

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
4842 29 AA 2250	124249	1207 BAHAMA BEND #A2 COCONUT CREEK 33066-2541

Legal Description

Condominium Parcel or Unit A-2, in Building 1207 of BAHAMA VILLAGE CONDOMINIUM F/K/A ROSSMOOR BAHAMA VILLAGE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5956, Page 534, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 2496	\$72,160	Yes	No	No

Owner of Record on Current Tax Roll

JACQUELINE ROMANY
CATHRINE ROMANY-GAYLE
1207 BAHAMA BND #A-2
COCONUT CREEK FL 33066

Billing Name & Address

UPDATE 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: 10/19/2023

Search covers previous search through: 10/12/2023

Scott Heichel
Title Examiner

Note: Parties and documents from previous search are not included in this update.

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)Notice of Application for Tax Deed
Inst:119148527**MORTGAGE HOLDER****Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

LIEN HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

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



Site Address	1207 BAHAMA BEND #A2, COCONUT CREEK FL 33066-2541	ID #	4842 29 AA 2250
Property Owner	ROMANY, JACQUELINE ROMANY-GAYLE, CATHRINE	Millage	3212
Mailing Address	1207 BAHAMA BND #A-2 COCONUT CREEK FL 33066	Use	04
Abbr Legal Description	BAHAMA VILLAGE CONDO UNIT A2 BLDG 1207 F/K/A ROSSMOOR BAHAMA VILLAGE CONDO PER CDO BK/PG: 5956/534		

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	\$12,040	\$108,400	\$120,440	\$72,160	
2021	\$8,890	\$79,990	\$88,880	\$70,060	\$859.19
2020	\$8,560	\$77,040	\$85,600	\$69,100	\$820.59

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$120,440	\$120,440	\$120,440	\$120,440
Portability	0	0	0	0
Assessed/SOH 17	\$72,160	\$72,160	\$72,160	\$72,160
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$22,160	0	\$22,160	\$22,160
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$47,160	\$25,000	\$25,000

Sales History			
Date	Type	Price	Book/Page or CIN
7/19/2016	WD-Q	\$79,500	113821881
11/26/2013	WD-T	\$25,800	111960190
7/30/2013	WD-Q	\$43,000	111717234
12/10/2003	WD	\$57,500	36601 / 1976
10/27/2003	QCD	\$100	36386 / 1919

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1119
Units/Beds/Baths		1/2.5/2
Eff./Act. Year Built: 1976/1975		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
M			CM					
1			.09					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51016

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 January 2024, 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:

CITY OF COCONUT CREEK 4800 WEST COPANS RD COCONUT CREEK, FL 33063	ROMANY, JACQUELINE 1207 BAHAMA BEND A-2 COCONUT CREEK, FL 33066	ROMANY-GAYLE, CATHRINE 1207 BAHAMA BEND #A2 COCONUT CREEK, FL 33066- 2541	ROOSMOOR BAHAMA VILLAGE ASSOCIATION, INC. 1310 AVENUE OF THE STARS COCONUT CREEK, FL 33066
ROOSMOOR BAHAMA VILLAGE ASSOCIATION, INC. C/O STEVEN COHEN, ESQ BOGEN LAW GROUP, P.A. 7351 WILES RD SUITE 202 CORAL SPRINGS, FL 33067	BRUCE BANDLER, REGISTERED AGENT O/B/O ROOSMOOR BAHAMA VILLAGE ASSOCIATION, INC. 1310 AVENUE OF THE STARS COCONUT CREEK, FL 33066	WYNMOOR COMMUNITY COUNCIL, INC. 1310 AVENUE OF THE STARS COCONUT CREEK, FL 33066	BRUCE BANDLER, REGISTERED AGENT O/B/O WYNMOOR COMMUNITY COUNCIL, INC. 1310 AVENUE OF THE STARS COCONUT CREEK, FL 33066
CHRISTOPHER FRANCIS 10050 SW 9TH COURT PEMBROKE PINES, FL 33025	SAMANTHA REID 10050 SW 9TH COURT PEMBROKE PINES, FL 33025		

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 January 2024 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

INSTR # 119297453
Recorded 12/21/23 at 09:59 AM
Broward County Commission
1 Page(s)
#18

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51016

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

Property ID: 484229-AA-2250

Certificate Number: 2496

Date of Issuance: 05/25/2021

Certificate Holder: MERIDIAN TAX SB MUNI CUST FOR MERIDIAN TAX

Description of Property: BAHAMA VILLAGE CONDO
UNIT A2 BLDG 1207
F/K/A ROSSMOOR BAHAMA VILLAGE
See Additional Legal on Tax Roll

Name in which assessed: ROMANY,JACQUELINE ROMANY-GAYLE,CATHRINE

Legal Titleholders: ROMANY,JACQUELINE
ROMANY-GAYLE,CATHRINE
1207 BAHAMA BND #A-2
COCONUT CREEK, FL 33066

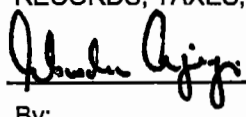
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of February ,2024 . 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 20th day of December , 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: browardcountylegalnotices.com
Publish the Weeks of: 01/18/2024, 01/25/2024, 02/01/2024 & 02/08/2024
Minimum Bid: 42216.47

CORRECTIVE: This document is being recorded to amend the sale date, the publish location and the publish dates. Instrument# 119148527

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51016

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Certificate Number: 2496

Date of Issuance: 05/25/2021

Certificate Holder: MERIDIAN TAX SB MUNI CUST FOR MERIDIAN TAX

Description of Property: BAHAMA VILLAGE CONDO UNIT A2 BLDG 1207 F/K/A ROSSMOOR BAHAMA VILLAGE See Additional Legal on Tax Roll

Condominium Parcel or Unit A-2, in Building 1207 of BAHAMA VILLAGE CONDOMINIUM F/K/A ROSSMOOR BAHAMA VILLAGE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5956, Page 534, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Name in which assessed: ROMANY,JACQUELINE ROMANY-GAYLE,CATHRINE

Legal Titleholders: ROMANY,JACQUELINE ROMANY-GAYLE,CATHRINE 1207 BAHAMA BND #A-2 COCONUT CREEK, FL 33066

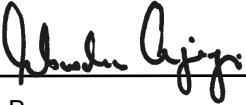
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broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 20th day of December, 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: browardcountylegalnotices.com
Publish the Weeks of: 01/18/2024, 01/25/2024, 02/01/2024 & 02/08/2024
Minimum Bid: 42216.47

Notice of Application for Tax Deed Legal Notice

01/18/2024 8:57 AM (EST)



Please choose a category Notice of Application for Tax Deed

Title BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION
NOTICE OF APPLICATION FOR FEBRUARY 21, 2024 TAX DEED AUCTION

Publish Date 01/18/2024

Publish Time 8:51 AM (EST)

Description STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 47652, 50944, 50946, 50972, 50973, 50980, 50981, 50985, 50988, 51016, 51021, 51037, 51045, 51050, 51058, 51065, 51067, 51073, 51088, 51093, 51096, 51098, 51112, 51121, 51123, 51133, 51135, 51139, 51140, 51146, 51150, 51154, 51163, 51171, 51174, 51178

TAX DEED AUCTION SCHEDULED FEBRUARY 21, 2024
PUBLISH THE WEEKS OF 01/18/2024, 01/25/2024, 02/01/2024, 02/08/2024 at
<https://browardcountylegalnotices.com>

Attach Files (Optional)



ADS FEBRUARY 21, 2024 AUCTION.pdf

Submitted by (Email Address) Cvilleda@broward.org

Signature

A handwritten signature in black ink, appearing to be "Cvilleda".

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24000337

Broward County, FL VS Jacqueline Romany and/or Cathrine Romany-Gayle

RETURN OF SERVICE



Court Case # TD 51016

Hearing Date: 02/21/2024

Received by CCN 19009

01/05/2024 9:01 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Jacqueline Romany and/or Cathrine Romany-Gayle** 1207 Bahama Bend #A2 Coconut Creek FL 33066

Served:

Not Served:

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

Date: 01/05/2024 Time: 12:44 PM

On Jacqueline Romany and/or Cathrine Romany-Gayle 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:

INDIVIDUAL SERVICE

COMMENTS: Service by hand on Cathrine Romany-Gayle at address stated.

Ethnicity: Non-Hispanic, Gender: Female, Height - Feet: 5, Height - Inches: 10, Race: Black, Weight: Medium / Large Build

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: *Mark Tutton* CCN 19009

D.S.

M. Tutton, #19009

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 # 484229-AA-2250 (TD #51016)

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by January 31, 2024\$4,074.73

Or

* Amount due if paid by February 20, 2024\$4,124.97

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 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

ROMANY, JACQUELINE AND/OR
ROMANY-GAYLE, CATHRINE
1207 BAHAMA BND #A2
COCONUT CREEK, FL 33066

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

18

INSTR # 119297453
Recorded 12/21/23 at 09:59 AM
Broward County Commission
1 Page(s)
#18

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51016

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

Property ID: 484229-AA-2250
Certificate Number: 2496
Date of Issuance: 05/25/2021
Certificate Holder: MERIDIAN TAX SB MUNI CUST FOR MERIDIAN TAX
Description of Property: BAHAMA VILLAGE CONDO
UNIT A2 BLDG 1207
F/K/A ROSSMOOR BAHAMA VILLAGE
See Additional Legal on Tax Roll

Name in which assessed: ROMANY,JACQUELINE ROMANY-GAYLE,CATHRINE
Legal Titleholders: ROMANY,JACQUELINE
ROMANY-GAYLE,CATHRINE
1207 BAHAMA BND #A-2
COCONUT CREEK, FL 33066

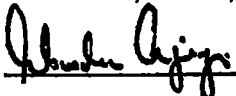
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of February ,2024 . 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 20th day of December , 2023 .

