

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 50837

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
4942 17 AB 0250	321890	204 LAKE POINTE DR #201 OAKLAND PARK 33309

Legal Description

UNIT NO. 201, LAKE POINTE CONDOMINIUM NO. TWO PHASE II ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 9858, PAGE 809, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND AMENDMENTS THERETO.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 7577	\$115,510	No	No	No

Owner of Record on Current Tax Roll
EMMANUEL MOBLEY

Billing Name & Address

2462 SE TRACY AVE
PORT SAINT LUCIE FL 34952

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:07/07/2023 **Search covers** **20 years** **through:**06/22/2023

Alexander Sobera
Title Examiner

General Examiner Comments:

The legal description on Warranty Deed 24107-192 differ from the Property Appraiser records. Property Appraiser includes BLDG 204 as part of the legal description.

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

EMMANUEL MOBLEY
204 LAKE POINTE DR #201
OAKLAND PARK FL 33309

Document

Warranty Deed
Bk:24107 Pg:192

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

None found.

MORTGAGE HOLDER**Name & Address of Record**

WACHOVIA BANK, NATIONAL ASSOCIATION
301 SOUTH COLLEGE STREET, NC 0630
CHARLOTTE NC 28288-0630

Document

Mortgage
Bk:40764 Pg:1577

Examiner Comments

Wachovia Bank, National
Association n/k/a Wells Fargo
Bank, N.A.

WELLS FARGO BANK, N.A.
420 MONTGOMERY ST.
SAN FRANCISCO CA 94163

Sunbiz - Mortgage

CORPORATION SERVICE COMPANY,
REGISTERED AGENT
O/B/O WELLS FARGO BANK, N.A.
1201 HAYS STREET
TALLAHASSEE FL 32301-2525

Sunbiz - Mortgage

Related Documents (for Reference)

None found.

LIEN HOLDER**Name & Address of Record**

LAKE POINTE OWNERS ASSOCIATION, INC.
C/O PHOENIX MANAGEMENT SERVICES
4800 N. STATE ROAD 7, SUITE 105
LAUDERDALE LAKES FL 33319

Document

Lien
Inst:118804108

Examiner Comments

LAKE POINTE OWNERS' ASSOCIATION, INC.
STEVEN S. VALANCY, ESQ.
VALANCY & REED, P.A.
310 SOUTH EAST 13TH STREET
FORT LAUDERDALE FL 33316

Lis Pendens
Inst:118901182

Name & Address of Record	Document	Examiner Comments
FRANK WEINBERG & BLACK, P.L., REGISTERED AGENT O/B/O LAKE POINTE OWNERS' ASSOCIATION, INC. 7805 SW 6TH COURT PLANTATION FL 33324	Sunbiz - COA	

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50837

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of October 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:

WACHOVIA BANK, NATIONAL
ASSOCIATION
301 S COLLEGE ST, NC 0630
CHARLOTTE, NC 28288-0630

WELLS FARGO BANK, N.A.
420 MONTGOMERY ST.
SAN FRANCISCO, CA 94163

LAKE POINTE OWNERS
ASSOCIATION, INC.
C/O PHOENIX MGMT SERVICES
4800 N. STATE RD 7, SUITE 105
LAUDERDALE LAKES, FL 33319

LAKE POINTE OWNERS'
ASSOC, INC. STEVEN S.
VALANCY, ESQ.
VALANCY & REED, P.A.
310 SE 13TH ST
FORT LAUDERDALE, FL 33316

CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET
OFFICE
3650 NE 12TH AVE
OAKLAND PARK, FL 33334

EMMANUEL MOBLEY
2462 SE TRACY AVE
PORT SAINT LUCIE, FL 34952

EMMANUEL MOBLEY
PO BOX 490902
FT LAUDERDALE, FL 33349

EMMANUEL MOBLEY
2255 SE VETERANS MEMORIAL
PKWY #7785
PORT ST LUCIE, FL 34985

LAKE POINTE OWNER'S
ASSOCIATION, INC
209 LAKE POINTE DR
OAKLAND PARK, FL 33309

WACHOVIA BANK, NATIONAL
ASSOCIATION
RETAIL CREDIT SERVICING
P.O. BOX 50010
ROANOKE, VA 24022

FRANK WEINBERG & BLACK,
P.L., REG AGENT O/B/O LAKE
POINTE OWNERS' ASSOC, INC.
7805 SW 6TH COURT
PLANTATION, FL 33324

CORPORATION SERVICE CO,
REG AGENT O/B/O WELLS
FARGO BANK, N.A.
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

EMMANUEL MOBLEY
204 LAKE POINTE DR #201
OAKLAND PARK, FL 33309

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 2nd day of October 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**

19

Broward County, Florida

INSTR # 119026435
Recorded 08/07/23 at 03:00 PM
Broward County Commission
1 Page(s)
#19

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50837

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: 494217-AB-0250

Certificate Number: 7577

Date of Issuance: 05/25/2021

Certificate Holder: KINGS RIGHT, LLC FIRST TRUST BANK AGT FBO KINGS RIGHT LLC

Description of Property: LAKE POINTE CONDOMINIUM NO. TWO
UNIT 201 BLDG 204
PHASE II
PER CDO BK/PG: 9858/809

Name in which assessed: MOBLEY,EMMANUEL

Legal Titleholders: MOBLEY,EMMANUEL
2462 SE TRACY AVE
PORT SAINT LUCIE, FL 34952

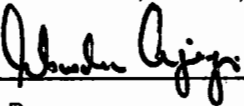
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of November ,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 August , 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: 10/12/2023, 10/19/2023, 10/26/2023 & 11/02/2023
Minimum Bid: 8024.01

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50837

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: 494217-AB-0250

Certificate Number: 7577

Date of Issuance: 05/25/2021

Certificate Holder: KINGS RIGHT, LLC FIRST TRUST BANK AGT FBO KINGS RIGHT LLC

Description of Property: LAKE POINTE CONDOMINIUM NO. TWO
UNIT 201 BLDG 204
PHASE II
PER CDO BK/PG: 9858/809

UNIT NO. 201, LAKE POINTE CONDOMINIUM NO. TWO PHASE II ACCORDING TO
DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 9858, PAGE
809, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND AMENDMENTS THERETO.

