

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 51225

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
5140 35 AA 0710	601239	13227 SW 42 STREET #8103 MIRAMAR 33027

Legal Description

Unit 103, Building 8 of BANYAN BAY CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 39067, Page 1661, as amended, 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 - 13577	\$186,700	Yes	No	No

Owner of Record on Current Tax Roll
JOANNE HOOD-MOORE

Billing Name & Address

13227 SW 42 ST #8103
MIRAMAR FL 33027

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:10/02/2023 **Search covers** **20 years** **through:**09/26/2023

Scott Heichel
Title Examiner

General Examiner Comments:

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

JOANNE HOOD-MOORE
13227 SW 42 STREET #8103
MIRAMAR FL 33027

Document

Warranty Deed
Inst:112976466

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

Warranty Deed (Deed out of Developer)
Bk:39424 Pg:1126

Warranty Deed
Bk:39749 Pg:1881

Certificate of Title
Bk:49268 Pg:1516

Warranty Deed
Bk:49834 Pg:437

MORTGAGE HOLDER**Name & Address of Record**

WFK & ASSOCIATES II, LLP
3600 NW 43RD STREET, SUITE C-1
GAINESVILLE FL 32606

Document

Mortgage
Inst:116207542

Examiner Comments

ROBERT A LASH ESQ, REGISTERED AGENT
O/B/O WFK & ASSOCIATES, LLC
2770 NW 43RD STREET
SUITE A
GAINESVILLE FL 32606

Sunbiz Mortgage

Related Documents (for Reference)

None found.

LIEN HOLDER**Name & Address of Record**

BANYAN BAY CONDOMINIUM ASSOCIATION,
INC.
13150 SILVERFALLS BLVD.
MIRAMAR FL 33027

Document

Lien
Inst:116811202

Examiner Comments

Name & Address of Record	Document	Examiner Comments
<p>BANYAN BAY CONDOMINIUM ASSOCIATION, INC. RALPH C. RUOCCO, ESQUIRE GLAZER & SACHS, P.A. ONE EMERALD PLACE 3113 STIRLING ROAD, SUITE 201 FT. LAUDERDALE FL 33312</p>	<p>Final Judgment of Foreclosure Inst:117425833</p>	
<p>BANYAN BAY CONDOMINIUM ASSOCIATION, INC. 11011 SHERIDAN STREET SUITE #208 COOPER CITY FL 33026</p>	<p>Sunbiz COA</p>	
<p>GLAZER AND ASSOCIATES, PA, REGISTERED AGENT O/B/O BANYAN BAY CONDOMINIUM ASSOCIATION, INC. 3113 STIRLING ROAD SUITE 201 FORT LAUDERDALE FL 33312</p>	<p>Sunbiz COA</p>	
<p>INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP 7850 SW 6TH CT MS 5780 PLANTATION FL 33324</p>	<p>Tax Lien Inst:118059428</p>	

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
<p>SILVER FALLS HOMEOWNERS' ASSOCIATION, INC. 13150 SILVERFALLS BLVD MIRAMAR FL 33026</p>	<p>Sunbiz Master</p>	
<p>STEVENS & GOLDWYN, P.A., REGISTERED AGENT O/B/O SILVER FALLS HOMEOWNERS' ASSOCIATION, INC. 2 S. UNIVERSITY DRIVE SUITE 329 PLANTATION FL 33324</p>	<p>Sunbiz Master</p>	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser



Site Address	13227 SW 42 STREET #8103, MIRAMAR FL 33027	ID #	5140 35 AA 0710
Property Owner	HOOD-MOORE, JOANNE	Millage	2713
Mailing Address	13227 SW 42 ST #8103 MIRAMAR FL 33027	Use	04
Abbr Legal Description	BANYAN BAY CONDO PHASE 8 UNIT 8103 PER CDO BK/PG: 39067/1661		

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	\$32,870	\$295,830	\$328,700	\$186,700	
2021	\$25,940	\$233,420	\$259,360	\$181,270	\$3,317.42
2020	\$25,030	\$225,280	\$250,310	\$178,770	\$3,278.08

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$328,700	\$328,700	\$328,700	\$328,700
Portability	0	0	0	0
Assessed/SOH 16	\$186,700	\$186,700	\$186,700	\$186,700
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis 1	\$500	\$500	\$500	\$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$136,200	\$161,200	\$136,200	\$136,200

Sales History			
Date	Type	Price	Book/Page or CIN
5/5/2015	WD-Q	\$248,500	112976466
4/26/2013	SWD-Q-DS	\$179,900	111564118
11/7/2012	CET-T		49268 / 1516
5/13/2005	WD	\$310,500	39749 / 1881
3/23/2005	SWD	\$208,500	39424 / 1126

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1776
Units/Beds/Baths		1/3/2.5
Eff./Act. Year Built: 2006/2005		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			HC			MM		
R			HC					
1			.07			1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51225

STATE OF FLORIDA
COUNTY OF BROWARD

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

WFK & ASSOCIATES II, LLP
3600 NW 43RD STREET, SUITE C-1
GAINESVILLE, FL 32606

BANYAN BAY CONDOMINIUM
ASSOCIATION, INC.
13150 SILVERFALLS BLVD.
MIRAMAR, FL 33027

BANYAN BAY CONDOMINIUM
ASSOCIATION, INC.
11011 SHERIDAN STREET
SUITE #208
COOPER CITY, FL 33026

BANYAN BAY CONDOMINIUM
ASSOCIATION, INC.
RALPH C. RUOCCO, ESQUIRE
GLAZER & SACHS, P.A.
ONE EMERALD PLACE
3113 STIRLING ROAD, SUITE 201
FT. LAUDERDALE, FL 33312
CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PL
MIRAMAR, FL 33025-6577

INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH CT MS 5780
PLANTATION, FL 33324

NICOLE BECKLEY, ACURA TITLE
14802 N DALE MABRY HWY STE 202
TAMPA, FL 33618-2073

CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD STE 1900
FT LAUDERDALE, FL 33301-1949

STEVENS & GOLDWYN, P.A.,
REGISTERED AGENT
O/B/O SILVER FALLS HOMEOWNERS'
ASSOCIATION, INC.
2 S. UNIVERSITY DRIVE
SUITE 329
PLANTATION, FL 33324

GLAZER AND ASSOCIATES, PA,
REGISTERED AGENT
O/B/O BANYAN BAY
CONDOMINIUM ASSOCIATION, INC.
3113 STIRLING ROAD
SUITE 201
FORT LAUDERDALE, FL 33312

ROBERT A LASH ESQ, REGISTERED
AGENT
O/B/O WFK & ASSOCIATES, LLC
2770 NW 43RD STREET
SUITE A
GAINESVILLE, FL 32606

SILVER FALLS HOMEOWNERS'
ASSOCIATION, INC.
13150 SILVERFALLS BLVD
MIRAMAR, FL 33026

WALL STREET TITLE GROUP INC
14100 PALMETTO FRNTG RD STE 100
MIAMI LAKES, FL 33016-1568

JOANNE HOOD-MOORE
13227 SW 42 STREET #8103
MIRAMAR, FL 33027

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of February 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**

Broward County, Florida

INSTR # 119304349

Recorded 12/26/23 at 03:10 PM

Broward County Commission

1 Page(s)

#9

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51225

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: 514035-AA-0710
Certificate Number: 13577
Date of Issuance: 05/25/2021
Certificate Holder: SUNSHINE STATE CERTIFICATES VIII, LLLP SUNSHINE STATE CERTIFICATES VIII, LLLP/BANKL
Description of Property: BANYAN BAY CONDO
PHASE 8 UNIT 8103
PER CDO BK/PG: 39067/1661

Name in which assessed: HOOD-MOORE,JOANNE
Legal Titleholders: HOOD-MOORE,JOANNE
13227 SW 42 ST #8103
MIRAMAR, FL 33027

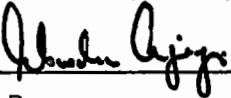
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of March, 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: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024
Minimum Bid: 113613.46

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Description of Property: BANYAN BAY CONDO
PHASE 8 UNIT 8103
PER CDO BK/PG: 39067/1661
Unit 103, Building 8 of BANYAN BAY CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 39067, Page 1661, as amended, 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: HOOD-MOORE,JOANNE
Legal Titleholders: HOOD-MOORE,JOANNE
13227 SW 42 ST #8103
MIRAMAR, FL 33027

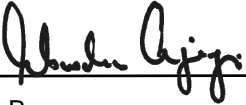
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County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



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: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024
Minimum Bid: 113613.46

Notice of Application for Tax Deed Legal Notice

02/15/2024 8:48 AM (EST)



Please choose a category Notice of Application for Tax Deed

Title BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION
NOTICE OF APPLICATION FOR MARCH 20, 2024, TAX DEED AUCTION

Publish Date 02/15/2024

Publish Time 8:44 AM (EST)

Description STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 51195, 51211, 51213, 51218, 51221, 51225, 51226, 51229, 51236, 51243, 51245, 51261, 51266, 51293, 51294, 51296, 51299, 51300, 51304, 51313, 51322, 51324, 51326, 51332, 51343, 51344, 51347, 51349, 51351, 51355, 51371, 51374, 51376, 51377
TAX DEED AUCTION SCHEDULED MARCH 20, 2024
PUBLISH THE WEEKS OF 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 at <https://browardcountylegalnotices.com>

Attach Files (Optional)

 ADS MARCH 20, 2024 TAX DEED AUCTION.pdf

Submitted by (Email Address) Cvilleda@broward.org

Signature

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24004050

Broward County, FL VS Joanne Hood-Moore

RETURN OF SERVICE



Court Case # TD 51225

Hearing Date:03/20/2024

Received by CCN 10861

02/06/2024 10:39 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Joanne Hood-Moore 13227 SW 42 Street #8103 Miramar FL 33027**

Served:

Not Served:

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

Date: 02/05/2024 Time: 1:20 PM

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

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

COMMENTS: Posted Tax Notice on door

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

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

By: *G.C. Jones 10861*

D.S.