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

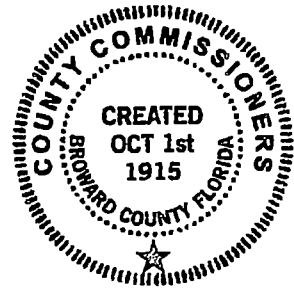


By:
Abiodun Ajayi
Deputy

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: browardcountylegalnotices.com
Publish the Weeks of: 01/18/2024, 01/25/2024, 02/01/2024 & 02/08/2024
Minimum Bid: 42216.47

401-314



RECEIVED SHERIFF
2024 JAN -3 PM 12:11
BROWARD COUNTY, FLORIDA

CORRECTIVE: This document is being recorded to amend the sale date, the publish location and the publish dates. Instrument# 119148527

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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UNIT A2 BLDG 1207
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See Additional Legal on Tax Roll

Name in which assessed: ROMANY,JACQUELINE ROMANY-GAYLE,CATHRINE
Legal Titleholders: ROMANY,JACQUELINE
ROMANY-GAYLE,CATHRINE
1207 BAHAMA BND #A-2
COCONUT CREEK, FL 33066

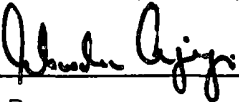
All of said property being in the County of Broward, State of Florida.

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 January , 2024 . 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 2nd day of October , 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: 12/14/2023, 12/21/2023, 12/28/2023 & 01/04/2024
Minimum Bid: 39887.73

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
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Legal Description

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Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 2496	\$72,160	Yes	No	No

Owner of Record on Current Tax Roll

JACQUELINE ROMANY
CATHRINE ROMANY-GAYLE
1207 BAHAMA BND #A-2
COCONUT CREEK FL 33066

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:07/31/2023 **Search covers** **20 years** **through:**07/24/2023

Scott Heichel
Title Examiner

General Examiner Comments:

Deeds in 50050-1587, 50372-1101 and 113821881, and Power of Attorney in 113916113 are all missing Building 1207 in the Legal Description.

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

JACQUELINE ROMANY AND CATHRINE
ROMANY
1207 BAHAMA BEND A-2
COCONUT CREEK FL 33066

Document

Warranty Deed
Inst:113821881

Examiner Comments

Legal description is missing
Building 1207. Cathrine
Romany a/k/a Cathrine
Romany-Gayle.

Related Documents (for Reference)

Personal Representative's Deed
Bk:31262 Pg:1444

Quit Claim Deed
Bk:36386 Pg:1919

Warranty Deed
Bk:36601 Pg:1976

Death Certificate
Bk:50050 Pg:1583

Warranty Deed
Bk:50050 Pg:1587

Warranty Deed
Bk:50372 Pg:1101

Notice of Insufficiency of Deed
Inst:113896685

Power of Attorney
Inst:113916113

Satisfaction of Notice of Insufficiency
Inst:113960018

MORTGAGE HOLDER**Name & Address of Record**

SAMANTHA REID AND CHRISTOPHER FRANCIS
10050 SW 9TH COURT
PEMBROKE PINES FL 33025

Document

Mortgage
Inst:116958807

Examiner Comments

Legal Description is missing
Building 1207.

Related Documents (for Reference)

None found.

LIEN HOLDER**Name & Address of Record**

ROOSMOOR BAHAMA VILLAGE ASSOCIATION,
INC.
1310 AVENUE OF THE STARS
COCONUT CREEK FL 33066

Document

Lien
Inst:118421030

Examiner Comments

Legal Description is missing
Building 1207.

Lien
Inst:118822275

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

Sunbiz COA

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record**

BRUCE BANDLER, REGISTERED AGENT
O/B/O WYNMOOR COMMUNITY COUNCIL, INC.
1310 AVENUE OF THE STARS
COCONUT CREEK FL 33066

Document

Sunbiz
Management

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

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

Prepared by and return to:

Gregory S. Gefen, PA
1801 N. Military Trail #203
Boca Raton, FL 33431
File Number: 16-0931

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of July, 2016 between **Thomas A. Keeling**, a single man whose post office address is 170 78th Street, Brooklyn, NY 11209, grantor, and **Jacqueline Romany, a single woman and Cathrine Romany, an unmarried woman** whose post office address is 1207 Bahama Bend A-2, Coconut Creek, FL 33066, grantee:

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

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

Condominium Parcel or Unit A-2, of ROSSMOOR BAHAMA VILLAGE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5956, Page 534, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 484229-AA-2250

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2015**.

CONTINUED ON NEXT PAGE

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:

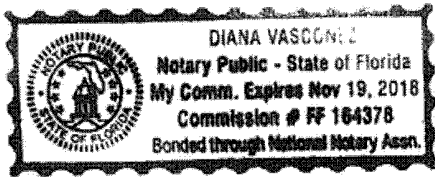
Veronica Becker
Witness Name: Veronica M. Becker
Diana Vasconez
Witness Name: Diana Vasconez

Thomas A Keeling by Brenda J. Nalick AIF
Thomas A Keeling by Brenda J. Nalick his attorney in fact

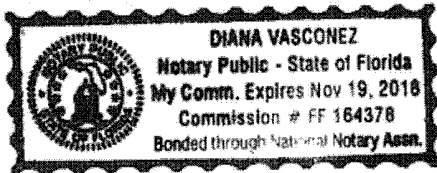
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 19 day of July, 2016 by Brenda J. Nalick as attorney in fact for Thomas A. Keeling, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Diana Vasconez
Notary Public
Printed Name: Diana Vasconez
My Commission Expires: Nov 19, 2018





**INSTR # 100822807
OR BK 31262 PG 1444**

RECORDED 02/09/2001 09:03 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D **0.70**
DEPUTY CLERK 2030

Prepared by and Return to:

Zevin & Metcalf, P.A..
1367 Lyons Road
Coconut Creek, FL 33063

Property Appraisers Parcel Identification (Folio) Number(s): 18229-AA-22500

Grantee's S.S. #

Grantee's S.S. #

_____(Space above this line for recording data.)_____

PERSONAL REPRESENTATIVES DISTRIBUTIVE DEED

The undersigned, RALPH R. MERANTO and DEANNE L. BRINDA, as Personal Representatives of the Estate of THOMAS J. MERANTO, Deceased, hereby acknowledges that title to the real property located in Broward County, Florida, owned by the decedent at the time of death, described as follows:

Unit No. A-2 in Building 1207 of ROSSMOOR BAHAMA VILLAGE, a condominium according to the Declaration of Condominium thereof dated September 16, 1974 and recorded September 30, 1974 in Official Records Book 5956 at Page 534 et. seq. of the Public Records of Broward County, Florida, as amended, together with the Grantee's undivided share in the Common Elements appurtenant thereto.

Property Appraiser's Parcel Identification Number 18229-AA-22500 (the "Property"), vested in FRANCES CAMMARATA, a single woman, for her life and upon her death, the property vests in RALPH R. MERANTO, a married man and DEANNE L. BRINDA, a married woman, as tenants in common, whose address is 1207 Bahama Bend, Apt. 2-A, Coconut Creek, Florida 33066 (the "Beneficiary") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Broward County, Florida, Probate Division, File No. 00-5415, subject to rights of the personal representative under Sections 733.607 and 733.608 of the

25340

Florida Probate Code to take possession or control of the Property, or to use, sell, encumber or otherwise exercise control over the Property (1) for the payment of devises, debts, family allowance, estate and inheritance taxes, claims, charges, and expenses of administration, (2) to enforce contribution and equalize advancement, or (3) for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary, the Personal Representative hereby releases the Property from all rights and powers of the Personal Representative and acknowledge that the Property is vested in FRANCES CAMMARATA, for her life, and upon her death to RALPH R. MERANTO and DEANNE L. BRINDA, as tenants in common, free of all rights of the Personal Representative.

IN WITNESS WHEREOF, the undersigned, as Personal Representatives of the estate of the decedent, have executed this instrument on 5th December, 2000.

Signed, sealed and delivered in the presence of:

Michelle Malone

Michelle Malone
(Print name of witness)

Michelle Malone Susan Fred

Michelle Malone Susan Fred
(Print name of witness)

Michelle Malone

Michelle Malone
(Print name of witness)

Ralph R. Meranto

RALPH R. MERANTO, Co-Personal Representative of the ESTATE OF THOMAS J. MERANTO

Deanne L. Brinda

DEANNE L. BRINDA, Co-Personal Representative of the ESTATE OF THOMAS J. MERANTO

Susan From

SUSAN FROM
(Print name of witness)

STATE OF NEW YORK)
COUNTY OF Erie)

The foregoing instrument was acknowledged before me this 5 day of December, 2000, by RALPH R. MERANTO, who is personally known to me or who has produced (type of ID) license as identification, and who did not take an oath.

LISA A. CIEZKI
Notary Public, State of New York
Qualified in Erie County
My Commission Expires June 3, 2002

NOTARY PUBLIC:
Lisa A. Ciezki

Signature of Notary
Lisa A. Ciezki

(Print Name of Notary)
State of New York at Large (Seal)

My Commission Expires: 6/3/02

STATE OF NEW YORK)
COUNTY OF Erie)

The foregoing instrument was acknowledged before me this 5 day of December, 2000, by DEANNE L. BRINDA, who is personally known to me or who has produced (type of ID) license as identification, and who did not take an oath.