Name in which assessed: MOBLEY, EMMANUEL

Legal Titleholders: MOBLEY, EMMANUEL
2462 SE TRACY AVE
PORT SAINT LUCIE, FL 34952

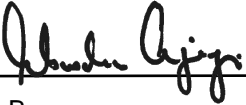
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of November, 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 17th day of August, 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: 10/12/2023, 10/19/2023, 10/26/2023 & 11/02/2023

Minimum Bid: 8456.01

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

50837
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 7577

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

10/12/2023 10/19/2023 10/26/2023 11/02/2023

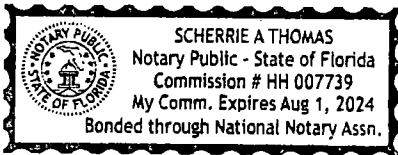
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
2 day of NOVEMBER, 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 50837**

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: 494217-AB-0250
Certificate Number: 7577
Date of Issuance: 05/25/2021
Certificate Holder:
KINGS RIGHT, LLC FIRST TRUST
BANK AGT FBO KINGS RIGHT LLC
Description of Property:
LAKE POINTE CONDOMINIUM
NO. TWO
UNIT 201 BLDG 204
PHASE II
PER CDO BK/PG: 9858/809
UNIT NO. 201, LAKE POINTE
CONDOMINIUM NO. TWO PHASE
II ACCORDING TO DECLARATION
OF CONDOMINIUM RECORDED IN
OFFICIAL RECORDS BOOK 9858,
PAGE 809, PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA
AND AMENDMENTS THERETO.

Name in which assessed:
MOBLEY, EMMANUEL
Legal Titleholders:
MOBLEY, EMMANUEL
2462 SE TRACY AVE
PORT SAINT LUCIE, FL 34952

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of November, 2023. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at: broward.deedauktion.net

*Pre-registration is required to bid.
Dated this 17th day of August, 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: 8456.01
401-314
10/12-19-26.11/2 23-09/0000687245B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23036210

Broward County, FL VS Emmanuel Mobley

RETURN OF SERVICE



Court Case # TD 50837

Hearing Date: 11/15/2023

Received by CCN 14730

10/05/2023 10:13 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Emmanuel Mobley 204 Lake Pointe Drive #201 Oakland Park FL 33309**

Served:

Not Served:

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

Date: 10/05/2023 Time: 12:00 PM

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

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

/

COMMENTS: Knocked - no answer. Posted tax notice on door

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

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

By: *C. Bedford*

D.S.

C. Bedford, #14730

RECEIPT INFORMATION		EXECUTION COSTS		DEMAND/LEVY INFORMATION	
Receipt #				Judgment Date	n/a
Check #				Judgment Amount	\$0.00
Service Fee	\$0.00			Current Interest Rate	0.00%
On Account	\$0.00			Interest Amount	\$0.00
Quantity				Liquidation Fee	\$0.00
Original	1			Sheriff's Fees	\$0.00
Services	1			Sheriff's Cost	\$0.00
				Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494217-AB-0250 (TD #50837)

WARNING

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

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

RECEIVED SHERIFF
2023 OCT -2
BROWARD COUNTY SHERIFF'S DEPT
11:00 AM

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by October 31, 2023\$8,347.17
- Or
- * Amount due if paid by November 14, 2023\$8,456.01

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON November 15, 2023 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395
FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

MOBLEY, EMMANUEL
204 LAKE POINTE DR #201
OAKLAND PARK, FL 33309

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

RETURN OF SERVICE

RECEIPT NUMBER: 0002396-23
Date: 10/05/2023

PERSON TO BE SERVED:
EMMANUEL MOBLEY
2462 SE TRACY AVE
PORT ST LUCIE

PLAINTIFF: KINGS RIGHT, LLC FIRST TRUST BANK AGT FBO KINGS RIGHT LLC
-VS-
DEFENDANT: EMMANUEL MOBLEY

TYPE OF WRIT: NOTICE OF APPLICATION FOR TAX DEED

COURT: CIRCUIT-BROWARD CO
CASE #: 7577

COURT DATE: 11/15/2023
COURT TIME: 11:00

Received the above-named writ on October 5, 2023, at 13:26, and served the same on October 9, 2023 at 14:05, in ST. LUCIE County, Florida, as follows:

POSTED: Tax Collections, Sales, and Liens

By attaching a true copy of this writ with the date and hour of service endorsed thereon by me together with a copy of the certificate and/or warning, to a conspicuous place on the property described at the legal titleholder's last known address, after the provisions as set-forth in Chapter 48.031 and 197.522-(2)(a), Florida Statutes have been met.

SERVICE COST: 40.00
OAKLEYK, CIVIL CLERK

KEN J MASCARA, SHERIFF
ST. LUCIE COUNTY, FLORIDA

MAIL TO:

BY:  NICHOLAS KENT #997

BROWARD COUNTY TAX DEEDS
THE GOVERNMENTAL CENTER ANNEX-TAX DIVISION
115 S ANDREWS AVE
ROOM 114
FORT LAUDERDALE, FL33301

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494217-AB-0250 (TD # 50837)

WARNING

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

ST. LUCIE COUNTY SHERIFF'S OFFICE
ATTN: CIVIL DIVISION
218 S 2ND ST ROOM B215
FT PIERCE, FL 34950

ORIGINAL DOCUMENT

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by October 31, 2023\$8,347.17
- Or
- * Amount due if paid by November 14, 2023\$8,456.01

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON November 15, 2023 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395
FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

