CORAL SPRINGS SERVICE CENTER
3111 N UNIVERSITY DR STE 501
CORAL SPRINGS, FL 33065-5096

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

DATE: April 3rd, 2023
PROPERTY ID # 504215-01-3351 (TD # 50126)

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KARA L STACHEL ESQ
STACHEL LAW PLANNING PLLC
2933 W CYPRESS CREEK ROAD SUITE 201
FT LAUDERDALE, FL 33309

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CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 326 SW 15 ST FORT LAUDERDALE, FL 33315 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 April 28, 2023\$30,253.10
- Or
- * Estimated Amount due if paid by May 16, 2023\$30,632.17

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 17, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestresury

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

DATE: April 3rd, 2023
PROPERTY ID # 504215-01-3351 (TD # 50126)

WARNING

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

PHILLIP ROSEN, ESQ., REGISTERED AGENT,
O/B/O PRIVATE LENDERS OF SOUTH FLORIDA, LLC
1 EAST BROWARD BLVD SUITE 1800
FT. LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 326 SW 15 ST FORT LAUDERDALE, FL 33315 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: April 3rd, 2023
PROPERTY ID # 504215-01-3351 (TD # 50126)

WARNING

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

*MARGHERITA AULETTA REV TR AULETTA, MARGHERITA TRSTEE
328 SW 15TH ST
FORT LAUDERDALE, FL 33315-1707

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 326 SW 15 ST FORT LAUDERDALE, FL 33315 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: April 3rd, 2023
PROPERTY ID # 504215-01-3351 (TD # 50126)

WARNING

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

*TOBON, GUILLERMO SR
324 SW 15TH ST
FORT LAUDERDALE, FL 33315-1707

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www.broward.org/recordstaxestreasury

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

DATE: April 3rd, 2023
PROPERTY ID # 504215-01-3351 (TD # 50126)

WARNING

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

MARSHMALLOW PROPERTIES HOLDINGS CORP.
9873 NW 13TH COURT
CORAL SPRINGS, FL 33071

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www.broward.org/recordstaxestreasury

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

DATE: April 3rd, 2023
PROPERTY ID # 504215-01-3351 (TD # 50126)

WARNING

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

MARSHALL HORNER, REGISTERED AGENT,
O/B/O MARSHMALLOW PROPERTY HOLDINGS CORP
9873 NW 13 CT
CORAL SPRINGS, FL 33071

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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 50126 MAY 2023 WARNING
MARSHMALLOW PROPERTIES HOLDINGS CORP
326 SW 15TH ST
FORT LAUDERDALE, FL 33315-1707

65521 2484 0000 0550 1202

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

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Postage	
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Total	TD 50126 MAY 2023 WARNING
\$	MARSHALL HORNER
Sent to	9873 NW 13 CT
Street	CORAL SPRINGS, FL 33071
City, State	

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

See Reverse for Instructions

99ET 2484 0000 0530 T202

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

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TD 50126 MAY 2023 WARNING
PRIVATE LENDERS OF S FL PSP
EQUITY TRUST COMPANY CUSTODIAN FBO MERLE
ROSENSTEIN (IRA) #131619
4371 CASPER COURT
HOLLYWOOD, FL 33021

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

See Reverse for Instructions

7021 0950 0000 05E0 T202
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- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
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To

TD 50126 MAY 2023 WARNING

PRIVATE LENDERS OF S FL, LLC

3389 SHERIDAN STREET, UNIT 217

HOLLYWOOD, FL 33021

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City

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

See Reverse for Instructions

7021 0350 0000 4842 1380

7021 0350 0000 0550 1201

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City, S

TD 50126 MAY 2023 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FT LAUDERDALE, FL 33301

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

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City

TD 50126 MAY 2023 WARNING
MARSHALL HORNER
STEVEN E. WALLACE
THE WALLACE LAW GROUP, P.L.
2240 W. WOOLBRIGHT ROAD #403
BOYNTON BEACH, FL 33426

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

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<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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City, St

TD 50126 MAY 2023 WARNING

STATE OF FLORIDA

DEPARTMENT OF REVENUE

CORAL SPRINGS SERVICE CENTER

3111 N UNIVERSITY DR STE 501

CORAL SPRINGS, FL 33065-5096

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

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

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City, St

TD 50126 MAY 2023 WARNING
KARA L STACHEL ESQ
STACHEL LAW PLANNING PLLC
2933 W CYPRESS CREEK ROAD SUITE 201
FT LAUDERDALE, FL 33309