LISA A. CIEZKI
Notary Public, State of New York
Qualified in Erie County
My Commission Expires June 3, 2002

NOTARY PUBLIC:
Lisa A. Ciezki

Signature of Notary
Lisa A. Ciezki

(Print Name of Notary)
State of New York at Large (Seal)

My Commission Expires: 6/3/02

THIS INSTRUMENT WAS
PREPARED BY AND RETURN TO:
Gary Landau, PA
1367 Lyons Rd
Coconut Creek, FL 33063

The area above this line is for the use of the recording official

QUITCLAIM DEED
(one grantor)

THIS QUITCLAIM DEED, executed this 27 day of October, 2003 by Frances Cammarata, A Single Woman, party of the first part, whose address is 2975 Kings Rd., St. Augustine FL 32086 to Ralph R. Meranto & Deanne L. Brinda party of the second part, whose address is 1207 Bahama Bend, Apt A-2, Cononut Creek, FL 33066

WITNESSETH, that the said first party, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by the said second party, the receipt whereof is hereby acknowledged, has granted, bargained, transferred and sold unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BROWARD, State of Florida, to wit:

Unit No. A-2 in Building 1207 of ROSSMOOR BAHAMA VILLAGE, a condominium according to the Declaration of Condominium thereof dated September 16, 1974 and recorded September 30, 1974 in Official Records Book 5956 at Page 534 et. seq. of the Public Records of Broward County, Florida, as amended, together with the Grantee's undivided share in the Common Elements appurtenant thereto.

Parcel I.D. Number: 18229-AA-22500

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

3
2

and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Sign: [Signature]
Print: Witness: JORGE A. CAMPOS

[Signature]
Grantor's Name: Frances Cammarata
Frances Cammarata
Cammarata

Sign: [Signature]
Print: Witness: MARIANN S CAMPOS

STATE OF FL
COUNTY OF ST JOHN

I HEREBY CERTIFY THAT BEFORE ME personally appeared FRANCIS
LA MAMMA who produced _____ as identification
or who is personally known to the notary public) and who did take an oath, and who is known to me to be the individual described in and who executed the foregoing deed of conveyance, and acknowledged before me that (s)he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the county and state last aforesaid this 27th day of OCTOBER, 2003.

(Seal)

[Signature]
Notary Public
Name of Notary Public: R. MARK WELLS
My commission expires: 8-8-05
Commission No.: _____



R. Mark Wells
MY COMMISSION # DD036771 EXPIRES
August 8, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

Parcel ID No.: 484229AA2250

WARRANTY DEED

This Document Prepared By:
Andrew J. Kohan, P.A.
5140 Coconut Creek Parkway
Margate, Florida 33063

THIS INDENTURE, Made this 10th day of December, 2003 A.D., Between RALPH R. MERANTO, a married man, and DEANNE L. BRINDA, a married woman, grantors, and JOSEPH COLASACCO and JOSEPHINE COLASACCO, husband and wife, whose address is: 1207 Bahama Bend, Apt. A-2, Coconut Creek, of the County of Broward, State of Florida, grantees.

WITNESSETH that said GRANTOR, for and in consideration of the sum of ten and 00/100 (\$10.00)-----DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Unit No. A-2 in Building 1207 of ROSSMOOR BAHAMA VILLAGE, a condominium according to the Declaration of Condominium thereof dated September 16, 1974 and recorded September 30, 1974 in Official Records Book 5956 at Page 534 et. seq. of the Public Records of Broward County, Florida, as amended, together with the Grantee's undivided share in the Common Elements appurtenant thereto.

The Grantors state that the subject property is not their homestead and that Ralph R. Meranto resides at 570 68th Street, Niagra Falls, NY and Deanne L. Brinda resides at 4835 E. Eddy Drive, Lewiston, NY.

THIS DEED IS SUBJECT TO: (1) Restrictions, reservations, conditions and easements of record which are valid as to the subject property as of the date of this deed, if any, and to taxes for the current year and subsequent years; (2) Applicable zoning ordinances of appropriate government authority; (3) All terms, conditions, provisions, covenants, easements, liens and agreements set forth in the above referenced Declaration of Condominium and all Exhibits thereto and those incorporated by reference therein.

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

Signed, sealed and delivered in our presence:

(Witnesses as to Meranto)

2 witnesses
Karen Machaby
Print name Karen Machaby
Karen Doll
Print name Karen Doll

X Ralph R. Meranto (Seal)
RALPH R. MERANTO
570 68th Street
Niagra Falls, NY 14304

2 witnesses

(Witnesses as to Brinda)

Karen Machaby
Print Name Karen Machaby

Karen Doll
Print Name Karen Doll

X Deanne L. Brinda (Seal)
DEANNE L. BRINDA
4835 E. Eddy Drive
Lewiston, NY 14092

STATE OF New York
COUNTY OF Niagara

The foregoing instrument was acknowledged before me this 10th day of December, 2003, by RALPH R. MERANTO, who is personally known to me or who has produced NYS Dr. license as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of December, 2003.

Karen Machaby
Notary Public, State of NY
Print Name _____

My commission expires:

STATE OF New York
COUNTY OF Niagara

The foregoing instrument was acknowledged before me this 10th day of December, 2003, by DEANNE L. BRINDA, who is personally known to me or who has produced NYS Dr. license as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of December, 2003.

Karen Machaby
Notary Public, State of NY
Print Name _____

My commission expires:

KAREN M. MACHABY
Notary Public, State of New York
Qualified in Niagara County
My Commission Expires Feb. 5, 2006

CERTIFICATE OF APPROVAL

ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC., hereby approves:

JOSEPH COLASACCO

JOSEPHINE COLASACCO

for ownership and occupancy of Unit No. A-2, Building 1207, ROSSMOOR BAHAMA VILLAGE, a condominium according to the Declaration thereof, recorded in Official Records Book 5956, Page 534, et. seq., of the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC., has executed this Certificate this 4th day Dec. 2003.

ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC.

Attest: Elaine Abolafia President By: Carole Servidio Director

(Corporate Seal)

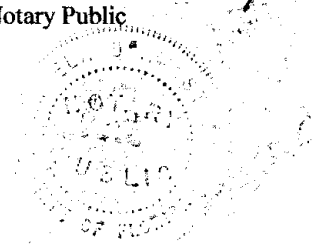
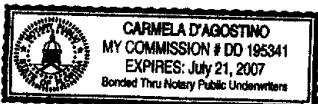
STATE OF FLORIDA } } SS: COUNTY OF BROWARD }

I HEREBY CERTIFY that before me personally appeared ELAINE ABOLAFIA and CAROLE SERVIDIO, the President and Director, respectively, of ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, to me known personally to be the person who signed the afore-said Certificate and acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and said instrument is the act and deed of said corporation.

IN WITNESS WHEREOF, I have set my hand and official seal at Coconut Creek, Broward County, Florida, this 4th day of Dec., 2003.

Carmela D'Agostino Notary Public

My Commission Expires:



THIS INSTRUMENT PREPARED BY AND RETURN TO:
AAA Premier Title
4500 University Drive
Coral Springs, Florida 33065
Property Appraisers Parcel Identification (Folio) Numbers: 484229-AA-2250

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 30th day of July/August, 2013 by **JEFFREY COLASACCO**, a single man, Individually and as Personal Representative of the Estate of Josephine Colasacco, whose post office address is 717 Lake Drive, Medford, NY 11763 herein called the grantors, to **THOMAS A. KEELING**, a single man, and **Jack Nalick and Brenda Nalick**, husband and wife, as Tenants in Common, whose post office address is 1207 Bahama Bend, A-2, Coconut Creek, FL 33066, hereinafter called the Grantee:

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

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

Unit A-2 of **BAHAMA VILLAGE CONDOMINIUM F/K/A ROSSMOOR BAHAMA VILLAGE**, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5956, page 534, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2013.

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

Signed, sealed and delivered in the presence of:

Christopher M Lockwood
Witness #1 Signature

Christopher M Lockwood
Witness #1 Printed Name

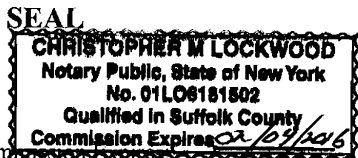
Colleen Colasacco
Witness #2 Signature

Colleen Colasacco
Witness #2 Printed Name

Jeffrey Colasacco Individually and as
Personal Representative of the Estate of Josephine
Colasacco
JEFFREY COLASACCO, Individually and as
Personal Representative of the Estate of Josephine
Colasacco 717 Lake Dr
Forwarding Address: Medford NY 11763

STATE OF NEW YORK
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 30 day of July/August, 2013 by **JEFFREY COLASACCO**, a single man, Individually and as Personal Representative of the Estate of Josephine Colasacco who is personally known to me or has produced NYS Drivers Lic as identification.



Christopher M Lockwood
Notary Public

Christopher M Lockwood
Printed Notary Name

My Comm. Expires

CERTIFICATE OF APPROVAL

ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC., hereby approves:

THOMAS A. KEELING

JACK R. NALICK

BRENDA J. NALCK

for ownership and occupancy of Unit No. A-2, Building 1207, **ROSSMOOR BAHAMA VILLAGE**, a condominium according to the Declaration thereof, recorded in Official Records Book 5956, Page 534, et. seq., of the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, **ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC.**, has executed this Certificate this 10th day of June, 2013.

ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC.

Attest: Florence Torreggiani By: William M. Jones
President Director

(Corporate Seal)

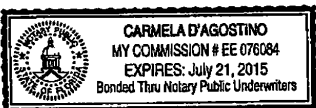
STATE OF FLORIDA }
 } SS:
COUNTY OF BROWARD }

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

IN WITNESS WHEREOF, I have set my hand and official seal at Coconut Creek, Broward County, Florida, this 10th day of JUNE, 2013.