MOBLEY, EMMANUEL
2462 SE TRACY AVE
PORT SAINT LUCIE, FL 34952

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

ST. LUCIE COUNTY
SHERIFF'S OFFICE
JUDICIAL SERVICES
2023 OCT -5 PM 1:14

RETURN OF SERVICE

RECEIPT NUMBER: 0002395-23

Date: 10/05/2023

PERSON TO BE SERVED:

EMANUEL MOBELY
2462 SE TRACY AVE
PORT ST LUCIE

PLAINTIFF: FTB AS COLLATERAL ASSIGNEE FRO SAVVY FL LLC

-VS-

DEFENDANT: EMANUEL MOBELY

TYPE OF WRIT: NOTICE OF APPLICATION FOR TAX DEED

COURT: CIRCUIT-BROWARD CO

CASE #: 7576

COURT DATE: 11/15/2023

COURT TIME: 11:00

Received the above-named writ on October 5, 2023, at 13:18, and served the same on October 9, 2023 at 14:05, in ST. LUCIE County, Florida, as follows:

POSTED: Tax Collections, Sales, and Liens

By attaching a true copy of this writ with the date and hour of service endorsed thereon by me together with a copy of the certificate and/or warning, to a conspicuous place on the property described at the legal titleholder's last known address, after the provisions as set forth in Chapter 48.031 and 197.522 (2) (a), Florida Statutes have been met.

SERVICE COST: 40.00
OAKLEYK, CIVIL CLERK

KEN J MASCARA, SHERIFF
ST. LUCIE COUNTY, FLORIDA

MAIL TO:

BY: 
NICHOLAS KENT #997

BROWARD COUNTY TAX DEEDS
THE GOVERNMENTAL CENTER ANNEX-TAX DIVISION
115 S ANDREWS AVE
ROOM 114
FORT LAUDERDALE, FL33301

Return to: (enclose self-addressed stamped envelope)

WARRANTY DEED
(FROM CORPORATION)

95-486197 TW001
11-04-95 02:49PM

Address:

* 182.00
DOCU. STAMPS-DEED

This instrument Prepared by: Rosemarie Powell
Beacon Title Services
6800 W. Commercial Blvd ste 1
Address: LAUDERHILL, FL 33319

RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Property Appraisers Parcel Identification (Folio) Number(s):

BK 24107FG0192

9217-AB-025

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made and executed the 30 day of October A.D. 1995 by
MIDLAND MORTGAGE CORPORATION

a corporation existing under the laws of Michigan, and having its principal place of
business at 1031 W. Morse Blvd. Suite 300, Winter Park, FL 32792
hereinafter called the grantor, to

EMMANUEL MOBLEY, a single man

whose postoffice address is 204 Lake Pointe Dr #201 Oakland Park Fl 33309

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 an in consideration of the sum of \$ 10,00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise,
release, convey and confirm unto the grantee, all that certain land situate in Broward County,
Florida, viz:

Unit No. 201 LAKE POINTE CONDOMINIUM NO. TWO PHASE II according
to Declaration of Condominium recorded in Official Records Book
9858 Page 809 Public Records of Broward County Florida and
amendments thereto

SUBJECT TO : Taxes for the year 1995 and subsequent years which are not yet due
and payable

Restrictions Reservations Easements Covenants Limitations Provisions conditions of record
and to zoning ordinances
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 it is lawfully seized of said land in fee simple; that it has
good right and lawful authority to sell and convey said land; that it 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.

In Witness Whereof the grantor has caused these presents to be
executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST

Secretary

Midland Mortgage Corporation

Signed, sealed and delivered in the presence of:

Angelica Aponte

Robert C. Zulcosky

Witness: Angelica Aponte

By: Robert C. Zulcosky
Executive Vice President

Witness: Shelle Geiger
STATE OF FLORIDA
COUNTY OF Orange

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

well known to me to be the President and respectively of the corporation named as grantor in the
foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under
authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of October, A.D. 19 95



OFFICIAL SEAL
Angelica Aquino Aponte
My Commission Expires
May 16, 1998
Comm. No. CC 107143

Angelica Aquino Aponte
Notary Public
My Commission expires
State of Florida

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

OK

Prepared By:

CRAIG BARKET
Wachovia Bank, National Association
Retail Credit Servicing
P.O. Box 50010
Roanoke, VA 24022

Return To:

Wachovia Bank, National Association
Retail Credit Servicing
P.O. Box 50010
Roanoke, VA 24022

OPEN-END MORTGAGE

THIS MORTGAGE is made this day 27 September, 2005 between the Mortgagor,
EMMANUEL MOBLEY, A SINGLE MAN

(herein "Borrower"), and the Mortgagee, Wachovia Bank, National Association, a national banking association organized and existing under the laws of the United States of America, whose address is Wachovia Bank, National Association, 301 South College Street, NC 0630, Charlotte, North Carolina 28288-0630 (herein "Lender").

The Lender has made a loan to Borrower the maximum indebtedness at any one time shall not exceed U.S. \$ 108700.00 which loan is an open-end line of credit as evidenced by Borrower's Prime Equity Line of Credit Agreement and Disclosure Statement dated 09/27/05 and extensions, modifications and renewals thereof (herein "Note") which provides for obligatory advances of all or part of the loan proceeds from time to time, subject to provisions in the Note. The entire indebtedness evidenced by the Note, if not sooner paid, will be due and payable on 09/26/45.

THIS MORTGAGE secures a Note that provides for changes in the interest rate, as more particularly described in said Note. In case of a conflict between the Note and this Mortgage governing the terms of the remedies of default or termination of advances, the terms of the Note shall control.