G. Jones, #10861

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 # 514035-AA-0710 (TD #51225)

RECEIVED SHERIFF
2024 FEB -2 AM 11:28
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by February 29, 2024\$13,725.48
- Or
- * Amount due if paid by March 19, 2024\$13,900.48

*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 March 20, 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

HOOD-MOORE, JOANNE
13227 SW 42 ST #8103
MIRAMAR, FL 33027

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

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Judy Astorga
Wall Street Title Group, Inc.
14100 Palmetto Frontage Road, Suite 100
Miami Lakes, Florida 33016
Our File No.: 15-0301

Property Appraisers Parcel Identification (Folio) Number: 5140 35 AA 0710

Florida Documentary Stamps in the amount of \$1,739.50 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 5th day of May, 2015 by Christopher Garcia, a single man, whose post office address is 7421 NW 181 Terr, Hialeah, FL 33015 and Gisselle Hernandez, a single woman, whose post office address is 3197 W 77 PL Hialeah FL 33018 herein called the Grantors, to Joanne Hood-Moore whose post office address is 13227 SW 42 Street # 8103, Miramar, FL 33027, hereinafter called the Grantee;

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

W I T N E S S E T H: That the 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 103, Building 8 of BANYAN BAY CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 39067, page 1661, as amended, 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 2015 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, 2014.

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:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Christopher Garcia

Gisselle Hernandez

Gisselle Hernandez

STATE OF Florida COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 5th day of May, 2015, by Christopher Garcia and Gisselle Hernandez who are personally known to me or have produced FDL as identification and did did not take an oath.

SEAL



My commission expires:

Notary Public

Judy Astorga
Printed Notary Name

This Instrument Prepared by and after recording return to:
CENTEX HOMES
8198 JOG ROAD, SUITE 200
BOYNTON BEACH, FL 33437

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Property Appraiser's Parcel
Identification Number _____

SPECIAL CONDOMINIUM WARRANTY DEED

THIS INDENTURE, made this 23rd day of March, 2005, between CENTEX HOMES, a Nevada general partnership, whose Southeast Florida Division office is located at 8198 Jog Road, Suite 200, Boynton Beach, Florida 33437, hereinafter referred to as "Grantor," and Jorge Bravo, a single man, whose post office address is 13227 SW 42nd Street Miramar 33027, State of Florida, hereinafter referred to as "Grantee."

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, and the Grantee's heirs and assigns forever, the following described real property situated, lying and being in Broward County, Florida, to wit:

The Condominium Parcel known as Unit 103 Phase 8 of BANYAN BAY, A CONDOMINIUM ("Condominium"), according to the Declaration of Condominium thereof ("Declaration"), recorded in Official Records Book 39158, Pages 1444 through 1452 of the Public Records of Broward County, Florida, and any and all amendments thereto, together with an undivided interest in and to the common elements appurtenant thereto as specified in said Declaration.

Grantee, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, conditions and provisions set forth and contained in the afore-described Declaration, including, but not limited to, the obligation to make payment of assessments for the maintenance and operation of the Condominium ("Condominium Common Expenses") which may be levied against the afore-described Home. Grantee expressly acknowledges the existence of that certain Declaration of Covenants, Conditions and Restrictions for Silver Falls recorded in Official Records Book 36841, Page 724, of the Public Records of Broward County, Florida, and any amendments thereto ("Community Declaration"). The Community Declaration provides for certain land use covenants upon the land areas designated therein and provides that a portion of the taxes, insurance and other maintenance and monetary obligations referred to as the "Common Expenses" in the Community Declaration shall be assessed against the Home. Grantee expressly acknowledges and assumes the obligation to pay these Common Expenses and all other expenses and assessments assessed against the Home as provided by the Community Declaration.

SUBJECT TO EASEMENTS AND RESTRICTIONS ON ATTACHED EXHIBIT A AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

4

*Tri-county will call - return to:
Florida Title Services & Escrow, Inc.
12555 Orange Drive
Suite 265
Davie, FL 33330*

ACCEPTED BY GRANTEE:

PC Restaino

Signature
PATRICIA CONTRONE-RESTAINO

Printed Name of Witness

[Signature]
Printed Name: Jorge Bravo

Nancy Green

Signature
Nancy Green
Printed Name of Witness

Printed Name: _____

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 23rd day of March, 2005, by _____ (is personally known to me) or who has produced _____ as identification.

My Commission expires:

PC Restaino
Notary Public
PATRICIA CONTRONE-RESTAINO

Printed Name of Notary Public

Commission Number

PATRICIA CONTRONE-RESTAINO
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD 188787
EXPIRES 06/23/2007
BONDED THRU 1-888-NOTARY1

EXHIBIT A

1. Broward County property taxes for the year of closing and subsequent years, which are not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of Sierra Ranch Plat, recorded in Plat Book 170, Page 87.
3. Covenants, conditions and restrictions recorded in Deed Book 46, Page 240, of the Public Records of Dade County, Florida.
4. Covenants, conditions and restrictions recorded in Deed Book 49, Page 213, of the Public Records of Dade County, Florida; together with Rights in Reservations recorded in Official Record Book 317, Page 619.
5. Right-of-Way Agreement to Florida Power & Light Company recorded in Official Record Book 352, Page 538 and Official Record Book 2104, Page 135.
6. Resolution of the City of Miramar recorded in Official Record Book 10860, Page 957.
7. Certificate of Acknowledgment recorded in Official Record Book 29135, Page 617.
8. Municipal Ordinance 99-24 recorded in Official Record Book 29945, Page 340 and Official Record Book 30017, Page 513.
9. Resolution of the City of Miramar recorded in Official Record Book 30410, Page 1056.
10. Park Agreement from the City of Miramar recorded in Official Record Book 30410, Page 105.
11. Notice of Permit for South Florida Water Management District recorded in Official Record Book 30455, Page 1914.
12. Traffic Concurrency Agreement among Broward County, Florida, the City of Miramar and Home Dynamics Sierra Ranch, LLC, for road concurrency relating to the Sierra Ranch Plat recorded in Official Record Book 30802, Page 786.
13. Two (1) Story C.B.S. Buildings are encroaching upon Florida Power & Light Company right-of-way easement as contained in Official Record Book 352, Page 538 and Official Record Book 2104, Page 135.
14. Agent of Record for Notice of Expiration of Findings of Adequacy recorded in Official Record Book 32016, Page 1883.
15. Agreement Phasing the Installation of Required Road Improvements as recorded in Official Record Book 32016, Page 1870.
16. Recreational Impact Agreement as recorded in Official Record Book 32016, Page 1859.
17. Road Impact Agreement as recorded in Official Record Book 32016, Page 1847.
18. Educational Impact Agreement as recorded in Official Record Book 32016, Page 1836.
19. Release and Vacation of Rights in Reservations and Canal Right-of-Way by South Broward Drainage District as recorded in Official Record Book 32415, Page 654.

US 1c Tri-County
Return to

This document prepared by:
PATRICIA CONTRONE-RESTAINO
FLORDIA TITLE SERVICES & ESCROW, INC.
12555 ORANGE DRIVE, SUITE 265
DAVIE, FL 33330

514035130000

Parcel ID Number: ~~not yet assigned~~

Warranty Deed

This Indenture, Made this 13th day of May, 2005 A.D., Between JORGE BRAVO

of the County of BROWARD, State of Florida, grantor, and KENNETH D. JOHNSON and KARA S. JOHNSON, husband and wife

whose address is: 13227 SW 42ND STREET, MIRAMAR, FL 33027

of the County of BROWARD, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of ~~-----~~ TEN DOLLARS (\$10) ~~-----~~ DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of BROWARD State of Florida to wit:

UNIT NO. 103 BUILDING 8, OF BANYAN BAY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 39067, PAGE 1661, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO AND ALL AMENDMENTS THERTO AS SET FORTH IN SAID DECLARATION.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 303 MERLIN WAY, PLANTATION, FL 33324

SUBJECT TO REAL ESTATE TAXES FOR THE YEAR 2005 AND ALL SUBSEQUENT YEARS; CONDITIONS, RESTRICTIONS, LIMITATIONS AND EASEMENTS OF RECORD; TERMS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND EACH AND EVERY EXHIBIT ATTACHED THERETO AND ALL AMENDMENTS THEREOF, ALL ZONING AND SUBDIVISION ORDINANCES OF BROWARD COUNTY, FLORIDA.