Carmela D'Agostino
Notary Public

My Commission Expires:



THIS INSTRUMENT PREPARED BY AND RETURN TO:

AAA Premier Title
4500 University Drive
Coral Springs, FL 33065
Our File No.: A13196
Property Appraisers Parcel Identification (Folio) Number: 484229-AA-2250

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 2nd day of December, 2013 by THOMAS A. KEELING, a single man whose post office address is 170 78th Street, Brooklyn, NY 11209 and JACK NALICK AND BRENDA NALICK, husband and wife, whose post office address is 2303 Lucaya Lane, Unit O1, Coconut Creek, FL 33066, herein called the Grantors, to THOMAS A. KEELING, a single man, whose post office address is 170 78th Street, Brooklyn, NY 11209, hereinafter called the Grantee:

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

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

Unit A-2 of BAHAMA VILLAGE CONDOMINIUM F/K/A ROSSMOOR BAHAMA VILLAGE, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5956, page 534, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, and reservations of record and taxes for the year 2013 and thereafter.

This is an Intra-Family Transfer; therefore, minimal doc stamps are affixed hereto as the property is not encumbered by a mortgage.

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, 2013.

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

Signed, sealed and delivered in the presence of

[Signature]
Witness #1 Signature

[Signature]
Thomas A. Keeling

Stacy Masciarelli
Witness #1 Printed Name

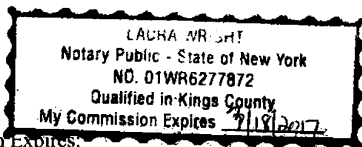
[Signature]
Witness #2 Signature

Diane R Felder
Witness #2 Printed Name

STATE OF NEW YORK
COUNTY OF Kings

The foregoing instrument was acknowledged before me this 26th day of November, 2013, by Thomas A. Keeling, a single man, who is personally known to me or has produced NYS DL# [redacted] as identification.

SEAL



My Commission Expires:

[Signature]
Notary Public

Laura Wright
Printed Notary Name

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Blind Creasy
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Christa L. Rainone
Witness #2 Printed Name

[Signature]
Jack Nalick

[Signature]
Brenda Nalick

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 17 day of November, 2013, by Jack Nalick and Brenda Nalick, husband and wife, who are personally known to me or have produced Exp. License as identification.

SEAL

[Signature]
Notary Public
Christa L. Rainone
Printed Notary Name

My Commission Expires:



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This Instrument was prepared by:
Broward County Property Appraiser's Office
115 S. Andrews Ave. Room 111
Fort Lauderdale, FL 33301-1899
954-357-6830 - www.bcpa.net

Re: Property ID: 484229-AA-2250

NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Lori Parrish, in her official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

ROMANY,CATHERINE

ROMANY,JACQUELINE

KEELING,THOMAS A
170 78 ST
BROOKLYN NY 11209

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County, Instrument # 113821881, appears to be legally insufficient for the following reason:

- Our records show Thomas A. Keeling as the current owner. Power of Attorney should be recorded authorizing Brenda J. Nalick to sign and handle Mr.Keeling's affairs. If you need further assistance, please contact Mrs. Edda E. Torres at 954-357-6880 or via E-Mail: etorres@bcpa.net. Thank you.

Accordingly, said property transfer will not be entered into the official tax roll of Broward County. Done this 26th day of August, 2016, in Fort Lauderdale, Broward County, Florida.

LORI PARRISH

BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston

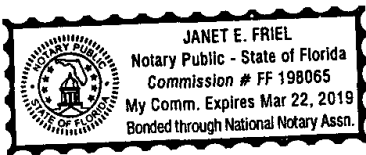
Patti Huston, Deputy Appraiser

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to or affirmed and signed by me on August 26, 2016 by Patti Huston, a Deputy Appraiser, who is personally known.

[Seal]

Janet E. Friel
NOTARY PUBLIC



4

8/26/2016

Exhibit A - Page 1 of 3

INSTR # 113821881 Page 1 of 3, Recorded 07/20/2016 at 12:22 PM
Broward County Commission, Doc. D \$556.50 Deputy Clerk ERECORD

Prepared by and return to:

Gregory S. Gafen, FA
1881 N. Military Trail #283
Boca Raton, FL 33431
File Number: 16-0933

(Place Above This Line For Recording Date)

Warranty Deed

This Warranty Deed made this 19th day of July, 2016 between Thomas A. Kneeling, a single man whose post office address is 176 78th Street, Brooklyn, NY 11209, grantor, and Jacqueline Ramsey, a single woman and Cathrine Ramsey, an unmarried woman whose post office address is 1287 Bahama Bend A-2, Coconut Creek, FL 33066, grantees:

(Whoever 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 estates)

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 grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantees's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Condominium Parcel or Unit A-2, of ROSSMOOR BAHAMA VILLAGE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5956, Page 534, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 484239-AA-2250

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 grantees 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 whatsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

CONTINUED ON NEXT PAGE

Double Three

8/26/2016

Exhibit A - Page 2 of 3

INSTR # 113821881 Page 2 of 3

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 Vasconez
[Signature]
Witness Name: Diana Vasconez

[Signature]
Thomas A Keeling by Brenda J. Malick A/E
Thomas A Keeling by Brenda J. Malick his attorney in fact

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 19th day of July, 2016 by Brenda J. Malick as attorney in fact for Thomas A. Keeling, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Diana Vasconez

My Commission Expires: Nov 19, 2018

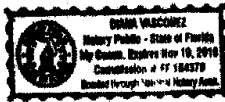


Exhibit A - Page 3 of 3

INSTR # 113821881 Page 3 of 3, End of Document

CERTIFICATE OF APPROVAL

ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC., hereby approves:

JACQUELINE ROMANY

CATHERINE ROMANY-GAYLE

for ownership and occupancy of Unit No. A2, Building 1207, ROSSMOOR BAHAMA VILLAGE, a condominium according to the Declaration thereof, recorded in Official Records Book 3956, Page 534, et. seq., of the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC., has executed this Certificate this 11th day of July, 2016.

ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC.

Attest: Allen Rosenfeld By: Richard Devito
President Director

(Corporate Seal)

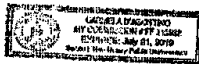
STATE OF FLORIDA }
COUNTY OF BROWARD } SS:

I HEREBY CERTIFY that before me personally appeared ALLEN ROSENFELD and RICHARD DEVITO, the President and Director, respectively, of ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, to me known personally to be the person who signed the afore-said Certificate and acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and said instrument is the act and deed of said corporation.

IN WITNESS WHEREOF, I have set my hand and official seal at Coconut Creek, Broward County, Florida, this 11th day of July, 2016.

Pamela D. Capstone
Notary Public

My Commission Expires:



8/26/2016

Prepared by and return to:
Gregory S. Gefen, PA
1801 N. Military Trail #203
Boca Raton, FL 33431
561-988-0088
File Number: 16-0931

[Space Above This Line For Recording Data]

Power of Attorney Affidavit

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Brenda J. Nalick ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

Attached hereto is the original Power of Attorney from Thomas A. Keeling to me dated March 15, 2016 or, in the alternative, a true, complete and correct copy of same.

1. Thomas A. Keeling is still alive.
2. The Power of Attorney attached hereto has not been revoked and is in full force and effect. Likewise, I hereby certify that, to the best of my knowledge Thomas A. Keeling has not been adjudicated incapacitated as defined by Section 709.08 Florida Statutes, nor has any proceeding been enacted to determine same.
3. The Power of Attorney allows me full power to execute on his/her behalf, and bind him/her, with respect to the purchase and sale of the following described real property:

Condominium Parcel or Unit A-2, of ROSSMOOR BAHAMA VILLAGE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5956, Page 534, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 484229-AA-2250

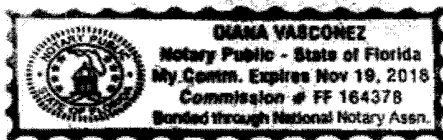
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Brenda J. Nalick
Brenda J. Nalick

State of Florida
County of Broward

The foregoing instrument was sworn to and subscribed before me this 19th day of July, 2016 by Brenda J. Nalick as attorney in fact for Thomas A. Keeling, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Diana Vasquez
Notary Public

Printed Name: Diana Vasquez

My Commission Expires: Nov 19, 2018

General Power of Attorney

Notice: This is an important document. Before signing this document, you should know these important facts. By signing this document, you are not giving up any powers or rights to control your finances and property yourself. In addition to your own powers and rights, you may be giving another person, your attorney-in-fact, broad powers to handle your finances and property. This general power of attorney may give the person whom you designate (your "attorney-in-fact") broad powers to handle your finances and property, which may include powers to encumber, sell or otherwise dispose of any real or personal property without advance notice to you or approval by you. **THE POWERS WILL NOT EXIST AFTER YOU BECOME DISABLED OR INCAPACITATED.** This document does not authorize anyone to make medical or other health care decisions for you. If you own complex or special assets such as a business, or if there is anything about this form that you do not understand, you should ask a lawyer to explain this form to you before you sign it. If you wish to change your general power of attorney, you must complete a new document and revoke this one. You may revoke this document at any time by destroying it, by directing another person to destroy it in your presence or by signing a written and dated statement expressing your intent to revoke this document. If you revoke this document, you should notify your attorney-in-fact and any other person to whom you have given a copy of the form. You also should notify all parties having custody of your assets. These parties have no responsibility to you unless you actually notify them of the revocation. If your attorney-in-fact is your spouse and your marriage is annulled, or you are divorced after signing this document, this document is invalid. Since some 3rd parties or some transactions may not permit use of this document, it is advisable to check in advance, if possible, for any special requirements that may be imposed. You should sign this form only if the attorney-in-fact you name is reliable, trustworthy and competent to manage your affairs. This form must be signed by the Principal (the person appointing the attorney-in-fact), witnessed by two persons other than the notary public, and acknowledged by a notary public.