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described Property located in the County of **BROWARD**, State of Florida:

DEED DATE:10/30/95 RECORDED: 11/04/95 BOOK/INST: 24107 PAGE: 0192
PARCEL/TAX ID #:19217-AB-02500 TWP/BORO:CITY OF OAKLAND PARK
* SEE ATTACHED FOR LEGAL DESCRIPTION *

which has the address of 204 LAKE POINTE DR APT 201
OAKLAND PARK FL 33309

(herein "Property Address");

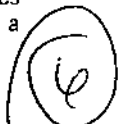
TOGETHER with all the improvements now or hereafter erected on the Property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the Property covered by this Mortgage; and all of the foregoing, together with said Property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Any Rider ("Rider") attached hereto and executed of even date is incorporated herein and the covenants and agreements of the Rider shall amend and supplement the covenants and agreements of this Mortgage, as if the Rider were a part hereof.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

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

1. Obligation to Lend. Lender is absolutely obligated under the terms of the Note to make advances not to exceed, at any one time in the aggregate, the amount stated in the Note and Borrower has agreed to repay any advances under the terms of the Note. Lender's absolute obligation to make advances to Borrower under the Note ends when Lender terminates the right to make advances and demands repayment of the outstanding obligation or prohibits additional extensions of credit under the Note or this Mortgage. Nevertheless, Lender may waive the right to terminate or prohibit additional advances. If Lender does not terminate or prohibit additional advances, Lender remains obligated to make advances to Borrower under the terms of the Note. However, that waiver does not bind Lender if the same or a different event occurs or is continuing at a later time.



2. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note. This Mortgage secures payment of said Note according to its terms, which are incorporated herein by reference.

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

4. Hazard Insurance. a) Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards, including but not limited to floods, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with section 6.

b) All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgagee clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

c) Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Mortgage, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Mortgage, whether or not then due. The 30-day period will begin when the notice is given.

d) Except as provided in subsection 4(e) below, should partial or complete destruction or damage occur to the Property, Borrower hereby agrees that any and all instruments evidencing insurance proceeds received by Lender as a result of said damage or destruction, shall be placed in a non-interest bearing escrow account with Lender. At Lender's discretion, Lender may release some or all of the proceeds from escrow after Borrower presents Lender with a receipt(s), invoice(s), written estimates(s) or other document(s) acceptable to Lender which relates to the repair and/or improvements of the Property necessary as a result of said damage and/or destruction. Absent an agreement to the contrary, Lender shall not be required to pay Borrower any interest on the proceeds held in the escrow account. Any amounts remaining in the account after all repairs and/or improvements have been made to Lender's satisfaction, shall be applied to the sums secured by this Mortgage. Borrower further agrees to cooperate with Lender by endorsing all checks, drafts and/or other instruments evidencing insurance proceeds and any necessary documents. Should Borrower fail to provide any required endorsement and/or execution within 30 days after Lender sends Borrower notice that Lender has received an instrument evidencing insurance proceeds, or document(s) requiring Borrower's signature, Borrower hereby authorizes Lender to endorse said instrument and/or document(s) on Borrower's behalf, and collect and apply said proceeds at Lender's option, either to restoration or repair of the Property or to sums secured by this Mortgage. It is not the intention of either party that this escrow provision, and/or Lender's endorsement or execution of an instrument(s) and/or document(s) on behalf of Borrower create a fiduciary or agency relationship between Lender and Borrower.

e) Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in section 2 or change the amount of the payments. If under section 16 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Mortgage.

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

6. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such actions as is necessary to protect Lender's interest.

Any amounts disbursed by Lender pursuant to this section 6, with interest thereon from the date of disbursement, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon

notice from Lender to Borrower requesting payment thereof. Nothing contained in this section 6 shall require Lender to incur any expense or take any action hereunder.

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

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

9. Borrower Not Released; Forbearance By Lender Not a Waiver. Borrower shall remain liable for full payment of the principal and interest on the Note (or any advancement or obligation) secured hereby, notwithstanding any of the following: (a) the sale of all or a part of the premises; (b) the assumption by another party of Borrower's obligations hereunder; (c) the forbearance or extension of time for payment or performance of any obligation hereunder, whether granted to Borrower or a subsequent owner of the Property; and (d) the release of all or any part of the premises securing said obligations or the release of any party who assumes payment of the same. None of the foregoing shall in any way affect the full force and effect of the lien of this Mortgage or impair Lender's right to a deficiency judgment (in the event of foreclosure) against Borrower or any party assuming the obligations hereunder, to the extent permitted by applicable law. Any forbearance by Lender in exercising any right or remedy hereunder or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

10. Successors and Assigns Bound; Joint and Several Liability; Co-signers. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Mortgage but does not execute the Note (a "co-signer"): (a) is co-signing this Mortgage only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Mortgage; (b) is not personally obligated to pay the sums secured by this Mortgage; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Mortgage or the Note without the co-signer's consent.

Subject to the provisions of section 15, any Successor in Interest of Borrower who assumes Borrower's obligations under this Mortgage in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Mortgage. Borrower shall not be released from Borrower's obligations and liability under this Mortgage unless Lender agrees to such release in writing. The covenants and agreements of this Mortgage shall bind and benefit the successors and assigns of Lender.

11. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by first class mail addressed to Borrower or the current owner at the Property Address or at such other address as Borrower may designate in writing by notice to Lender as provided herein, and any other persons personally liable on the Note as their names and addresses appear in Lender's records at the time of giving notice and (b) any notice to Lender shall be given by first class mail to Lender's address at Wachovia Bank, National Association, Retail Credit Servicing, P.O. Box 50010, Roanoke, VA 24022 or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

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

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

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

15. Transfer of the Property or a Beneficial Interest in Borrower; Assumption. As used in this section 15, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

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

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with section 11 within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies by this Mortgage without further notice or demand on Borrower.