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

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

Signed, sealed and delivered in our presence:

PC Restaino
Printed Name: PATRICIA CONTRONE-RESTAINO
Witness

Jorge Bravo
Printed Name: JORGE BRAVO (Seal)
P.O. Address: 303 MERLIN WAY, PLANTATION, FL 33324

Marc Echeverry
Printed Name: MARCO ECHEVERRY
Witness

STATE OF Florida
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 13th day of May, 2005 by JORGE BRAVO

he is personally known to me or he has produced his Florida driver's license as identification.

PATRICIA CONTRONE-RESTAINO
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD 186787
EXPIRES 05/22/2007
BONDED THRU 1-888-NOTARY1

PC Restaino
Printed Name: PATRICIA CONTRONE-RESTAINO
Notary Public
My Commission Expires:

1

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

PHH MORTGAGE CORP : PHH MORTGAGE CORP
Plaintiff

CACE-12-014630

VS.

Division: 11

JOHNSON, KENNETH D : BANYAN BAY CONDO ASSN INC : SILVER
FALLS HO ASSN INC
Defendant

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on November 07, 2012, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

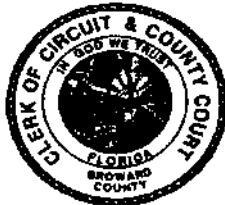
Property Address: 13227 Southwest 42nd Street, Condo Unit #103, Building #8,
Miramar, FL 33027

a. Legal Description: UNIT NO. 103, BUILDING 8, OF BANYAN BAY, A
CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM
THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 39067, PAGE 1661,
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER
WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS
APPURTENANT THERETO, AND ALL AMENDMENTS THERETO, AS SET
FORTH IN SAID DECLARATION.

b. Parcel ID No. S14035-AA-0710

Was sold to: FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O 2001 Bishops Gate Blvd. Mail Stop SV-01 Mount Laurel, NJ, 08054

Witness my hand and the seal of this court on November 20, 2012.



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

Total consideration: \$150,800.00
Doc Stamps: \$1,055.60

\$ 179,900.00

This document prepared by and return to: Tammy Taylor
Title & Abstract Agency of America, Inc.
4630 Woodland Corporate Boulevard
Suite 160
Tampa, FL 33614
File# 12-254193
REC# A121TXK
Parcel ID# 514035-AA-0710

10.00
1,259.30

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED Made this 20th day of April, 2013 by, **Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America**, whose address is: 14221 Dallas Parkway; Suite 1000, Dallas, Texas 75254 hereinafter called the grantor, to **Gisselle Hernandez, a single woman and Christopher Garcia a single man, with rights of survivorship**, whose mailing address is 13227 SW 42nd St., Miramar, FL 33027, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land in Broward County, Florida, to wit:

UNIT NO. 103, BUILDING 8, OF BANYAN BAY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 39067, PAGE 1661, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, AND ALL AMENDMENTS THERETO, AS SET FORTH IN SAID DECLARATION.

Subject to taxes for the current year and all subsequent years; and conditions, restrictions, easements, limitations, reservations and zoning ordinances of record.
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, **TO HAVE AND TO HOLD**, the same in fee simple forever.
AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature: [Signature]
Printed Name: Elva Vallesquez

Federal National Mortgage Association
By: Shapiro, Fishman and Gaché, L.L.P. as its Attorney-in-Fact

BY: [Signature]
Barbara C. Peddicord, Esq.
as authorized signatory for Shapiro, Fishman and Gaché, LLP, as Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

Witness Signature: [Signature]
Printed Name: TAMMY TAYLOR

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared **Barbara C. Peddicord, Esq.**, as authorized signatory for Shapiro, Fishman and Gaché, LLP, as Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION to me known and known to be the person described in and who executed the foregoing instrument as Authorized Signatory for the limited liability partnership named therein and who acknowledged before me, that he/she executed the same as such officer in the same and on behalf of said limited liability partnership.

WITNESS my hand and official seal in the county and State last aforesaid this 20th day of April, 2013.

[Signature]
Notary Public
My Commission Expires:
(SEAL)



Prepared by and return to:
Nicole Beckley, Acura Title
14802 N Dale Mabry Hwy Suite 202
Tampa, FL 33618

MORTGAGE AND SECURITY AGREEMENT

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$169,392.80, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCES MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

THIS AGREEMENT is made the 26th day of November 2019, between **Joanne Hood-Moore, a single woman**, whose address is 13227 SW 42nd St, #8103, Miramar, FL. 33027-3109, of Broward County, Florida, hereinafter called Mortgagor; and **WFK & Associates II, LLP, a Florida limited liability partnership**, whose address is 3600 NW 43rd Street, Suite C-1, Gainesville, FL. 32606, of Hillsborough County, Florida, hereinafter called Mortgagee;

WITNESSETH:


Mortgagor, in consideration of the sum of **One hundred and seventy thousand dollars (\$170,000.00)** and other valuable consideration to Mortgagor paid by Mortgagee, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, assign, transfer, convey and confirm unto Mortgagee the property situate in Broward County, Florida, described as:

Unit 103, Building 8 of BANYAN BAY, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 39067, Page 1661, as amended, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Together with all buildings, structures and other improvements and all fixtures, furniture, and furnishings, equipment, carpeting, appliances and all other personalty now on such land or that may hereafter be erected or placed thereon or acquired therefore, including, but not limited to, all heating, lighting, plumbing, ventilating, refrigerating, air conditioning, sprinkling, water and power systems, appliances and fixtures; all elevators, motors and machinery; all storm and screen windows and doors, screens, awnings, window shades, bath tubs, sinks, toilets, basins, mirrors, refrigerators, hot water heaters and ranges and all substitutions and replacements thereof and all proceeds thereof, including insurance proceeds, and all shrubbery now growing or that may hereafter be planted or grown thereon. The real and personal property described herein is sometimes hereafter collectively called "the property".

Mortgagor also hereby grants, assigns, transfers and conveys to Mortgagee all rents, issues, income and profits from the property, which are hereby specifically assigned and pledged to Mortgagee as security for the payment of the debt herein referred to and Mortgagor's performance of all of Mortgagor's covenants and agreements herein contained; and also all the crops and/or produce of every kind now growing or that may be hereafter growing, grown or produced upon said land, or any part thereof.

Initial



Mortgagor also hereby grants, assigns, transfers and conveys to Mortgagee all and singular the ways, easements, riparian and other rights, and all tenements, hereditaments and appurtenances belonging to the property or in anywise appertaining thereto.

Mortgagor hereby grants to Mortgagee a mortgage and security interest in all of the property described in the Agreement and in addition to the rights of a mortgage, Mortgagee shall have all of the rights of a secured party under the Florida Uniform Commercial Code.

TO HAVE AND TO HOLD the above described property unto Mortgagee forever.

Mortgagor hereby covenants with Mortgagee that Mortgagor is indefeasibly seized with the absolute and fee simple title to the property; that Mortgagor has full power and lawful authority to sell, convey, assign, transfer and mortgage the same; that it shall be lawful for Mortgagor at any time hereafter peaceable and quietly to enter upon, have, hold and enjoy the property and every part thereof; that the property is free and discharged from all liens, encumbrances and claims of every kind, including all taxes and assessments, except for taxes and assessments not yet due and payable and governmental regulations.

Mortgagor covenants that Mortgagor, at Mortgagor's own expense, will execute such other and further instruments and assurances to vest absolute and fee simple title to the property in Mortgagee that may be requested by Mortgagee; and that Mortgagor will warrant and defend the title to the property unto Mortgagee against the lawful claims and demands of all persons whomsoever.

This mortgage is given to secure to Mortgagee payment of that one certain promissory note, even date herewith, made by Joanne Hood-Moore, in the original principal amount of \$170,000.00, accruing interest at the rate of 12% per annum on the principal amounts remaining from time to time unpaid, which note is payable to the order of the Mortgagee, at 3600 NW 43rd Street, Suite C-1, Gainesville, FL. 32606.

Installments not paid within fifteen (15) days of the date when due shall be subject to and it is agreed Mortgagee shall collect thereon and therewith a "Late Charge" in the amount of four percent (4%) of the amount of the delinquent payment.