I, THOMAS A. KEELING, of 170-78th ST. DELLYN, NY
11209, as principal, to grant a general power of
 attorney to, do hereby appoint: BRENNA J. DALIEN, of 2303 LISA AVE
LANE D-1 COCOVUT CREEK, FL 33066

my attorney-in-fact to act in my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters to the extent that I am permitted by law to act through an agent. The powers chosen below shall have the full force and effect given to them by their full enumeration as laid out in the text of the Power of Attorney Act of the laws of the State of _____:

- (a) real estate transactions;
- (b) goods and services transactions;
- (c) bond, share and commodity transactions;
- (d) banking transactions;
- (e) business operating transactions;
- (f) insurance transactions;
- (g) estate transactions;
- (h) claims and litigation;
- (i) personal relationships and affairs;
- (j) benefits from military service;

- (k) records, reports and statements;
- (l) retirement benefit transactions;
- (m) making gifts to my spouse, children and more remote descendants, and parents;
- (n) tax matters;
- (o) all other matters;
- (p) full and unqualified authority to my attorney-in-fact to delegate any or all of the foregoing powers to any person or persons whom my attorney-in-fact shall select;
- (q) unlimited power and authority to act in all of the above situations (a) through (p)

If the attorney-in-fact named above is unable or unwilling to serve, I appoint N/A of N/A

to be my attorney-in-fact for all purposes hereunder.

To induce any third party to rely upon this power of attorney, I agree that any third party receiving a signed copy or facsimile of this power of attorney may rely upon such copy, and that revocation or termination of this power of attorney shall be ineffective as to such third party until actual notice or knowledge of such revocation or termination shall have been received by such third party. I, for myself and for my heirs, executors, legal representatives and assigns, agree to indemnify and hold harmless any such third party from any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this power of attorney. This power of attorney shall not be effective in the event of my future disability or incapacity. This power of attorney may be revoked by me at any time and is automatically revoked upon my death. My attorney-in-fact shall not be compensated for his or her services nor shall my attorney-in-fact be liable to me, my estate, heirs, successors, or assigns for acting or refraining from acting under this document, except for willful misconduct or gross negligence.

Dated: 3/15/16

Signature and Declaration of Principal

I, THOMAS A. KEELING, the principal, sign my name to this power of attorney this 15 day of MARCH, 2016 and, being first duly sworn, do declare to the undersigned authority that I sign and execute this instrument as my power of attorney and that I sign it willingly, or willingly direct another to sign for me, that I execute it as my free and voluntary act for the purposes expressed in the power of attorney and that I am eighteen years of age or older, of sound mind and under no constraint or undue influence.

Thomas A. Keeling
Signature of Principal

Witness Attestation
I, William Powell, the first witness, and I, Daphney McIntosh, the second witness, sign my name to the foregoing power of attorney being first duly sworn and do declare to the undersigned authority that the principal signs and executes this instrument as his/her power of attorney and that he/she signs it willingly, or willingly directs another to sign for him/her, and that I, in the presence and hearing of the principal, sign this power of attorney as witness to the principal's signing and that to the best of my knowledge the principal

is eighteen years of age or older, of sound mind and under no constraint or undue influence.

[Signature] Signature of First Witness
[Signature] Signature of Second Witness

Notary Acknowledgment

State of New York County of Kings
Subscribed, sworn to and acknowledged before me by Thomas A Keating, the Principal,
and subscribed and sworn to before me by William Golub and
Daphny H McIntosh, the witnesses, this 15 day of March 2016.

[Signature]
Notary Signature

Notary Public,
In and for the County of Kings
State of New York
My commission expires: 07-03-2018



Seal

Acknowledgment and Acceptance of Appointment as Attorney-in-Fact

I, BRENDA J DALICK have read the attached power of attorney and am the person identified as the attorney-in-fact for the principal. I hereby acknowledge that I accept my appointment as Attorney-in-Fact and that when I act as agent I shall exercise the powers for the benefit of the principal; I shall keep the assets of the principal separate from my assets; I shall exercise reasonable caution and prudence; and I shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.

[Signature] Signature of Attorney-in-Fact
Mar. 15, 2016 Date

Acknowledgment and Acceptance of Appointment as Successor Attorney-in-Fact

I, BRENDA J DALICK have read the attached power of attorney and am the person identified as the successor attorney-in-fact for the principal. I hereby acknowledge that I accept my appointment as Successor Attorney-in-Fact and that, in the absence of a specific provision to the contrary in the power of attorney, when I act as agent I shall exercise the powers for the benefit of the principal; I shall keep the assets of the principal separate from my assets; I shall exercise reasonable caution and prudence; and I shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.

[Signature] Signature of Successor Attorney-in-Fact
Mar. 15, 2016 Date

This Instrument was prepared by:
Broward County Property Appraiser's Office
115 S. Andrews Ave. Room 111
Fort Lauderdale, FL 33301-1899
954-357-6830 - www.bcpa.net

Re: Property ID: 484229-AA-2250

**SATISFACTION OF
NOTICE OF INSUFFICIENCY OF DEED**

COMES NOW Lori Parrish, in her official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

ROMANY,CATHERINE

ROMANY,JACQUELINE

KEELING,THOMAS A
1207 BAHAMA BND #A-2
COCONUT CREEK FL 33066

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County (CFN# 113821881) CURED the defect that caused the Notice of Insufficiency of Deed to be recorded in the official records of Broward County (CFN# 113896685). Accordingly, said property transfer will be properly entered into the official tax roll of Broward County. Done this 26th day of September, 2016, in Fort Lauderdale, Broward County, Florida.

LORI PARRISH

BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston

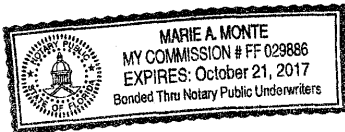
Patti Huston, Deputy Appraiser

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to or affirmed and signed by me on September 26, 2016 by Patti Huston, a Deputy Appraiser, who is personally known.

[Seal]

Marie Monte
NOTARY PUBLIC



(4)

9/26/2016

Exhibit A - Page 1 of 3

INSTR # 113821881 Page 1 of 3, Recorded 07/20/2016 at 12:22 PM
Broward County Commission, Doc. D \$556.50 Deputy Clerk ERECORD

Prepared by and return to:

Gregory S. Gelfen, PA
1801 N. Military Trail #203
Boca Raton, FL 33431
File Number: 16-9931

Space Above This Line For Recording Date

Warranty Deed

This Warranty Deed made this 19th day of July, 2016 between Thomas A. Keeling, a single man whose post office address is 170 78th Street, Brooklyn, NY 11209, grantor, and Jacqueline Romany, a single woman and Catherine Romany, an unmarried woman whose post office address is 1207 Bahama Blvd A-2, Coconut Creek, FL 33066, grantees;

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

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

Condominium Parcel or Unit A-2, of ROSSMOOR BAHAMA VILLAGE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5956, Page 534, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 484229-AA-2250

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 grantees 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, 2015.

CONTINUED ON NEXT PAGE

Double Times

9/26/2016

Exhibit A - Page 2 of 3

INSTR # 113821881 Page 2 of 3

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: *[Signature]*
[Signature]
Witness Name: *[Signature]*

Thomas A Keeling by Brenda J. Nalick AIF
Thomas A Keeling by Brenda J. Nalick his attorney in fact

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 19th day of July, 2016 by Brenda J. Nalick as attorney in fact for Thomas A. Keeling, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Diana Vasconez

My Commission Expires: Nov 19 2018



Exhibit A - Page 3 of 3

INSTR # 113821881 Page 3 of 3, End of Document

CERTIFICATE OF APPROVAL

ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC., hereby approves:

JACQUELINE ROMANY

CATHERINE ROMANY-GAYLE

for ownership and occupancy of Unit No. A2, Building 1207, ROSSMOOR BAHAMA VILLAGE, a condominium according to the Declaration thereof, recorded in Official Records Book 5956, Page 534, et. seq., of the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC., has executed this Certificate this 11th day of July, 2016.

ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC.

Attest: Allen Rosenfeld By: Richard Devito
President Director

(Corporate Seal)

STATE OF FLORIDA }
COUNTY OF BROWARD } SS:

I HEREBY CERTIFY that before me personally appeared ALLEN ROSENFELD and RICHARD DEVITO, the President and Director, respectively, of ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, to me known personally to be the person who signed the afore-said Certificate and acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and said instrument is the act and deed of said corporation.

IN WITNESS WHEREOF, I have set my hand and official seal at Coconut Creek, Broward County, Florida, this 11th day of July, 2016.

Farmela D. Capote
Notary Public

My Commission Expires:



9/26/2016

This instrument was prepared by:

And return to: Samantha Reid

10050 SW 9th Court, Pembroke Pines

Florida, 33025

THIS MORTGAGE (herein "Instrument"), is made this 14 day of December, 2020

between the Mortgagors/Grantors, JACQUELINE ROMANY and CATHRINE GAYLE ROMANY, with post office address at **1207 Bahama Bend, # A-2, Coconut Creek Florida, 33066 (herein "Borrower")**, and the Mortgagee/lender **SAMANTHA REID, and CHRISTOPHER Francis**, whose address is 10050 SW 9th Court, Pembroke Pines, Florida, 33025, (hereinafter Lender").