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

16. Default; Acceleration; Remedies. Upon Borrower's breach of any covenant or agreement of Borrower in this entire Mortgage, including the covenants to pay when due any sums under the Note secured by this Mortgage, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without demand or notice, notice of the exercise of such option being hereby expressly waived. Lender may invoke the power of sale hereby granted. Lender shall have the right to enter upon and take possession of the Property hereby conveyed and after or without taking such possession shall have the right to sell the same at public auction for cash, after first giving notice of the time, place and terms of such sale by publication once a week for three consecutive weeks prior to said sale, in some newspaper published in said county, and upon payment of the purchase money, Lender, or owner of the debt and this Mortgage, or auctioneer, shall execute to the purchaser for and in the name of Borrowers, a good and sufficient deed to the Property sold. Lender shall apply the proceeds of said sale: first, to the expense of advertising, selling and conveying said Property, including a reasonable attorney's fee; second, to the payment of any amounts that may have been expended or that may then be necessary to expend in paying insurance, taxes and other encumbrances, with interest thereon; third, to the payment in full of the principal indebtedness and interest thereon, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the date of said sale; and fourth, the balance, if any, shall be paid over to said Borrowers or to whomever then appears of record to be the owner of said Property. Lender may bid and become the purchaser of the Mortgaged Property at any foreclosure sale hereunder.

17. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued if: (a) Borrower pays Lender all sums which then would be due under this Mortgage, the Note and Notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in section 16 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action, as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

18. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that so long as Borrower is not in default hereunder, Borrower shall, prior to acceleration under section 16 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration and/or foreclosure under section 16 hereof, or abandonment of the Property, Lender, in person or by agent, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Lender shall be liable to account only for those rents actually received prior to foreclosure sale as provided in section 16. Lender shall not be liable to account to Borrower or to any other person claiming any interest in the Property for any rents received after foreclosure.

19. Loan Charges. If the loan secured by this Mortgage is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed permitted limits, then: (a) any such loan charges shall be reduced by the amount necessary to reduce the charge to the permitted limit and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by mailing a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment under the Note.

20. Legislation. If, after the date hereof, enactment or expiration of applicable laws have the effect either of rendering the provisions of the Note, this Mortgage or any Rider, unenforceable according to their terms, or all or any part of the sums secured hereby uncollectible, as otherwise provided in this Mortgage or the Note, or of diminishing the value of Lender's security, then Lender, at Lender's option, may declare all sums secured by this Mortgage to be immediately due and payable.

21. Satisfaction. When the balance of all outstanding sums including finance charges and other charges, if any, secured by this Mortgage is zero, Lender shall upon request of Borrower, release this Mortgage. Borrower will pay all recordation costs, if any. Absent a request from Borrower, this Mortgage shall remain in full force and effect for the term set forth above. Lender, at Lender's option, may allow a partial release of the Property on terms acceptable to Lender and Lender may charge a release fee.

22. Waiver of Homestead. Borrower hereby waives all rights of homestead exemption in the Property and relinquishes all rights of dower and curtesy in the Property.

23. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit, or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal, or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this section 23, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this section 23, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety, or environmental protection.

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

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender at Wachovia Bank, National Association, Retail Credit Servicing, P.O. Box 50010, Roanoke, VA 24022 of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage and adopted as his seal the word ("SEAL") appearing beside his name.

Signed, sealed and delivered in the presence of:

Scherry Barnhill
Witness Signature

Emmanuel Mobley [SEAL]
Borrower EMMANUEL MOBLEY
Address 204 LAKE POINTE DR APT 201
OAKLAND PARK FL 33309

SCHERRY BARNHILL
Witness Print Name

Borrower [SEAL]
Address

Witness Signature

Borrower [SEAL]
Address

Witness Print Name

Borrower [SEAL]
Address

STATE OF FLORIDA
COUNTY OF BROWARD

This foregoing instrument was acknowledged before me this 27th of September, 2005 (date) by
EMMANUEL MOBLEY

who is personally known to me or who has produced FL DRIV. LICENSE
(type of identification) as identification.

[Signature]
Notary Public



Notary Public Name (Typed, Printed or Stamped)

0523600937---J

LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF OAKLAND PARK, IN THE COUNTY OF BROWARD AND STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED IN A DEED DATED 10/30/1995 AND RECORDED 11/04/1995 IN BOOK 24107, PAGE 0192 AMONG THE PLATS AND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS; UNIT 201, LAKE POINTE CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM IN BOOK 9858, PAGE 809, AND ANY AMENDMENTS THERETO; PARCEL ID NUMBER: 19217-AB-025
00



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

Detail by Entity Name

Designation of Agent
WELLS FARGO BANK, N.A.

Filing Information

Document Number Q95000000097
FEI/EIN Number 94-1347393
Date Filed 07/25/1995
State OC
Status ACTIVE

Principal Address

420 MONTGOMERY ST.
SAN FRANCISCO, CA 94163

Mailing Address

420 MONTGOMERY ST.
SAN FRANCISCO, CA 94163

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 09/07/2000

Address Changed: 09/07/2000

Officer/Director Detail

NONE

Annual Reports

No Annual Reports Filed

Document Images

[09/07/2000 -- Reg. Agent Change](#)

[View image in PDF format](#)

[07/25/1995 -- DOCUMENTS PRIOR TO 1997](#)

[View image in PDF format](#)

Prepared by and return to:
Steven S. Valancy, Esq.
Valancy & Reed, P.A.
310 S.E. 13th Street
Ft. Lauderdale, FL. 33316
Phone: 954-463-1600

CLAIM OF LIEN

KNOWN ALL MEN BY THESE PRESENTS, THAT:

Lake Pointe Owners Association, Inc., a Condominium Association (hereinafter referred to as "ASSOCIATION") of Broward County, Florida, whose address is c/o: Phoenix Management Services, 4800 N. State Road 7, Ste. 105, Lauderdale Lakes, FL. 33319, claims this lien against the following property:


Unit No. 201 LAKE POINTE CONDOMINIUM NO. TWO PHASE II according to Declaration of Condominium recorded in Official Records Book 9858 Page 809 Public Records of Broward County FLorida and amendments thereto

- a/k/a (property address): 204 Lake Pointe Drive #201, Oakland Park, FL 33309
- Parcel ID No.: 4942 17 AB 0250
- The owner(s) of said parcel: Emmanuel Mobley


The following sums are due for assessments:

Maintenance assessments accruing as follows: from September through December of 2021 at \$460.59 per month; from January through December of 2022 @ \$562.05 per month; and from January through April of 2023 @ \$523.91 per month; and Special assessment installments of \$182.83 each accruing on the 1st of September and October of 2021 as set forth in detail on ledger provided to owner of record.