7021 0350 0000 4842 1427

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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	\$ _____
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Postmark
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Total Fee
\$ _____

Sent 7

Street

City, State

TD 50126 MAY 2023 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016

PS Form 3800, 11/15

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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City, State, ZIP+4®	

TD 50126 MAY 2023 WARNING
PHILLIP ROSEN, ESQ., REG AGENT,
O/B/O PRIV LENDERS OF S FL, LLC
1 EAST BROWARD BLVD SUITE 1800
FT. LAUDERDALE, FL 33301

7021 0350 0000 4842 1441

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Street

City:

TD 50126 MAY 2023 WARNING
***MARGHERITA AULETTA REV TR AULETTA,**
MARGHERITA TRSTEE
328 SW 15TH ST
FORT LAUDERDALE, FL 33315-1707

7027 050 0000 4842 1458

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

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TD 50126 MAY 2023 WARNING

Total

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***TOBON, GUILLERMO SR**

Sent

324 SW 15TH ST

Street

FORT LAUDERDALE, FL 33315-1707

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

See Reverse for Instructions

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TD 50126 MAY 2023 WARNING
MARSHMALLOW PROPERTIES HOLDINGS CORP.
9873 NW 13TH COURT
CORAL SPRINGS, FL 33071

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

See Reverse for Instructions

7021 0350 0000 4842 1472

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

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Total

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Sent

State

City,

TD 50126 MAY 2023 WARNING
MARSHALL HORNER, REG AGENT,
O/B/O MARSHMALLOW PROPERTY HOLDINGS CORP.
9873 NW 13 CT
CORAL SPRINGS, FL 33071

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

See Reverse for Instructions

7021 0350 0000 4842 1489

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 50126 MAY 2023 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016



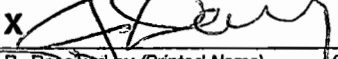
2. Article Number (Transfer from service label)

7021 0350 0000 4842 1434

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
 K. Dancy

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

3. Service Type

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

Mail Restricted Delivery

Domestic Return Receipt

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- Attach this card to the back of the mailpiece, or on the front if space permits.

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CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FT LAUDERDALE, FL 33301



2. Article Number (Transfer from service label)

7021 0350 0000 4842 1397

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature] Agent
 Addressee

B. Received by (Printed Name) *[Handwritten Signature]* 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 (0)

Domestic Return Receipt

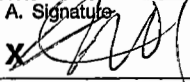
SENDER: COMPLETE THIS SECTION

- 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:

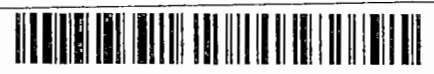
TD 50126 MAY 2023 WARNING
PHILLIP ROSEN, ESQ., REG AGENT,
O/B/O PRIV LENDERS OF S FL, LLC
1 EAST BROWARD BLVD SUITE 1800
FT. LAUDERDALE, FL 33301

COMPLETE THIS SECTION ON DELIVERY

A. Signature:  Agent
 Addressee

B. Received by (Printed Name) *Melina* C. Date of Delivery *4/6*

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



9590 9402 6458 0346 4435 40

2. Article Number (Transfer from service label)

7021 0350 0000 4842 1441

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 50126 MAY 2023 WARNING
KARA L STACHEL ESQ
STACHEL LAW PLANNING PLLC
2933 W CYPRESS CREEK ROAD SUITE 201
FT LAUDERDALE, FL 33309



9590 9402 6458 0346 4435 64

2. Article Number (Transfer from service label)

7021 0350 0000 4842 1427

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

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

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

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

Insured Mail (Signature Required)

Mail Restricted Delivery (DO)

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 50126 MAY 2023 WARNING
 *TOBON, GUILLERMO SR *4N*
 324 SW 15TH ST
 FORT LAUDERDALE, FL 33315-1707 *4/11*

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Handwritten Signature]* Agent
 Addressee

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

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



9590 9402 6458 0346 4441 10

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

2. Article Number (Transfer from service label)

7021 0350 0000 4842 1465

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 50126 MAY 2023 WARNING
PRIVATE LENDERS OF S FL PSP
EQUITY TRUST COMPANY CUSTODIAN FBO MERLE
ROSENSTEIN (IRA) #131619
4371 CASPER COURT
HOLLYWOOD, FL 33021



9590 9402 6458 0346 4432 67

2. Article Number (Transfer from service label)

7021 0350 0000 4842 1373

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"/> Insured Mail Restricted Delivery | |