Whereas, Borrower is indebted to Lender in the principal sum of Six thousand dollars (\$6,000.00), which indebtedness is evidenced by Borrower's note of even date (herein "Note"), providing for monthly installments of principal and interest, with the full debt, if not paid earlier, due and payable on 14th March 2022

TO SECURE TO LENDER (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, and all renewals, extensions and modifications thereof; (b) the repayment of any future advances, with interest thereon, made by Lender to Borrower pursuant to paragraph 22 hereof (herein "Future Advances"). hereof; (c) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Instrument; and (d) the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage grant, convey and assign to Lender the following described property located in

Broward County, Florida:

Condominium Parcel or Unit A-2, of ROSSMOOR BAHAMA VILLAGE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5956, Page 534, of the Public Records of Broward County, Florida, and all amendments thereto, together with the undivided share of the common elements

Which has the address of **1207 Bahama Bend, # A-2, Coconut Creek Florida, 33066,**
"Property Address"

TOGETHER with all buildings, improvements, hereditaments, appurtenances and tenements now or hereafter erected on the property, and all heretofore or hereafter vacated alleys and streets abutting the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits thereof herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant, convey and assign the Property that the property is unencumbered and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

Borrower and Lender covenant and agree as follows:

1. PAYMENT OF PRINCIPAL AND INTEREST. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, any prepayment and late charges provided in the Note and all other sums secured by this Instrument. In the event the agreed payment is less than the interest due then the excess unpaid interest shall be added to the principal.

Upon Borrower's breach of any covenant or agreement of Borrower in this Instrument, Lender may apply, in any amount and in any order as Lender shall determine in Lender's sole discretion, any Funds held by Lender at the time of application (i) to pay rates, taxes, assessments and insurance premiums which are now or will hereafter become due, or (ii) as a credit against sums secured by this Instrument.

Upon payment in full of all sums secured by this Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

2. APPLICATION OF PAYMENTS. Unless applicable law provides otherwise, all payments received by Lender from Borrower under the Note or this instrument shall be applied by Lender in the following order of priority: (i) amounts payable to Lender by Borrower under paragraph 2 hereof ;(ii) interest payable on the Note; (iii) principal of the Note; (iv) interest payable on advances made pursuant to paragraph 8 hereof; (v) principal of advances made pursuant to paragraph 8 hereof; (vi) interest payable on any Future Advance, provided that if more than one Future Advance is outstanding, Lender may apply payments received among the amounts of interest payable on the Future Advances in such order as Lender, in Lender's sole discretion, may determine; (vii) principal of any Future Advance, provided that if more than one Future Advance is outstanding, Lender may apply payments received among the principal balances of the Future Advances in such order as Lender, in Lender's sole discretion, may determine; and (viii) any other sums secured by this Instrument in such order as Lender, at Lender's option, may determine; provided, however, that Lender may, at Lender's option, apply any sums payable pursuant to paragraph 8 hereof prior to interest on and principal of the Note, but such application shall not otherwise affect the order of priority of application specified in this paragraph 3.

3. CHARGES; LIENS. Borrower shall pay, when due, the claims of all persons supplying labor or materials to or in connection with the Property. Without Lender's prior written permission, Borrower shall not allow any lien inferior to this Instrument to be perfected against the Property.

4. HAZARD INSURANCE. Borrower shall keep the improvements now existing or hereafter erected on the Property insured by carriers at all times satisfactory to Lender against loss by fire, hazards included within the term "extended coverage", rent loss and such other hazards,

casualties, liabilities and contingencies as Lender shall require and in such amounts and for such periods as Lender shall require. All premiums on insurance policies shall be paid in the manner provided under paragraph 2 hereof. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. At least thirty days prior to the expiration date of a policy, Borrower shall deliver to Lender a renewal policy in form satisfactory to Lender. In the event of loss, Borrower shall give immediate written notice to the insurance carrier and to Lender. Borrower hereby authorizes and empowers Lender as attorney-in-fact for Borrower to make proof of loss, to adjust and compromise any claim under insurance policies, to appear in and prosecute any action arising from such insurance policies, to collect and receive insurance proceeds, and to deduct therefrom Lender's expenses incurred in the collection of such proceeds; provided however, that nothing contained in this paragraph 5 shall require Lender to incur any expense or take any action hereunder. Borrower further authorizes Lender to apply the balance of such proceeds to the payment of the sums secured by this Instrument, whether or not then due, in the order of application set forth in paragraph 3 hereof accounting to the mortgagor for any surplus. In the event the mortgagor does not renew the insurance policy then mortgagee may obtain loss payee insurance coverage only, which cost shall be payable by the mortgagor. Failure to reimburse the mortgagee for the cost of this policy within 30 calendar days after being mailed a bill for it shall constitute default under the mortgage.

If the insurance proceeds are applied to the payment of the sums secured by this Instrument, any such application of proceeds to principal shall not extend or postpone the due dates of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amounts of such installments. If the Property is sold pursuant to Paragraph 19 hereof or if Lender acquires title to the property, Lender shall have all of the right, title and interest of Borrower in and to such insurance policies and unearned premiums thereon and to the proceeds resulting from any damage to the Property prior to such sale and acquisition.

5. PRESERVATION AND MAINTENANCE OF PROPERTY Borrower (a) shall not commit waste or permit impairment or deterioration of the Property, (b) shall not abandon the Property, (c) shall restore or repair promptly and in a good and workmanlike manner all or any part of the Property to the equivalent of its original condition, or such other condition as Lender may approve in writing, in the event of any damage, injury or loss thereto, whether or not insurance proceeds are available to cover in whole or in part the costs of such restoration or repair, (d) shall keep the Property, including improvements, fixtures, equipment, machinery and appliances thereon in good repair and shall replace fixtures, equipment, machinery and appliances on the Property when necessary to keep such items in good repair, (e) shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property, and (f) shall give notice in writing to Lender of and, unless otherwise directed in writing by Lender, appear in and defend any action or proceeding purporting to affect the Property, the security of this Instrument or the rights or powers of Lender.

6. USE OF PROPERTY. Property may be used only for purposes permitted by law.

7. PROTECTION OF LENDER'S SECURITY. If Borrower fails to perform the covenants and agreements contained in this instrument, or if any action or proceeding is commenced which affects the Property or title thereto or the interest of Lender therein, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's option may make such appearances, disburse such sums and take such action as Lender deems necessary, in its sole discretion to protect Lender's interest, including, but not limited to, (i) disbursement of attorney's fees, (ii) entry upon the Property to make repairs, (iii) procurement of satisfactory insurance as provided in paragraph 5 hereof and may also (iv) declare all of the sums secured by this Instrument to be immediately due and payable without prior notice to Borrower, and Lender may invoke any remedies permitted by paragraph 19 of this Instrument.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon at the rate stated in the Note, shall become additional indebtedness of Borrower secured by this Instrument.

8. INSPECTION. Lender may make or cause to be made reasonable entries upon and inspections of the Property.

9. CONDEMNATION. Borrower shall promptly notify Lender of any action or proceeding relating to any condemnation or other taking, whether direct or indirect, of the Property, or part thereof, and Borrower shall appear in and prosecute any such action or proceeding unless otherwise directed by Lender in writing. Borrower authorizes Lender, at Lender's option, as attorney-in-fact for Borrower, to commence, appear in and prosecute, in Lender's or Borrower's name, any action or proceeding relating to any condemnation or other taking of the Property, whether direct or indirect, and to settle or compromise any claim in connection with such condemnation or other taking. The proceeds of any award, payment or claim for damages, direct or consequential, in connection with any condemnation or other taking, whether direct or indirect, of the Property, or part thereof, or for conveyances in lieu of condemnation, are hereby assigned to and shall be paid to Lender.

Borrower authorizes Lender to apply such awards, payments, proceeds or damages, after the deduction of Lender's expenses incurred in the collection of such amounts, to payment of the sums secured by this Instrument, whether or not then due, in the order of application set forth in paragraph 3 hereof, with the balance, if any, to Borrower. Unless Borrower and Lender otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments. Borrower agrees to execute such further evidence of assignment of any awards, proceeds, damages or claims arising in connection with such condemnation or taking as lender may require.

10. BORROWER AND LIEN NOT RELEASED. From time to time, Lender may, at Lender's option, without giving notice to or obtaining the consent of Borrower, Borrower's successors or assigns or of any junior lienholder or guarantors, without liability on Lender's part and notwithstanding Borrower's breach of any covenant or agreement of Borrower in this Instrument, extend the time for payment of said indebtedness or any part thereof, reduce the payments thereon, release anyone liable on any of said indebtedness, accept a renewal note or notes

therefor, modify the terms and time of payment of said indebtedness, release from the lien of this Instrument any part of the Property, take or release other or additional security, reconvey any part of the Property, consent to any map or plan of the Property, consent to the granting of any easement, join in any extension or subordination agreement, and agree in writing with Borrower to modify the rate of interest or period of amortization of the Note or change the amount of the monthly installments payable thereunder. Any actions taken by Lender pursuant to the terms of this paragraph 10 shall not affect the obligation of Borrower or Borrower's successors or assigns to pay the sums secured by this Instrument and to observe the covenants of Borrower contained herein, shall not affect the guaranty of any person, corporation, partnership or other entity for payment of the indebtedness secured hereby, and shall not affect the lien or priority of lien hereof on the Property. Borrower shall pay Lender a reasonable service charge, together with such title insurance premiums and attorney's fees as may be incurred at Lender's option, for any such action if taken at Borrower's request.

11. FORBEARANCE BY LENDER NOT A WAIVER. 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 right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Instrument.

12. REMEDIES CUMULATIVE. Each remedy provided in this instrument is distinct and cumulative to all other rights or remedies under this Instrument, or afforded by law or equity and may be exercised concurrently, independently, or successively, in any order whatsoever.

13. ACCELERATION IN CASE OF BORROWER'S INSOLVENCY. If Borrower shall voluntarily file a petition under the Federal Bankruptcy Act, as such Act may from time to time be amended, or under any similar or successor Federal statute relating to bankruptcy, insolvency, arrangements or reorganizations, or under any state bankruptcy or insolvency act, or file an answer in an involuntary proceeding admitting insolvency or inability to pay debts, or if Borrower shall fail to obtain a vacation or stay of involuntary proceedings brought for the reorganization, dissolution or liquidation of Borrower, or if Borrower shall be adjudged a bankrupt, or if a trustee or receiver shall be appointed for Borrower or Borrower's property, or if the Property shall become subject to the jurisdiction of a Federal bankruptcy court or similar state court, or if Borrower shall make an assignment for the benefit of Borrower's creditors, or if there is an attachment, execution or other judicial seizure of any portion of Borrower's assets and such seizure is not discharged within ten days, then Lender may, at Lender's option, declare all of the sums secured by this Instrument to be immediately due and payable without prior notice to Borrower, and Lender may invoke any remedies permitted by paragraph 19 of this Instrument. Any attorney's fees and other expenses incurred by Lender in connection with Borrower's bankruptcy or any of the other aforesaid events shall be additional indebtedness of Borrower secured by this Instrument pursuant to paragraph 8 hereof.