PLUS late fees, administrative costs, if any, attorney's fees and costs incurred, and interest (10 % per annum) less all payments received, totaling \$12,854.08, as of the date of this claim of lien and pursuant to, and as provided in the recorded governing documents for the Association. Additionally, this lien secures all future assessments, attorney's fees and costs incurred, late fees and interest. For estoppel information or a payoff figure, please contact Valancy & Reed, P.A.

Signed, sealed and delivered
In presence of: 

Witness

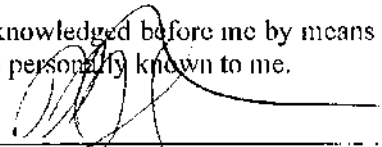
Lake Pointe Owners Association, Inc.
By: 

C. Mark Reed, Attorney and
Authorized Agent for Association

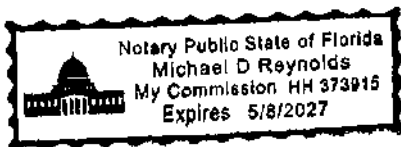
STATE OF FLORIDA)
COUNTY OF BROWARD)

The forgoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence this 15 day of April, 2023 by C. Mark Reed, who is personally known to me.

My Commission Expires:



NOTARY PUBLIC/State of Florida at Large
Michael D. Reynolds



Case Number: COCE-23-045050 Division: 48
Filing # 174661429 E-Filed 06/06/2023 08:33:52 AM

IN THE COUNTY COURT IN AND
FOR BROWARD COUNTY, FLORIDA

CASE NO.

LAKE POINTE OWNERS' ASSOCIATION,
INC., a Florida non-profit corporation,

Plaintiff,

v.

EMMANUEL MOBLEY, UNKNOWN
TENANT #1 AS UNKNOWN TENANT IN
POSSESSION and UNKNOWN TENANT #2
AS UNKNOWN TENANT IN POSSESSION,
fictitious names representing unknown tenants
in possession, and any and all unknown parties
claiming by, through, under and against the
herein named individual defendants who are
now known to be dead or alive, whether said
unknown parties may claim an interest as
spouses, heirs, grantees, or other claimants,

Defendants.

NOTICE OF LIS PENDENS

TO DEFENDANTS: **EMMANUEL MOBLEY, UNKNOWN TENANT #1 AS UNKNOWN
TENANT IN POSSESSION and UNKNOWN TENANT #2 AS UNKNOWN
TENANT IN POSSESSION, AND ALL OTHERS WHOM IT MAY
CONCERN**

YOU ARE NOTIFIED OF THE FOLLOWING:

- (a) The Plaintiff has instituted this action against you seeking to foreclose a lien, with respect to the property described below.
- (b) The Plaintiff in this action is:
LAKE POINTE OWNERS' ASSOCIATION, INC.
- (c) The case number of the action is as shown on the caption.
- (d) The property that is the subject matter of this action is in Broward County, Florida, and is described as follows:

Unit No. 201 LAKE POINTE CONDOMINIUM NO. TWO PHASE II according to Declaration of Condominium recorded in Official Records Book 9858 Page 809 Public Records of Broward County Florida and amendments thereto

a/k/a 204 Lake Pointe Drive #201, Oakland Park, FL 33309 / Parcel ID No.: 4942 17 AB 0250

Dated: 04-08-23

VALANCY & REED, P.A.
Attorneys for Plaintiff
310 South East 13th Street
Fort Lauderdale, FL 33316
Telephone: (954) 463-1600
E-Mail: service@myflalaw.com,

By: _____

Steven S. Valancy
Florida Bar No. 715130



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Detail by Entity Name

Florida Not For Profit Corporation
LAKE POINTE OWNERS' ASSOCIATION, INC.

Filing Information

Document Number	756153
FEI/EIN Number	59-2091973
Date Filed	02/02/1981
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/18/2019
Event Effective Date	NONE