At any time the Mortgagor shall be able to make additional monthly payments towards the entire balance of the loan. Mortgagee shall apply any prepayment first to reduce any interest and charges owing at the time of such prepayment and then to reduce the amount of principal owing. Until full payment of such promissory note(s) or any extensions or renewals thereof, in whole or in part, and until payment of all other indebtedness or liability that may become due or owing hereunder and secured hereby, if Mortgagor shall faithfully and promptly comply with and perform each and every other covenant and provision herein on the part of Mortgagor to be complied with and performed, then this agreement shall be void.

Mortgagor agrees that any additional sum or sums advanced by the then holder of the Note secured hereby to or for the benefit of Mortgagor, whether such advances are obligatory or made at the option of the Mortgagee, or otherwise, at any time within Seven (7) years from the date of this mortgage, with interest thereon at the rate agreed upon at the time of each additional loan or advance, shall be equally secured with and have the same priority as the original indebtedness secured hereby and all such sums shall be subject to all of the terms and provisions of this mortgage, whether or not such additional loan or advance is evidenced by a promissory note and whether or not identified by a recital that it is secured by this mortgage; provided that the aggregate amount of principal indebtedness outstanding at any one time shall not exceed the sum of \$170,000.00 and provided further that it is understood and agreed that

Initial JHM.

this future advance provision shall not be construed to obligate Mortgagee to make any such additional loans or advances. It is further agreed that any additional note or notes executed and delivered under this future advance provision shall be included in the word "Note" wherever it appears in the context of this mortgage.

And Mortgagor hereby further covenants as follows:

To pay, with interest, the Note and any extensions or renewals thereof, in whole or in part, and all other indebtedness or liability hereby secured, however created or evidenced, promptly when the same respectively becomes due; to pay and/or discharge any other amounts, indebtedness and/or liability that may in the future become due, owing or outstanding from Mortgagor to Mortgagee, however the same may be or may have been contracted, evidenced or accrued; to pay all taxes and assessments levied or assessed upon the property before the same become delinquent, and in no event to permit the property, or any part thereof, to be sold for nonpayment of taxes or assessments; to keep the property in good repair and to permit, commit or suffer no waste, impairment of deterioration thereof; to comply strictly with all laws and governmental regulations and rules affecting the property or its operation; to pay all taxes that may be levied or assessed on this mortgage or the moneys secured hereby; to permit no mechanic's or other liens arising either by contract or by law, to be created or rest upon all or any part of the property for ten days without the same being paid or released, and discharge of the property therefrom procured; and to pay all costs and expenses incurred or paid by Mortgagee in collecting the moneys hereby secured or in enforcing or protecting the rights and security of the Mortgagee hereunder, including reasonable attorneys' fees incurred out of court, at trial, on appeal, or in bankruptcy proceedings, in the amount of 10% of the principal sum, in the event the mortgage and the Note or other evidence of liability be placed in the hands of an attorney for collection. Pursuant to Florida Statute 687.06, it shall not be necessary for any court to adjudge an attorney's fee to be reasonable and just, when such fee does not exceed ten percent (10%) of the principal sum secured by this mortgage.

Mortgagor further covenants to keep the buildings, structures and other improvements now or hereafter erected or placed on the premises and constituting a part of the mortgage security constantly insured against all loss or damage for the full insurable value of the property for fire, windstorm and extended coverage in insurance companies satisfactory to Mortgagee (but Mortgagee shall not be liable for the insolvency or irresponsibility of any such companies,) which policies shall provide for not less than 10 days written notice of cancellation to mortgagee, and to pay promptly all premiums for such insurance, the policies representing which shall be delivered to and held by Mortgagee as additional security for the payment of the indebtedness and liability security hereby. All sums recoverable on any such insurance policies shall be made payable to Mortgagee by a loss payable clause satisfactory to Mortgagee, to be attached to such policies. In the event any such insurance policy shall expire during the life hereof, Mortgagor agrees to procure and pay for renewal thereof, with the above requirements, replacing such expired policy, and deposit the same with Mortgagee, together with receipts showing payment in full of premiums therefore, ten days prior to the expiration date of such policy. In case of loss Mortgagee is hereby authorized to adjust and settle any claim under any such policy and Mortgagee is authorized to collect and receipt for any such insurance money and to apply the same, at Mortgagee's option, in reduction of the indebtedness hereby secured, whether due or not, or to allow Mortgagor to use such insurance money, or any part thereof, in repairing the damage or restoring the improvements or other property without affecting the lien hereof for the full amount secured hereby.

It is further covenanted the Mortgagee may (but shall not be obligated so to do) advance moneys that should have been paid by Mortgagor hereunder in order to protect the lien or security hereof, and Mortgagor agrees without demand to forthwith repay such money, which amount shall bear interest from the date so advanced until paid at the rate of 12 percent (12%), per annum and shall be considered as so much additional indebtedness secured hereby; but no payment by Mortgagee of any such moneys

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shall be deemed a waiver of Mortgagee's right to declare the principal sum due hereunder by reason of the default or violation of Mortgagor in any of his covenants hereunder.


Mortgagor further covenants that granting any extension or extensions of the time payment of any part of all of the total indebtedness or liability secured hereby, or taking other or additional security for payment thereof, shall not affect this mortgage or the rights of Mortgagee hereunder, or operate as a release from any liability upon any part of the indebtedness hereby secured under any covenant herein contained.

It is further covenanted and made of the essence hereof that in case of default for forty-five (45) days in the performance of any of the covenants herein on the part of Mortgagor, then it shall be optional with Mortgagee to consider all unmatured indebtedness or liability secured hereby, and accrued interest thereon, as immediately due and payable, without demand and without notice or declaration of said option. In case of default for one hundred twenty (120) days, Mortgagee shall have the right forthwith to institute proceedings to enforce the collection of all moneys secured hereby and/or to foreclose the lien hereof. Mortgagor agrees to pay interest on the unpaid principal balance after default, until all sums owing on the Note have been paid, at the full rate of 12% or the highest contract rate allowed by applicable law.

It is further stipulated and agreed by and between the parties that the Mortgagee shall have the right to exercise any option of privilege herein given or reserved and to enforce any duty of the Mortgagor at any time without further or other notice regardless of any prior waiver by Mortgagee or default of Mortgagor or delay by Mortgagee in exercising any right, option, or privilege or enforcing such duty of Mortgagor, and no waiver by Mortgagee of default of Mortgagor nor delay of Mortgagee in exercising any right, privilege or option or in enforcing any duty of Mortgagor shall be deemed, held, or construed to be a waiver of any of the terms or provisions of this mortgage or of any subsequent or continuing default.

Mortgagor covenants and agrees to cultivate and properly care for all growing crops on the property in accordance with prevailing horticulture practices in the State of Florida. It is further covenanted and agreed that if at any time in the opinion of Mortgagee a receivership may be necessary to protect the mortgaged property, or its rents, issues, profits, crops or produce, whether before or after maturity of the indebtedness hereby secured or at the time of or after the institution of suit to collect such indebtedness, or to enforce the mortgage, Mortgagee shall, as a matter of strict right and regardless of the value of the mortgage security for the amounts due hereunder or secured hereby, or of the solvency of any party bound for the payment of such indebtedness, have the right to the appointment on ex parte application, and without notice to anyone, by any Court having jurisdiction, of a receiver to take charge of, manage, preserve, protect, operate the property and to operate and conduct any business located on the property, to collect rents, issues, profits and income thereof, to sell and deliver all crops and produce growing or grown and produced on the property, to fertilize and care for any groves on the property, to make all necessary and needed repairs, and to pay all taxes and assessments against the property and insurance premiums for insurance thereon and after the payment of the expenses of the receivership and management of the property to apply the net proceeds in reduction of the indebtedness hereby secured or in such manner as the Court shall direct. Such receivership shall, at the option of Mortgagee, continue until full payment of all sums hereby secured, or until title to said property shall have passed by sale under this mortgage.

It is covenanted and agreed that the terms "Mortgagor" and "Mortgagee" are used for convenience herein, and such terms and any pronouns used in connection therewith shall be construed to include the plural as well as the singular number, and the masculine, feminine and neuter genders, whenever and wherever the context so admits or requires; and that all covenants and obligations of the respective

Initial 

parties hereto shall extend to and be binding upon their respective heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, Mortgagor has executed this mortgage the 26th day of November 2019.

Signed, sealed and delivered in the presence of:

Witness

Joanne Hood-Moore (SEAL)
Joanne Hood-Moore

(SEAL)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 26th day of November 2019, by Joanne Hood-Moore, who are personally known to me or who have produced driver's license as identification, and who has not taken an oath.

Sala Ferguson
Print: Sala Ferguson
Notary Public, State of Florida
My Commission Expires: 7/13/2021



Initial JHM

DOCUMENTARY STAMPS IN THE CORRECT AMOUNT HAVE BEEN AFFIXED TO MORTGAGE.