14. TRANSFERS OF THE PROPERTY OR BENEFICIAL INTERESTS IN BORROWER; ASSUMPTION. On sale or transfer of (i) all or any part of the Property, or any interest therein, or (ii) beneficial interests in Borrower (if Borrower is not a natural person or persons but is a corporation, partnership, trust or other legal entity), Lender may, at Lender's option, declare all

of the sums secured by this Instrument to be immediately due and payable, and Lender may invoke any remedies permitted by paragraph 18 of this Instrument.

15. NOTICE. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Instrument or in the Note shall be given by mailing such notice by first class mail addressed to Borrower at Borrower's address stated below or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Instrument or in the Note shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

16. SUCCESSORS AND ASSIGNS BOUND; JOINT AND SEVERAL LIABILITY; AGENTS; CAPTIONS. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 15 hereof. All covenants and agreements of Borrower shall be joint and several. In exercising any rights here under or taking any actions provided for herein, Lender may act through its employees, agents or independent contractors as authorized by Lender. The captions and headings of the paragraphs of this Instrument are for convenience only and are not to be used to interpret or define the provisions hereof.

17. GOVERNING LAW; SEVERABILITY. This Instrument shall be governed by the laws of the State of Florida. In the event that any provision of this Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Instrument or the Note which can be given effect without the conflicting provisions, and to this end the provisions of this Instrument and the Note are declared to be severable.

18. ACCELERATION; REMEDIES. Upon Borrower's breach of any covenant or agreement of Borrower in this instrument, including, but not limited to, the covenants to pay when due any sums secured by this Instrument, Lender at Lender's option may declare all of the sums secured by this Instrument to be immediately due and payable without further demand and may foreclose this Instrument by judicial proceeding and may invoke any other remedies permitted by applicable law or provided herein. Lender shall be entitled to collect all costs and expenses incurred in pursuing such remedies, including, but not limited to, attorney's fees, costs of documentary evidence, abstracts and title reports.

19. RELEASE. Upon payment of all sums secured by this Instrument, Lender shall release this Instrument. Borrower shall pay Lender's reasonable costs incurred in releasing this Instrument.

20. ATTORNEY'S FEES. As used in this instrument and in the Note, "attorney's fees" shall include attorney's fees, if any, which may be awarded by an appellate court.

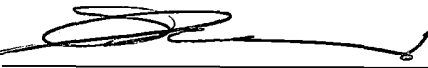
21. HAZARDOUS SUBSTANCES. Borrower shall not cause or permit the presence, use, disposal, storage or release of any Hazardous Substances on or in the Property. Borrower shall not do, or allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use or storage

on the Property of small quantity of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall immediately 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 paragraph 21 "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 paragraph 21, "Environmental Law" means federal laws and laws of the jurisdiction where the property is located that relate to health, safety and environmental protection.

In Witness Whereof, Borrower has executed this Instrument or has caused the same to be executed by its representatives thereunto duly authorized.

Signed, sealed and delivered in the presence of:  _____

(Seal) Borrower
 _____

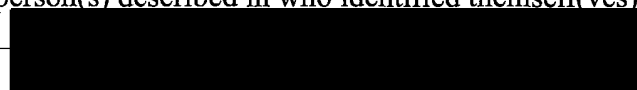
(Seal) Borrower

STATE OF FLORIDA

COUNTY OF BROWARD ss:

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements personally appeared

Cathrine Romany-Bayle — Jacqueline Romany

to me known to be the person(s) described in who identified themselves to be the persons described by means of  and who

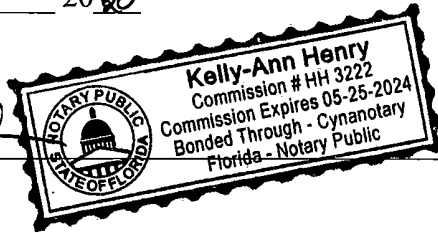
executed the foregoing instrument and acknowledged before me that _____ executed the same for the purpose expressed.

Witness my hand and official seal in the county and state aforesaid this 14th day of December 2020

(Seal)

Kelly Ann Henry

Notary Public



My Commission Expires 05-25-2024

PROMISSORY NOTE

Amount \$ 6,000.00

Date 12/14/20

FOR VALUE RECEIVED, Jacqueline Romany and Catherine Romany, residing at 1207 Bahama Bend, # A-2, Coconut Creek, Florida, 33066, promise to pay to the order of Samantha Reid and Christopher Francis, with address at 10050 SW 9th Court, Pembroke Pines, Florida, 33025 (the sum of \$ 6000.00, together with interest thereon at the rate of 2.0 % annually.

The undersigned promises to make consecutive, monthly payments of \$ 405.35 commencing one month from the date hereof and thereafter on the same day of each and every subsequent month until the amount is fully paid.

This note may be prepaid at any time without notice, in whole or in part, and without incurring any penalty or bonus.

All payments shall be applied firstly to payment of interest and the balance, if any, to principal.

Payments due under this Note shall be made at the following address or as Payee or assigns may reasonably designate: 10050 SW 9th Court Pembroke Pines FL 33025 [REDACTED]

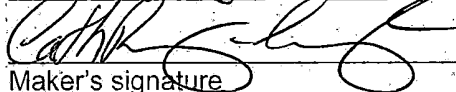
In the event of default in the payment of this note, and placed with a solicitor for collection, the undersigned agrees to pay costs of collection including all solicitor's and attorney's fees.

This note shall, at the option of any holder, be immediately due and payable upon the occurrence of the death, dissolution, insolvency or liquidation of the undersigned, or any endorser, guarantor or surety to this note.

This note is to be governed by the laws of the State of Florida

Maker, intending to be legally bound, has signed this Promissory Note on this 14 day of

December, 2020


Maker's signature


Maker's signature



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Detail by Entity Name

Florida Not For Profit Corporation
ROSSMOOR BAHAMA VILLAGE ASSOCIATION, INC.

Filing Information

Document Number	730733
FEI/EIN Number	59-1554406
Date Filed	09/12/1974
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/23/1995
Event Effective Date	NONE

Principal Address

1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

Changed: 04/26/1995

Mailing Address

1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

Changed: 04/26/1995

Registered Agent Name & Address

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

Name Changed: 04/10/2006

Address Changed: 04/10/2006

Officer/Director Detail

Name & Address

Title Treasurer

SEAMON, MARTIN PAUL
1206 BAHAMA BEND APT A-2
COCONUT CREEK, FL 33066

Title VP

SMITH, KENNETH
1107 BAHAMA BEND APT A2
COCONUT CREEK, FL 33066

Title President

STEWART, ANGELA
1202 BAHAMA BEND APT H2
COCONUT CREEK, FL 33066

Title Director

Friedman, Jeffrey
1210 Bahama bend, Apt. A1
Coconut Creek, FL 33066

Annual Reports

Report Year	Filed Date
2021	04/07/2021
2022	04/11/2022
2023	03/07/2023

Document Images

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05/19/1997 -- ANNUAL REPORT	View image in PDF format
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04/26/1995 -- ANNUAL REPORT	View image in PDF format



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Detail by Entity Name

Florida Not For Profit Corporation
WYNMOOR COMMUNITY COUNCIL, INC.

Filing Information

Document Number	730732
FEI/EIN Number	23-7398864
Date Filed	09/12/1974
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/26/1995
Event Effective Date	NONE

Principal Address

WYNMOOR COMMUNITY COUNCIL
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

Changed: 03/18/1994

Mailing Address

WYNMOOR COMMUNITY COUNCIL
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

Changed: 03/18/1994

Registered Agent Name & Address

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

Name Changed: 04/11/2006

Address Changed: 04/11/2006

Officer/Director Detail

Name & Address

Title P

RAILEY, JACKIE
4801 MARTINIQUE PLACE APT A-2
COCONUT CREEK, FL 33066

Title VP

BASS, SELMA
2201 LUCAYA BEND APT D-3
COCONUT CREEK, FL 33066

Title VP

SYDNEY, RONNY
3002 PORTOFINO ISLE APT H-2
COCONUT CREEK, FL 33066

Title Treasurer

STEIN, FREDERICK
4502 MARTINIQUE WAY AT H-1
COCONUT CREEK, FL 33066

Title VP

GOLDMAN, ANN
3403 BIMINI LANE APT A2
COCONUT CREEK, FL 33066

Title VP

MINTZES, DAVID
2901 VICTORIA CIRCLE APT H3
COCONUT CREEK, FL 33066

Title Secretary

Wagner, Alan
3301 Aruba Way, Apt. D1
Coconut Creek, FL 33066

Annual Reports

Report Year	Filed Date
2021	04/07/2021
2022	04/11/2022
2023	03/07/2023

Document Images

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07/11/2019 -- ANNUAL REPORT	View image in PDF format
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05/01/1995 -- ANNUAL REPORT	View image in PDF format



Site Address	1207 BAHAMA BEND #A2, COCONUT CREEK FL 33066-2541	ID #	4842 29 AA 2250
Property Owner	ROMANY, JACQUELINE ROMANY-GAYLE, CATHRINE	Millage	3212
Mailing Address	1207 BAHAMA BND #A-2 COCONUT CREEK FL 33066	Use	04
Abbr Legal Description	BAHAMA VILLAGE CONDO UNIT A2 BLDG 1207 F/K/A ROSSMOOR BAHAMA VILLAGE CONDO PER CDO BK/PG: 5956/534		