Principal Address

209 LAKE POINTE DR.
OAKLAND PARK, FL 33309

Changed: 09/04/2012

Mailing Address

C/O PHOENIX MANAGEMENT SERVICES, INC.
4800 N STATE RD SEVEN #105
LAUDERDALE LAKES, FL 33319

Changed: 09/18/2019

Registered Agent Name & Address

Frank Weinberg & Black, P.L.
7805 SW 6th Court
Plantation, FL 33324

Name Changed: 01/02/2020

Address Changed: 01/02/2020

Officer/Director Detail

Name & Address

Title PRESIDENT

Lvovsky, Mitchell
209 Lake Pointe Drive
Oakland Park, FL 33309

Title SECRETARY

Carroll, Lisa
209 Lake Pointe Drive
Oakland Park, FL 33309

Title DIRECTOR

Meidler, Bernardo F.
209 Lake Pointe Drive
Oakland Park, FL 33309

Title DIRECTOR

Tenaglia, Jessica
209 Lake Pointe Drive
Oakland Park, FL 33309

Title DIRECTOR

Nogare, Marcelo Dalle
209 Lake Pointe Drive
Oakland Park, FL 33309

Title Treasurer

Odernide, Moji
209 Lake Pointe Drive
Oakland Park, FL 33309

Title Director

Salmon, Sedray
209 Lake Pointe Dr.
Oakland Park, FL 33309

Title VP

Brock, David
209 Lake Pointe Drive
Oakland Park, FL 33309

Title Director

Goldin, Fernando
209 Lake Pointe Drive
Oakland Park, FL 33309

Annual Reports

Report Year	Filed Date
2021	01/19/2021
2022	01/28/2022
2023	04/25/2023

Document Images

04/25/2023 -- ANNUAL REPORT	View image in PDF format
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01/17/2018 -- ANNUAL REPORT	View image in PDF format
01/31/2017 -- ANNUAL REPORT	View image in PDF format
02/11/2016 -- ANNUAL REPORT	View image in PDF format
03/02/2015 -- ANNUAL REPORT	View image in PDF format
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03/24/2002 -- ANNUAL REPORT	View image in PDF format
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02/24/1998 -- ANNUAL REPORT	View image in PDF format
03/05/1997 -- ANNUAL REPORT	View image in PDF format
02/15/1995 -- ANNUAL REPORT	View image in PDF format

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

DATE: October 2nd, 2023
PROPERTY ID # 494217-AB-0250 (TD # 50837)

WARNING

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

WACHOVIA BANK, NATIONAL ASSOCIATION
301 SOUTH COLLEGE STREET, NC 0630
CHARLOTTE, NC 28288-0630

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 204 LAKE POINTE DR #201 OAKLAND PARK, FL 33309 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by October 31, 2023\$8,347.17
- Or
- * Estimated Amount due if paid by November 14, 2023\$8,456.01

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 15, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

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WELLS FARGO BANK, N.A.
420 MONTGOMERY ST.
SAN FRANCISCO, CA 94163

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C/O PHOENIX MANAGEMENT SERVICES
4800 N. STATE ROAD 7, SUITE 105
LAUDERDALE LAKES, FL 33319

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

DATE: October 2nd, 2023
PROPERTY ID # 494217-AB-0250 (TD # 50837)

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LAKE POINTE OWNERS' ASSOCIATION, INC.
STEVEN S. VALANCY, ESQ.
VALANCY & REED, P.A.
310 SE 13TH ST
FORT LAUDERDALE, FL 33316

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

DATE: October 2nd, 2023
PROPERTY ID # 494217-AB-0250 (TD # 50837)

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CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12TH AVE
OAKLAND PARK, FL 33334

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EMMANUEL MOBLEY
2462 SE TRACY AVE
PORT SAINT LUCIE, FL 34952

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EMMANUEL MOBLEY
PO BOX 490902
FT LAUDERDALE, FL 33349

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

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EMMANUEL MOBLEY
2255 SE VETERANS MEMORIAL PKWY #7785
PORT ST LUCIE, FL 34985

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209 LAKE POINTE DR
OAKLAND PARK, FL 33309

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WACHOVIA BANK, NATIONAL ASSOCIATION
RETAIL CREDIT SERVICING
P.O. BOX 50010
ROANOKE, VA 24022

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FRANK WEINBERG & BLACK, P.L., REGISTERED AGENT
O/B/O LAKE POINTE OWNERS' ASSOCIATION, INC.
7805 SW 6TH COURT
PLANTATION, FL 33324

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AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

- * Estimated Amount due if paid by October 31, 2023\$8,347.17
- Or
- * Estimated Amount due if paid by November 14, 2023\$8,456.01

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 15, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: October 2nd, 2023
PROPERTY ID # 494217-AB-0250 (TD # 50837)

WARNING

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

CORPORATION SERVICE COMPANY, REGISTERED AGENT
O/B/O WELLS FARGO BANK, N.A.
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 204 LAKE POINTE DR #201 OAKLAND PARK, FL 33309 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.

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- Or
- * Estimated Amount due if paid by November 14, 2023\$8,456.01

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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

DATE: October 2nd, 2023
PROPERTY ID # 494217-AB-0250 (TD # 50837)

WARNING

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

EMMANUEL MOBLEY
204 LAKE POINTE DR #201
OAKLAND PARK, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 204 LAKE POINTE DR #201 OAKLAND PARK, FL 33309 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.**

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

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- Or
- * Estimated Amount due if paid by November 14, 2023\$8,456.01

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 15, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

9589 0710 5270 1584 3183 35

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total

TD 50837 NOVEMBER 2023 WARNING

\$

Sent

WACHOVIA BANK, NATIONAL ASSOCIATION

Street

301 S COLLEGE ST, NC 0630

City, State

CHARLOTTE, NC 28288-0630

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

Postmark
Here

Post

\$

Total

\$

Sent

Street

City, State, ZIP+4®

TD 50837 NOVEMBER 2023 WARNING
WELLS FARGO BANK, N.A.
420 MONTGOMERY ST.
SAN FRANCISCO, CA 94163

9589 0710 5270 1584 3183 42

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

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

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TD 50837 NOVEMBER 2023 WARNING
LAKE POINTE OWNERS ASSOCIATION, INC.
C/O PHOENIX MGMT SERVICES
4800 N. STATE RD 7, SUITE 105
LAUDERDALE LAKES, FL 33319

9589 0710 5270 1584 4851 0270 6859

9589 0710 5270 1584 3183 66

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Certified Mail Fee
\$ _____

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

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

Postmark
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Postage

To \$ _____

Se. \$ _____

City _____

TD 50837 NOVEMBER 2023 WARNING
LAKE POINTE OWNERS' ASSOC, INC. STEVEN S.
VALANCY, ESQ.
VALANCY & REED, P.A.
310 SE 13TH ST
FORT LAUDERDALE, FL 33316

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

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City

TD 50837 NOVEMBER 2023 WARNING
CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12TH AVE
OAKLAND PARK, FL 33334

9589 0710 5270 1584 3183 73

9589 0710 5270 1584 3183 80

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OFFICIAL USE

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

Postmark
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Postage

\$ _____

Total Postage

\$ _____

Sent To

Street &

City, State

TD 50837 NOVEMBER 2023 WARNING
EMMANUEL MOBLEY
2462 SE TRACY AVE
PORT SAINT LUCIE, FL 34952

9589 0710 5270 1584 3183 97

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

Postmark
Here

Postage

\$

Total P. TD 50837 NOVEMBER 2023 WARNING

\$

EMMANUEL MOBLEY

Sent To

PO BOX 490902

Street &

FT LAUDERDALE, FL 33349

City, State, ZIP+4®

9589 0710 5270 1584 3184 03

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

Postmark
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Postage

\$ _____

Total

\$ _____

Sent

Street

City, State

TD 50837 NOVEMBER 2023 WARNING
 EMMANUEL MOBLEY
 2255 SE VETERANS MEMORIAL PKWY #7785
 PORT ST LUCIE, FL 34985

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

Postmark
Here

Postage

\$

Total

\$

Sent To

Street

City, Sta.