PROMISSORY NOTE

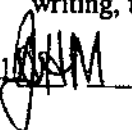
Amount: \$170,000.00

November 26, 2019

FOR VALUE RECEIVED, the undersigned, **Joanne Hood-Moore**, promises to pay to the order of **WFK & Associates II, LLP, a Florida limited liability partnership**, (hereinafter, together with any holder hereof, called "Holder"), at 3600 NW 43rd Street Suite C-1 Gainesville, FL 32606, or at such other place as the Holder may from time to time designate in writing, the principal sum of **One hundred and seventy thousand dollars (\$170,000.00)** or so much thereof as has been advanced hereunder, together with interest on the unpaid principal balance from time to time outstanding, in accordance with the following provisions:

- (a) The foregoing indebtedness shall be payable as follows: **83** payments of **\$1,748.64** per month including interest, at the rate of **12%** per annum, payable on the same day each month with the first payment being due on **January 2, 2020**, followed by **1** payment of **\$165,392.80**, the principal amount plus any accrued interest, shall be due and payable in full on the maturity date of this loan which is **December 2, 2026**.
- (b) This note and the instruments securing it have been executed and delivered in, and their terms and provisions are to be governed and construed by the law of the State of Florida.
- (c) This note does not contain a prepayment penalty. At any time the Maker shall be able to make additional monthly payments towards the entire balance of the loan. Holder shall apply any prepayment first to reduce any interest and charges owing at the time of such prepayment and then to reduce the amount of principal owing.
- (d) Permitted partial prepayments shall not affect or vary the duty of the undersigned to pay all obligations when due, and they shall not affect or impair the right of the Holder to pursue all remedies available to it hereunder, under the mortgage securing this indebtedness. Permitted partial prepayments shall be applied to principal payments in the inverse order of their maturity.
- (e) All payments made hereunder shall first be applied to accrued interest and the balance to principal.
- (f) This note is secured by a mortgage of even date herewith executed by the undersigned in favor of the payee herein, which is a lien on a certain fee simple estate in real property, described therein, in Broward County, Florida.
- (g) Installments not paid when due shall be subject to and it is agreed Holder shall collect thereon and therewith a "Late Charge" in the amount of four percent (4%) of the amount of the delinquent payment upon each such delinquent payment not paid within fifteen (15) days of when due.
- (h) In no event shall the amount of interest due or payments in the nature of interest payable hereunder exceed the maximum contract rate of interest allowed by applicable law, and in the event any such payment is paid by the undersigned or received by the Holder, then such excess sum shall be credited as a payment of principal, unless the undersigned shall notify the Holder, in writing, that the undersigned elects to have such excess sum returned to it forthwith.

Initial



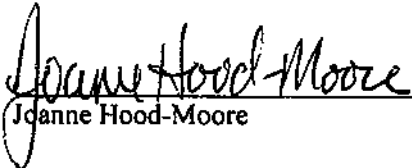
- (i) The Holder shall have the optional right to declare the amount of the total unpaid balance hereof to be due and forthwith payable in advance of the maturity date of any sum due or installment, as fixed herein, upon the failure of the undersigned to pay, within forty-five (45) days of when due, any of the installments of interest or principal, or upon the occurrence of any event of default or failure to perform in accordance with any of the terms and conditions in the mortgage securing the note. Upon exercise of this option by the Holder, the borrower(s) agree to pay interest on the entire unpaid principal after default, until all sums owing on this Note have been paid in full, at the rate of 12% or the highest contract rate allowed by applicable law. Forbearance to exercise this option with respect to any failure or breach of the undersigned shall not constitute a waiver of the right as to any continuing failure or breach. Exercise of this option shall be without notice to the undersigned, notice of such exercise being hereby expressly waived.
- (j) Time is of the essence of this contract and, in case this note is collected by law or through an attorney at law, or under advice therefrom, the undersigned agrees to pay all costs of collection, including reasonable attorney's fees in the amount of 10% of the principal balance.
- (k) Such attorney's fees and costs shall include, but not be limited to, fees and costs incurred in all matters of collection and enforcement, construction and interpretation, before, during and after suit, trial, proceedings and appeals, as well as appearances in and connected with any bankruptcy proceedings or creditor's reorganization or arrangement proceedings. Pursuant to Florida Statute 687.06, it shall not be necessary for any court to adjudge an attorney's fee to be reasonable and just, when such fee does not exceed ten percent (10%) of the principal sum named in this note.
- (l) The remedies of the Holder, as provided herein or in the mortgage, shall be cumulative and concurrent, and may be pursued singularly, successively or together, at the sole discretion of the Holder, and may be exercised as often as occasion therefore shall arise. No act of omission or commission of the Holder, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of the same, such waiver or release to be effected only through a written document executed by the Holder and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as continuing, as a bar to, or as a waiver or release of, any subsequent right, remedy or recourse as to a subsequent event.
- (m) All persons or corporations now or at any time liable, whether primarily or secondarily, for the payment of the indebtedness hereby evidenced, for themselves, their heirs, legal representatives, successors and assigns respectively, hereby (a) expressly waive presentment, demand for payment, notice of dishonor, protest, notice of nonpayment or protest, and diligence in collection; (b) consent that the time of all payments or any part thereof may be extended, rearranged, renewed or postponed by the Holder hereof and further consent that any collateral security or any part thereof may be released, exchanged, added to or substituted for the Holder hereof, without anywise modifying, altering, releasing, affecting or limiting their respective liability or the lien of any security instrument; (c) agree that the Holder, in order to enforce payment of this note, shall not be required first to institute any suit or to exhaust any of its remedies against the undersigned or any other person or party to become liable hereunder.
- (n) If more than one party shall execute this note, the term "undersigned", as used herein, shall mean all parties signing this note and each of them, who shall be jointly and severally obligated hereunder.

Initial



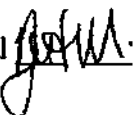
(o) In this note, whenever the context so requires, the neuter gender includes the feminine and/or masculine, as the case may be, and the singular number includes the plural.

IN WITNESS WHEREOF, the undersigned has executed this note on the day and year first above written.

 (SEAL)
Joanne Hood-Moore

(SEAL)

Prepared by:
Nicole Beckley, Acura Title
14802 N Dale Mabry Hwy Suite 202
Tampa, Florida 33618

Initial 



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

Detail by Entity Name

Florida Limited Liability Company
WFK & ASSOCIATES, LLC

Filing Information

Document Number	L04000064094
FEI/EIN Number	20-1505986
Date Filed	08/25/2004
Effective Date	08/23/2004
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/05/2004
Event Effective Date	NONE

Principal Address

3600 NW 43RD STREET
C-1
GAINESVILLE, FL 32606

Changed: 09/04/2007

Mailing Address

3600 NW 43RD STREET
C-1
GAINESVILLE, FL 32606

Changed: 09/04/2007

Registered Agent Name & Address

LASH, ROBERT AESQ
2770 NW 43rd Street
Suite A
GAINESVILLE, FL 32606

Address Changed: 04/30/2019

Authorized Person(s) Detail

Name & Address

Title MGR

KISSEL, WALDEMAR FJR.
3600 NW 43RD STREET, SUITE C-1
GAINESVILLE, FL 32606

Annual Reports

Report Year	Filed Date
2021	04/29/2021
2022	04/30/2022
2023	04/29/2023

Document Images

04/29/2023 -- ANNUAL REPORT	View image in PDF format
04/30/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
03/21/2013 -- ANNUAL REPORT	View image in PDF format
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04/29/2008 -- ANNUAL REPORT	View image in PDF format
09/04/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
10/05/2004 -- Amendment	View image in PDF format
08/25/2004 -- Florida Limited Liabilites	View image in PDF format
08/25/2004 -- Off/Dir Resignation	View image in PDF format

DATE: 6-11-12 COUNTY COURT DISPOSITION ORDER IN AND FOR BROWARD COUNTY, FLORIDA NB06112013 1:30PM Arrangement 06/04/2013
 CASE NO. 13001424MM20A ARREST NO. _____ BCCN NO. _____

State of Florida VS Garcia, Christopher E

Cash Bond / Surety Amount \$ _____ Estreated _____ Vacated _____ Return to Dep. _____
 Cash Bond / Surety Amount \$ _____ Estreated _____ Vacated _____ Return to Dep. _____

Magistrate First VOP Convicted by Jury Adj. Guilty
 Arraignment Final VOP Convicted by Court Adj. Withheld
 Change of Plea Admits / Denies Allegations Acquitted by Jury Dismissed
 Trial by Jury Guilty Acquitted by Court Nolle Prosequi
 Trial by Court No Contest No Information

CHARGES: 1 Possess Cannabis/20 Grams Or Less
2 Fail To Stop Steady Red Signal

SENTENCE: _____ Reporting/Administrative Probation: _____ months with special conditions: _____