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	\$12,040	\$108,400	\$120,440	\$72,160	
2021	\$8,890	\$79,990	\$88,880	\$70,060	\$859.19
2020	\$8,560	\$77,040	\$85,600	\$69,100	\$820.59

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$120,440	\$120,440	\$120,440	\$120,440
Portability	0	0	0	0
Assessed/SOH 17	\$72,160	\$72,160	\$72,160	\$72,160
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$22,160	0	\$22,160	\$22,160
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$47,160	\$25,000	\$25,000

Sales History			
Date	Type	Price	Book/Page or CIN
7/19/2016	WD-Q	\$79,500	113821881
11/26/2013	WD-T	\$25,800	111960190
7/30/2013	WD-Q	\$43,000	111717234
12/10/2003	WD	\$57,500	36601 / 1976
10/27/2003	QCD	\$100	36386 / 1919

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1119
Units/Beds/Baths		1/2.5/2
Eff./Act. Year Built: 1976/1975		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
M			CM					
1			.09					

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

DATE: January 2nd, 2024
PROPERTY ID # 484229-AA-2250 (TD # 51016)

WARNING

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

SAMANTHA REID
10050 SW 9TH COURT
PEMBROKE PINES, FL 33025

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1207 BAHAMA BND #A2 COCONUT CREEK, FL 33066-2541 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by January 31, 2024\$4,074.73

Or

* Estimated Amount due if paid by February 20, 2024\$4,124.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: January 2nd, 2024
PROPERTY ID # 484229-AA-2250 (TD # 51016)

WARNING

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

ROOSMOOR BAHAMA VILLAGE ASSOCIATION, INC.
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1207 BAHAMA BND #A2 COCONUT CREEK, FL 33066-2541 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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Or

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2024
PROPERTY ID # 484229-AA-2250 (TD # 51016)

WARNING

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

CHRISTOPHER FRANCIS
10050 SW 9TH COURT
PEMBROKE PINES, FL 33025

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1207 BAHAMA BND #A2 COCONUT CREEK, FL 33066-2541 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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MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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* Estimated Amount due if paid by February 20, 2024\$4,124.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 21, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

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

DATE: January 2nd, 2024
PROPERTY ID # 484229-AA-2250 (TD # 51016)

WARNING

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

CITY OF COCONUT CREEK
4800 WEST COPANS RD
COCONUT CREEK, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1207 BAHAMA BND #A2 COCONUT CREEK, FL 33066-2541 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by January 31, 2024\$4,074.73

Or

* Estimated Amount due if paid by February 20, 2024\$4,124.97

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

DATE: January 2nd, 2024
PROPERTY ID # 484229-AA-2250 (TD # 51016)

WARNING

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

ROMANY-GAYLE, CATHRINE
1207 BAHAMA BEND #A2
COCONUT CREEK, FL 33066-2541

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

DATE: January 2nd, 2024
PROPERTY ID # 484229-AA-2250 (TD # 51016)

WARNING

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

ROOSMOOR BAHAMA VILLAGE ASSOCIATION, INC.
C/O STEVEN COHEN, ESQ
BOGEN LAW GROUP, P.A.
7351 WILES RD SUITE 202
CORAL SPRINGS, FL 33067

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1207 BAHAMA BND #A2 COCONUT CREEK, FL 33066-2541 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: January 2nd, 2024
PROPERTY ID # 484229-AA-2250 (TD # 51016)

WARNING

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

WYNMOOR COMMUNITY COUNCIL, INC.
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1207 BAHAMA BND #A2 COCONUT CREEK, FL 33066-2541 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: January 2nd, 2024
PROPERTY ID # 484229-AA-2250 (TD # 51016)

WARNING

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

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

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

DATE: January 2nd, 2024
PROPERTY ID # 484229-AA-2250 (TD # 51016)

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O/B/O WYNMOOR COMMUNITY COUNCIL, INC.
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

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

DATE: January 2nd, 2024
PROPERTY ID # 484229-AA-2250 (TD # 51016)

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ROMANY, JACQUELINE
1207 BAHAMA BEND A-2
COCONUT CREEK, FL 33066

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www.broward.org/recordstaxestreasury

9589 0710 5270 0130 4153 51

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

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Certified Mail Fee

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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 \$ _____

Postmark
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Tot \$ _____

Sei \$ _____

Str _____

City, State, ZIP+4® _____

City, State, ZIP+4® _____

City, State, ZIP+4® _____

TD 51016 FEBRUARY 2024 WARNING
CITY OF COCONUT CREEK
4800 WEST COPANS RD
COCONUT CREEK, FL 33063

9589 0710 5270 0130 4153 68

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

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Street
City

TD 51016 FEBRUARY 2024 WARNING
ROMANY, JACQUELINE
1207 BAHAMA BEND A-2
COCONUT CREEK, FL 33066

9589 0710 5270 0130 4153 75

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Postage

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Total

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Sent

Street

City, State

TD 51016 FEBRUARY 2024 WARNING
ROMANY-GAYLE, CATHRINE
1207 BAHAMA BEND #A2
COCONUT CREEK, FL 33066-2541

9589 0710 5270 0130 4153 82

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City, St

TD 51016 FEBRUARY 2024 WARNING
 ROOSMOOR BAHAMA VILLAGE
 ASSOCIATION, INC.
 1310 AVENUE OF THE STARS
 COCONUT CREEK, FL 33066

9589 0710 5270 0130 4153 99

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City, Stai

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 ROOSMOOR BAHAMA VILLAGE ASSOCIATION, INC.
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 BOGEN LAW GROUP, P.A.
 7351 WILES RD SUITE 202
 CORAL SPRINGS, FL 33067

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Sent To

Street

City, State, ZIP+4®

TD 51016 FEBRUARY 2024 WARNING
BRUCE BANDLER, REGISTERED AGENT
O/B/O ROOSMOOR BAHAMA VILLAGE
ASSOCIATION, INC.
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

9589 0710 5270 0130 4154 12

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Postage

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Total

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Sent

Street

City

TD 51016 FEBRUARY 2024 WARNING
WYNMOOR COMMUNITY COUNCIL, INC.
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

9589 0710 5270 0130 4154 29

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 COCONUT CREEK, FL 33066

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

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TD 51016 FEBRUARY 2024 WARNING
CHRISTOPHER FRANCIS
10050 SW 9TH COURT
PEMBROKE PINES, FL 33025

9589 0710 5270 0130 4154 43

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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\$	
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<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
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Here

TD 51016 FEBRUARY 2024 WARNING
SAMANTHA REID
10050 SW 9TH COURT
PEMBROKE PINES, FL 33025

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 51016 FEBRUARY 2024 WARNING
 ROOSMOOR BAHAMA VILLAGE ASSOCIATION, INC.
 C/O STEVEN COHEN, ESQ
 BOGEN LAW GROUP, P.A.
 7351 WILES RD SUITE 202
 CORAL SPRINGS, FL 33067



9590 9402 7893 2234 4513 98

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4153 99

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X

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"/> Restricted Delivery |

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1. Article Addressed to:

TD 51016 FEBRUARY 2024 WARNING
SAMANTHA REID
10050 SW 9TH COURT
PEMBROKE PINES, FL 33025



9590 9402 7893 2234 4513 43

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4154 43

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 1/8/24

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

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

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 51016 FEBRUARY 2024 WARNING
CHRISTOPHER FRANCIS
10050 SW 9TH COURT
PEMBROKE PINES, FL 33025**



9590 9402 7893 2234 4513 50

Article Number (Obtain from service label)

9589 0710 5270 0130 4154 36

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 1/8/24

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

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 51016 FEBRUARY 2024 WARNING
BRUCE BANDLER, REGISTERED AGENT
O/B/O WYNMOOR COMMUNITY COUNCIL, INC.
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066



9590 9402 7893 2234 4513 67

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4154 29

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) *DAVIDA DANNINGTON* C. Date of Delivery *1/18/24*
- 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 | |

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 51016 FEBRUARY 2024 WARNING
 BRUCE BANDLER, REGISTERED AGENT
 O/B/O ROOSMOOR BAHAMA VILLAGE
 ASSOCIATION, INC.
 1310 AVENUE OF THE STARS
 COCONUT CREEK, FL 33066



9590 9402 7893 2234 4513 81

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4154 05

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery
 DAHLIA (unintelligible) 1/12

D. Is delivery address different from item 1? Yes No

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

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 51016 FEBRUARY 2024 WARNING
WYNMOOR COMMUNITY COUNCIL, INC.
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066**



9590 9402 7893 2234 4513 74

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4154 12

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
[Handwritten Signature] Addressee
- B. Received by (Printed Name) C. Date of Delivery
DAHLIA GANNON *1/8/24*
- 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"/> 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 51016 FEBRUARY 2024 WARNING
 ROOSMOOR BAHAMA VILLAGE
 ASSOCIATION, INC.
 1310 AVENUE OF THE STARS
 COCONUT CREEK, FL 33066



9590 9402 7893 2234 4514 04

2. Article Number (Transfer from service label).

9589 0710 5270 0130 4153 82

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? YesIf 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

(over \$500)

USPS TRACKING #

MIAMI FL 330



8 JAN 2024 PM 6 L



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 7893 2234 4514 04

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER
ATTN: TAX DEEDS SECTION

1150 ANDREWS AVE. ROOM 114

331 AA 1 W 33301/14/24

UNABLE TO FORWARD/FOR REVIEW

C022

FWD

BC: 33301180139 DU *1787-00954-14-24

1-180139