TD 50837 NOVEMBER 2023 WARNING
LAKE POINTE OWNER'S ASSOCIATION, INC
209 LAKE POINTE DR
OAKLAND PARK, FL 33309

9589 0710 5270 1584 3184 10

9589 0710 5270 1584 3184 27

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

Postmark
Here

Postage

\$ _____

Total

\$ _____

Sent To

Street

City, Sta.

TD 50837 NOVEMBER 2023 WARNING
WACHOVIA BANK, NATIONAL ASSOCIATION
RETAIL CREDIT SERVICING
P.O. BOX 50010
ROANOKE, VA 24022

9589 0710 5270 1584 3184 34

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OFFICIAL USE

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage \$ _____

Total \$ TD 50837 NOVEMBER 2023 WARNING

Sent \$ EMMANUEL MOBLEY

Street 204 LAKE POINTE DR #201

City, State, ZIP+4® OAKLAND PARK, FL 33309

9589 0710 5270 1584 3184 41

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

\$ _____

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

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

Postmark
Here

Postage

\$ _____

Total

\$ _____

Sent

Street

City

TD 50837 NOVEMBER 2023 WARNING
FRANK WEINBERG & BLACK, P.L., REG AGENT O/B/O
LAKE POINTE OWNERS' ASSOC, INC.
7805 SW 6TH COURT
PLANTATION, FL 33324

9589 0710 5270 1584 3184 58

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

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

OFFICIAL USE

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

Postmark
Here

Postage	\$ _____
Total	\$ _____
Sent	
Street	
City, State, ZIP+4®	

TD 50837 NOVEMBER 2023 WARNING
CORPORATION SERVICE CO, REG AGENT O/B/O WELLS
FARGO BANK, N.A.
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

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 50837 NOVEMBER 2023 WARNING
 FRANK WEINBERG & BLACK, P.L., REG AGENT O/B/O
 LAKE POINTE OWNERS' ASSOC, INC.
 7805 SW 6TH COURT
 PLANTATION, FL 33324



9590 9402 8252 3094 3058 34

2. Article Number (Transfer from service label)

9589 0700 5270 0584 3184 41

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X FWB Agent Addressee

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

FWB 1005

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

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

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 50837 NOVEMBER 2023 WARNING
 LAKE POINTE OWNER'S ASSOCIATION, INC
 209 LAKE POINTE DR
 OAKLAND PARK, FL 33309

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

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



9590 9402 8252 3094 3058 65

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)

9589 0710 5270 1584 3184 10
 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 50837 NOVEMBER 2023 WARNING
WACHOVIA BANK, NATIONAL ASSOCIATION
RETAIL CREDIT SERVICING
 P.O. BOX 50010
 ROANOKE, VA 24022



9590 9402 8252 3094 3058 58

2. Article Number (Transfer from service label)

9589 10710 5270 1584 13184 271
 Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
Jeff Cooks

B. Received by (Printed Name) C. Date of Delivery
 10/5/23

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

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 Confirmation¹
 - 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 50837 NOVEMBER 2023 WARNING
 CITY OF OAKLAND PARK
 ANDREW THOMPSON, BUDGET OFFICE
 3650 NE 12TH AVE
 OAKLAND PARK, FL 33334



9590 9402 8252 3094 3059 02

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3183 73

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 X front Desk

B. Received by (Printed Name) C. Date of Delivery
 OF 3422 10/5/23

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

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

Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

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

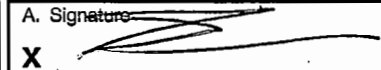
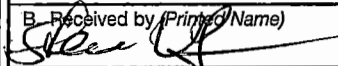
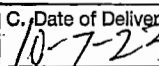
1. Article Addressed to:

TD 50837 NOVEMBER 2023 WARNING
LAKE POINTE OWNERS' ASSOC, INC. STEVEN S.
VALANCY, ESQ.
VALANCY & REED, P.A.
310 SE 13TH ST
FORT LAUDERDALE, FL 33316



9590 9402 8252 3094 3059 19

COMPLETE THIS SECTION ON DELIVERY

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

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

9589 0710 5270 1584 3183 66

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 50837 NOVEMBER 2023 WARNING
WACHOVIA BANK, NATIONAL ASSOCIATION
 301 S COLLEGE ST, NC 0630
 CHARLOTTE, NC 28288-0630

COMPLETE THIS SECTION ON DELIVERY

A. Signature *E. Adams* Agent Addressee

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

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

NOV 16 2023



9590 9402 8252 3094 3059 40

9589 0710 5270 1584 3183 35

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 50837 NOVEMBER 2023 WARNING
 CORPORATION SERVICE CO, REG AGENT O/B/O WELLS
 FARGO BANK, N.A.
 1201 HAYS STREET
 TALLAHASSEE, FL 32301-2525



9590 9402 8252 3094 3058 27

2. Article Number (Transfer from service label)

9589 0710 5270 1584 3184 58

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Caesar Scalia*

- Agent
- Addressee

B. Received By (Printed Name)

Caesar Scalia

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery (00)