COUNTS: DUI School Level _____ hours community service May work off fine/costs at \$ _____ per hour
 License suspended _____ No alcohol or intoxicants while on probation May buy out community service at \$ _____ per hour
 _____ days immobilization by: _____ AA / NA meeting(s) per week Evaluation, treatment and therapy, if necessary
 Random breath / urine analysis at defendant's expense DDS _____ hours Anger Management
 Pay all outstanding fines/costs on Driver's License Record Shoplifters Program Interlock Device
 Time served _____ days on Count (s) PTE SSATE
 _____ days Broward County Jail with credit for _____ days time served \$ _____ COS waived / imposed
 No contact directly or indirectly with victim(s) or victim's family or others listed below Partial payments accepted
 All fines / costs are separate and apart from probation Fines / cost converted to civil lien / judgment
 All fines/ costs imposed are a condition of probation on Count(s): 1 2 3 4 5 6 Probation: Revoked - Terminated - Reinstated _____
 All special conditions of probation must be met by the _____ month of probation Early termination of probation upon completion of all special conditions
 DHSMV is directed to revoke defendant's license for 2 years pursuant to F.S. 322.055
 Other: _____

FINES/COSTS ASSESSED: PER CASE: \$50 VC () \$50 PD APP FEE () \$50 SA FEE () \$40 CONTEST FEE () \$10 MO FILING () \$1000 FATL () \$500 SBINJ

Count	Fine	CC	5%	CJC	SNI	AC	CSTF	CFE	OTF	CDC	EMTF	TC	DE	ACU	ACJE	Art V	Adm	ACDP	DVG	RCP	AM	Total
					\$20	\$65	\$20	\$30	\$100	\$15		\$2	\$5	R.S. \$3	\$2.50	\$100	\$65	\$20	\$15	\$15	\$15	
1	50																					442

PAY INVESTIGATIVE COSTS: Crime Lab Expert Witnesses Supp. Cost of Prosecution Toxicology Law Enforcement

TOTAL AMOUNT DUE DHS: _____ MUST BE PAID BY DEFER DATE: 8-16-13

Payment methods: **SEE BACK for METHODS of PAYMENTS**

JUDGE: Jill K. Levy DEPUTY CLERK: [Signature]

2211 NB Judge Jill K. Levy DEPUTY CLERK: [Signature] rev 01/13

CLAIM OF LIEN

BANYAN BAY CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation whose address is 13150 Silverfalls Blvd., Miramar, FL 33027, claims this lien against the following property:

Unit 103, Building 8, of BAYNAN BAY CONDOMINIUM, A Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 39067, Page 1661, and any amendments thereto, of the Public Records of Broward County, Florida.


The record owner of such property is: **JOANNE HOOD-MOORE.**

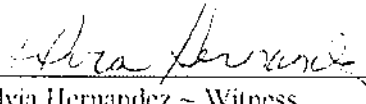
The amount due as of October 21st, 2020 is **\$17,485.71** for past due assessments, interest, late fees, and attorney's fees and collection costs accruing on the due dates as provided for by the unit ledger attached hereto.

In addition, the Claim of Lien secures future assessments, interest, late fees, costs, special assessments and reasonable attorney fees incurred by the Association, pursuant to Section 718.116 of the Florida Statutes and the Declaration of Condominium and By-Laws.


DATED this 21st day of October, 2020.

Signed, sealed and delivered
in the presence of,


Richard Sachs - Witness

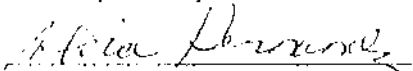

Silvia Hernandez - Witness

Banyan Bay Condominium Association, Inc.

By: 
RALPH C. RUOCCO, ESQ., Attorney
3113 Stirling Road
Suite 201
Ft. Lauderdale, Florida 33312

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence this 21st day of October, 2020, by Ralph C. Ruocco, Esq., as attorney in fact, who is personally known to me.


Notary Public-Silvia Hernandez

My commission expires: _____



EXHIBIT "A" TO CLAIM OF LIEN

Due dates for claim of lien amount:

Monthly Assessments – due on the first day of the month for each month from November, 2016 through December, 2018 – \$235.00 per month and due on the first day of the month for each month from January, 2019 through October, 2020 – \$250.00 per month

\$11,610.00

Payments made - \$15 credit from October, 2016 and \$235.00 (Jan. 2017).

-\$250.00

Plus reasonable attorney's fees and costs (\$1,201.30), late fees (\$925.00), NSF Fee (\$25.00), and interest (\$3,974.41) that have accrued from September, 2019 to the present.

\$6,125.71

Filing # 130630815 E-Filed 07/14/2021 12:29:12 PM

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

CASE NO. CACE21001762 DIVISION 25 JUDGE Carol-lisa Phillips

Banyan Bay Condominium Association, Inc.

Plaintiff(s) / Petitioner(s)

v.

Joanne Hood-Moore

Defendant(s) / Respondent(s)

AGREED SUMMARY FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE came on to be heard upon Plaintiff's Motion For Summary Final Judgment of Foreclosure, and the Court being otherwise fully advised in the premises, it is hereby ORDERED and ADJUDGED as follows:

1. This Court has jurisdiction of the subject matter and the parties.
2. The equities of this cause are in favor of the Plaintiff.
3. There is due to the Plaintiff the following:
 - (a) Sums due for assessments,
interest, and late fees: \$19,812.18
 - (b) Glazer & Sachs, P.A. costs \$ 1,260.24
 - (c) Glazer & Sachs, P.A. attorney's fees \$ 3,787.50

SUB TOTAL: \$24,859.92
that shall bear interest at the rate of 4.25%:
TOTAL FINAL JUDGMENT: \$24,859.92
for which let execution issue.

4. A lien is held by Plaintiff for the total Final Judgment sum specified in Paragraph three (3) above in the amount of \$24,859.92, plus interest thereon on the Sub-Total only which is superior in dignity to any right, title, interest of claim of the Defendants upon the liened property foreclosed, situate, lying, and being in Broward County, Florida, is described as follows: Unit 103, Building 8, of BAYNAN BAY CONDOMINIUM, A Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 39067, Page 1661, and any amendments thereto, of the Public Records of Broward County, Florida.

Folio No. 5140 35 AA 0710

Physical Address: 13227 SW 42nd Street, #8103, Miramar, FL 33027

5. If the total sum due to Plaintiff as set forth in Paragraph 3, plus interest thereon at 4.25% per annum from and after the date of this Judgment and all cost of this proceeding incurred subsequent to the date of this Judgment are not forthwith paid to Plaintiff, the Clerk of this Court shall sell the property described in Paragraph 4 in accordance with the terms of Paragraph 7 hereof.
6. Plaintiff shall advance the cost of publishing the Notice of Sale and the Clerk's fee for making the same and shall be reimbursed therefore by the Clerk out of the proceeds of the sale of the property described in paragraph 4 if Plaintiff shall not become the purchaser of said property at the sale.
7. The Clerk of this Court shall sell the Property at public sale to the highest and best bidder by cash by electronic sale beginning at 10:00 a.m. on November 16, 2021 at 10:00 AM, at www.broward.realforeclose.com, after having first given notice as required by section 45.031, Florida Statutes.
8. Plaintiff may be the bidder for, and purchaser of, the property described in Paragraph 4. If Plaintiff shall be the purchaser of said property at the sale, the Clerk shall credit the bid of Plaintiff with the total sum found to be due to Plaintiff for such portion thereof as may be necessary to pay fully the bid of Plaintiff, except that the sum mentioned in Paragraph 6 of this Judgment must be paid in cash. If, subsequent to the date of this Judgment and prior to the sale contemplated in Paragraph 7 hereof, Plaintiff shall be required to advance any monies to protect its lien, then Plaintiff or its attorney shall so certify to the Clerk of this Court, and the amount found due to Plaintiff shall be increased by the amount of such advances without further order of the Court.
9. After confirmation of the sale described in Paragraph 7, whether confirmation be by the Clerk filing the Certificates of Sale or by order of the Court ruling upon objections to the sale, the Clerk shall make distribution of the proceeds of the sale in the following order and in the amounts due under each of the following subparagraphs:
 - a. All costs and expenses of these proceedings subsequent to the entry of the Final Judgment of Foreclosure, including the cost of publishing the Notice of Sale and the Clerk's fee for making the sale, unless Plaintiff having already paid for these two items of cost shall be the purchaser at the sale, the cost of the State documentary stamps affixed to the Certificate of Title based on the amount bid for the property, plus the costs, if paid by purchaser.
 - b. The total sum herein found to be due to Plaintiff in Paragraph 3, plus interest at 4.25% per annum after the date hereof.
 - c. The balance of the proceeds of the sale in excess of the amounts paid under Paragraphs 9(a) and 9(b), shall be retained by the Clerk of this Court pending further order of this Court.
10. Upon confirmation of the sale described in Paragraph 7, whether by the Clerk filing the Certificate of Title herein or by order of this Court ruling upon objections to the sale, the Defendant, and any and all persons claiming by, through, and under them since the date of the filing of the Notice of Lis Pendens, are forever barred and foreclosed of and from all right, title, interest, claim or demand of any kind or nature whatsoever in and to the property herein described, and the purchaser at the sale, his/her representative or assigns, shall be let into possession of the property forthwith.
11. The Court retains jurisdiction of this cause and the parties to enter further orders as are proper, including, without limitations, writs of assistance and deficiency judgments.

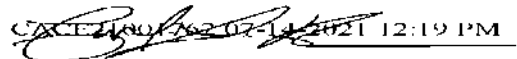
CaseNo: CACE21001762

Page 3 of 3

12. If Plaintiff is the purchaser at the sale, Plaintiff shall be placed in immediate possession of the afore described premises. In the event the Defendants or those claiming through the Defendants fail to vacate said premises within ten (10) days of the date of the foreclosure sale as provided above, the Clerk of the Court is directed to issue a writ of possession to the Plaintiff forthwith and without the necessity of any further order from this Court. The physical address of the property is 13227 SW 42nd Street, #8103, Miramar, FL 33027. The address of the Plaintiff is 13150 Silverfalls Blvd., Miramar, FL 33027.

13. The rights, title and interest of any defendant, or any party claiming by, through, under or against any defendant named herein or hereafter made a defendant, are declared forever barred and foreclosed.

DONE and **ORDERED** in Chambers, at Broward County, Florida on 07-14-2021.

 CACE21001762 07-14-2021 12:19 PM

CACE21001762 07-14-2021 12:19 PM

Hon. Carol-lisa Phillips

CIRCUIT JUDGE

Electronically Signed by Carol-lisa Phillips

Copies Furnished To:

Joanne Hood-Moore , Address : 13227 42 ST SW MIRAMAR, FL 33027

Ralph C Ruocco , E-mail : ralph@condo-laws.com

Ralph C Ruocco , E-mail : contact@condo-laws.com

Ralph C Ruocco , E-mail : shalonda@condo-laws.com

Case Number: CACE-21-001762 Division: 25
Filing # 120238190 E-Filed 01/26/2021 11:31:35 AM

IN THE CIRCUIT COURT OF THE 11TH JUDICIAL CIRCUIT, IN AND FOR
BROWARD COUNTY, FLORIDA

CASE NO.:

**BANYAN BAY CONDOMINIUM
ASSOCIATION, INC.**, a Florida non-profit
corporation,

Plaintiff,

vs.

**JOANNE HOOD-MOORE; UNKNOWN
SPOUSE OF JOANNE HOOD-MOORE;
TENANT #1; and TENANT #2,**

Defendants.

LIS PENDENS

TO: Joanne Hood-Moore, Unknown Spouse Of Joanne Hood-Moore, Tenant #1, and Tenant #2:

Please take notice that the plaintiff has filed a cause of action seeking to foreclose a claim of lien regarding the following described property:

Unit 103, Building 8, of BAYNAN BAY CONDOMINIUM, A Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 39067, Page 1661, and any amendments thereto, of the Public Records of Broward County, Florida.

Dated this 26th day of January, 2021.

GLAZER & SACHS, P.A.
One Emerald Place
3113 Stirling Road, Suite 201
Ft. Lauderdale, Florida 33312
(954) 983-1112
(954) 333-3983 (fax)
Ralph@condo-laws.com

By: /s/ Ralph C. Ruocco
RALPH C. RUOCCO, ESQUIRE
Florida Bar No.: 0623369



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Detail by Entity Name

Florida Not For Profit Corporation
BANYAN BAY CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N05000000754
FEI/EIN Number 02-0739496
Date Filed 01/24/2005
State FL
Status ACTIVE

Principal Address

11011 Sheridan Street
Suite #208
Cooper City, FL 33026

Changed: 04/18/2017

Mailing Address

11011 Sheridan Street
Suite #208
Cooper City, FL 33026

Changed: 04/18/2017

Registered Agent Name & Address

GLAZER AND ASSOCIATES, PA
3113 STIRLING ROAD
SUITE 201
FORT LAUDERDALE, FL 33312

Name Changed: 10/03/2012

Address Changed: 10/03/2012

Officer/Director Detail

Name & Address

Title President, Treasurer

Meregildo, Jose
11011 Sheridan Street
Suite #208

Cooper City, FL 33026

Title VP

NARANJO, MARICELLE
11011 Sheridan Street
Suite #208
Cooper City, FL 33026

Title Secretary

ESCOBAR, CESAR
11011 Sheridan Street
Suite #208
Cooper City, FL 33026

Title Director

CHU, KARIN
11011 Sheridan Street
Suite 208
Cooper City, FL 33026

Title Director

ACOSTA, LUIS
11011 Sheridan Street
Suite 208
Cooper City, FL 33026

Annual Reports

Report Year	Filed Date
2021	04/30/2021
2022	04/29/2022
2023	01/25/2023

Document Images

01/25/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
06/21/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
01/10/2020 -- ANNUAL REPORT	View image in PDF format
04/01/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
04/18/2017 -- ANNUAL REPORT	View image in PDF format
03/16/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
02/26/2014 -- ANNUAL REPORT	View image in PDF format
02/01/2013 -- ANNUAL REPORT	View image in PDF format

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[02/08/2007 -- ANNUAL REPORT](#)

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[03/16/2006 -- ANNUAL REPORT](#)

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[04/18/2005 -- Reg. Agent Change](#)

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[01/24/2005 -- Domestic Non-Profit](#)

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Form 668 (Y)(c)
 (Rev. February 2004)

1654

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area: SMALL BUSINESS/SELF EMPLOYED AREA #5 Lien Unit Phone: (800) 913-6050	Serial Number 451514022	For Optional Use by Recording Office
--	----------------------------	--------------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer JOANNE HOOD MOORE

Residence 13227 SW 42ND ST
 MIRAMAR FL 33027, FL 33027

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2011	XXX-XX [REDACTED]	09/16/2013	10/16/2023	31371.08

Place of Filing County Courthouse Broward County Ft. Lauderdale, FL 33301	Total \$ 31371.08
--	-------------------

This notice was prepared and signed at BALTIMORE, MD, on this,
 the 25th day of March, 2022.

Signature <i>Alicia A Johnson</i> for ALICIA A JOHNSON	Title INSOLVENCY SPEC (504) 558-3169	25-99-6625
--	--	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
 Rev. Rul. 71-486, 1971 - 2 C.B. 409)



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Detail by Entity Name

Florida Not For Profit Corporation
SILVER FALLS HOMEOWNERS' ASSOCIATION, INC.

Filing Information

Document Number	N01000005796
FEI/EIN Number	01-0673987
Date Filed	08/15/2001
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/20/2004
Event Effective Date	NONE

Principal Address

13150 SILVERFALLS BLVD
MIRAMAR, FL 33026

Changed: 09/14/2012

Mailing Address

13150 SILVERFALLS BLVD
MIRAMAR, FL 33026

Changed: 09/14/2012

Registered Agent Name & Address

Stevens & Goldwyn, P.A.
2 S. University Drive
Suite 329
Plantation, FL 33324

Name Changed: 01/18/2018

Address Changed: 01/31/2018

Officer/Director Detail

Name & Address

Title VP

Burdine- Coakley, Gregory
13150 Silverfalls Blvd.
MIRAMAR, FL 33027

Title President

Massiah, Omar
13150 Silverfalls Blvd
MIRAMAR, FL 33027

Title Secretary

Harris, Donovan
13150 Silverfalls Blvd.
MIRAMAR, FL 33027

Annual Reports

Report Year	Filed Date
2021	04/29/2021
2022	03/02/2022
2023	04/06/2023

Document Images

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01/08/2020 -- ANNUAL REPORT	View image in PDF format
01/09/2019 -- ANNUAL REPORT	View image in PDF format
01/31/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/18/2018 -- ANNUAL REPORT	View image in PDF format
01/25/2017 -- ANNUAL REPORT	View image in PDF format
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07/03/2007 -- Reg. Agent Change	View image in PDF format
02/08/2007 -- ANNUAL REPORT	View image in PDF format
02/22/2006 -- ANNUAL REPORT	View image in PDF format

[12/19/2005 -- REINSTATEMENT](#)

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[03/04/2005 -- ANNUAL REPORT](#)

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[05/13/2002 -- ANNUAL REPORT](#)

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[08/15/2001 -- Domestic Non-Profit](#)

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

DATE: February 1st, 2024
PROPERTY ID # 514035-AA-0710 (TD # 51225)

WARNING

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

WFK & ASSOCIATES II, LLP
3600 NW 43RD STREET, SUITE C-1
GAINESVILLE, FL 32606

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 13227 SW 42 ST #8103 MIRAMAR, FL 33027 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 February 29, 2024\$13,725.48
- Or
- * Estimated Amount due if paid by March 19, 2024\$13,900.48

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 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: February 1st, 2024
PROPERTY ID # 514035-AA-0710 (TD # 51225)

WARNING

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

BANYAN BAY CONDOMINIUM ASSOCIATION, INC.
13150 SILVERFALLS BLVD.
MIRAMAR, FL 33027

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

- * Estimated Amount due if paid by February 29, 2024\$13,725.48
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- * Estimated Amount due if paid by March 19, 2024\$13,900.48

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BANYAN BAY CONDOMINIUM ASSOCIATION, INC.
11011 SHERIDAN STREET
SUITE #208
COOPER CITY, FL 33026

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BANYAN BAY CONDOMINIUM ASSOCIATION, INC.
RALPH C. RUOCCO, ESQUIRE
GLAZER & SACHS, P.A.
ONE EMERALD PLACE
3113 STIRLING ROAD, SUITE 201
FT. LAUDERDALE, FL 33312

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INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH CT MS 5780
PLANTATION, FL 33324

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NICOLE BECKLEY, ACURA TITLE
14802 N DALE MABRY HWY STE 202
TAMPA, FL 33618-2073

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD STE 1900
FT LAUDERDALE, FL 33301-1949

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CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PL
MIRAMAR, FL 33025-6577

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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GLAZER AND ASSOCIATES, PA, REGISTERED AGENT
O/B/O BANYAN BAY CONDOMINIUM ASSOCIATION, INC.
3113 STIRLING ROAD STE 201
FORT LAUDERDALE, FL 33312

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ROBERT A LASH ESQ, REGISTERED AGENT
O/B/O WFK & ASSOCIATES, LLC
2770 NW 43RD STREET
SUITE A
GAINESVILLE, FL 32606

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SILVER FALLS HOMEOWNERS' ASSOCIATION, INC.
13150 SILVERFALLS BLVD
MIRAMAR, FL 33026

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STEVENS & GOLDWYN, P.A., REGISTERED AGENT
O/B/O SILVER FALLS HOMEOWNERS' ASSOCIATION, INC.
2 S. UNIVERSITY DRIVE STE 329
PLANTATION, FL 33324

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WALL STREET TITLE GROUP INC
14100 PALMETTO FRNTG RD STE 100
MIAMI LAKES, FL 33016-1568

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

- * Estimated Amount due if paid by February 29, 2024\$13,725.48
- Or
- * Estimated Amount due if paid by March 19, 2024\$13,900.48

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 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: February 1st, 2024
PROPERTY ID # 514035-AA-0710 (TD # 51225)

WARNING

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

JOANNE HOOD-MOORE
13227 SW 42 STREET #8103
MIRAMAR, FL 33027

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 13227 SW 42 ST #8103 MIRAMAR, FL 33027 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.

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- Or
- * Estimated Amount due if paid by March 19, 2024\$13,900.48

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 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

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

Postmark
Here

Postage

\$ _____

Total F

\$ _____

Sent To

Street

City, State, ZIP+4®

TD 51225 MARCH 2024 WARNING
WFK & ASSOCIATES II, LLP
3600 NW 43RD STREET, SUITE C-1
GAINESVILLE, FL 32606

4584 0710 5270 0130 4181 85

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

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TD 51225 MARCH 2024 WARNING
BANYAN BAY CONDOMINIUM ASSOCIATION, INC.
13150 SILVERFALLS BLVD.
MIRAMAR, FL 33027

947
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- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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Sent To

Street &

City, State, ZIP+4®

TD 51225 MARCH 2024 WARNING
BANYAN BAY CONDOMINIUM ASSOCIATION, INC.
11011 SHERIDAN STREET
SUITE #208
COOPER CITY, FL 33026

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

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Total Paid

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Sent To

Street or

City, Stat

TD 51225 MARCH 2024 WARNING

BANYAN BAY CONDO ASSOC, INC.
RALPH C. RUOCCO, ESQ GLAZER & SACHS PA
ONE EMERALD PLACE
3113 STIRLING ROAD, SUITE 201
FT. LAUDERDALE, FL 33312

44
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4270
4270
4270

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

Postmark
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Postage

\$ _____
Total Paid

\$ _____
Sent To

Street or

City, State

TD 51225 MARCH 2024 WARNING
CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD STE 1900
FT LAUDERDALE, FL 33301-1949

7507 0710 569 0130 4200 50

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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)	\$ _____
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TD 51225 MARCH 2024 WARNING
CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PL
MIRAMAR, FL 33025-6577

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

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Total F

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Street

City, State, ZIP+4

TD 51225 MARCH 2024 WARNING
GLAZER AND ASSOCIATES, PA, REG AGENT O/B/O
BANYAN BAY CONDO ASSOC, INC.
3113 STIRLING RD STE 201
FORT LAUDERDALE, FL 33312

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

Postmark
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Postage

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Total Post

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Sent To

Street and

City, State

TD 51225 MARCH 2024 WARNING
SILVER FALLS HOMEOWNERS' ASSOCIATION, INC.
13150 SILVERFALLS BLVD
MIRAMAR, FL 33026

1564 4717 4230 4230 76

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

Postmark
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Post

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Total

\$ _____

Sent

Street

City, _____

TD 51225 MARCH 2024 WARNING
STEVENS & GOLDWYN, P.A., REG AGENT
O/B/O SILVER FALLS HOMEOWNERS' ASSOC, INC.
2 S. UNIVERSITY DRIVE STE 329
PLANTATION, FL 33324

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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Certified Mail Fee

\$ _____

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

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

Postmark
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Postage

\$ _____

Total Postage

\$ _____

Sent To

Street and /

City, State, ZIP

TD 51225 MARCH 2024 WARNING

JOANNE HOOD-MOORE
13227 SW 42 STREET #8103
MIRAMAR, FL 33027

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 51225 MARCH 2024 WARNING
CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PL
MIRAMAR, FL 33025-6577



9590 9402 8488 3186 3929 50

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4200 58

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**

- Agent
 Addressee

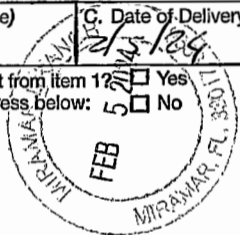
B. Received by (Printed Name)

to Cash

C. Date of Delivery

2/25/24

- 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

Mail
 Mail Restricted Delivery
 00)

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

TD 51225 MARCH 2024 WARNING
BANYAN BAY CONDOMINIUM ASSOCIATION, INC.
 11011 SHERIDAN STREET
 SUITE #208
 COOPER CITY, FL 33026



9590 9402 8488 3186 3930 01

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4150 16

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

Agent

Addressee

B. Received by (Printed Name)

C Sandway

C. Date of Delivery

2-25-24

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

mail 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 reverse if space permits.

1. Article Addressed to:

TD 51225 MARCH 2024 WARNING
GLAZER AND ASSOCIATES, PA, REG AGENT O/B/O
BANYAN BAY CONDO ASSOC, INC.
3113 STIRLING RD STE 201
FORT LAUDERDALE, FL 33312



9590 9402 8488 3186 3929 43

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4200 65

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

S. Hernandez

- Agent
 Addressee

B. Received by (Printed Name)

Sylvia Hernandez

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 | |

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 51225 MARCH 2024 WARNING

CITY OF MIRAMAR

DOUGLAS R GONZALES

200 E BROWARD BLVD STE 1900

FT LAUDERDALE, FL 33301-1949



9590 9402 8488 3186 3929 67

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4200 41

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/18/24

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

TD 51225 MARCH 2024 WARNING
STEVENS & GOLDWYN, P.A., REG AGENT
O/B/O SILVER FALLS HOMEOWNERS' ASSOC, INC.
2 S. UNIVERSITY DRIVE STE 329
PLANTATION, FL 33324



9590 9402 8488 3186 3929 12

Article Number (Transfer from service label)

9589 0710 5270 0130 4200 96

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

102-06-24

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

ii 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 51225 MARCH 2024 WARNING

BANYAN BAY CONDO ASSOC, INC.
 RALPH C. RUOCCO, ESQ GLAZER & SACHS PA
 ONE EMERALD PLACE
 3113 STIRLING ROAD, SUITE 201
 FT. LAUDERDALE, FL 33312



9590 9402 8488 3186 3929 98

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4200 10

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

-
- Agent
-
-
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

00)

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 51225 MARCH 2024 WARNING**

JOANNE HOOD-MOORE

13227 SW 42 STREET #8103

MIRAMAR, FL 33027



9590 9402 8488 3186 3928 99

2. Article Number (Transfer from service label):

9589 0710 5270 0130 4201 19

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X** Agent Addressee**B. Received by (Printed Name)****C. Date of Delivery**

2/5/24

- 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

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 51225 MARCH 2024 WARNING
SILVER FALLS HOMEOWNERS' ASSOCIATION, INC.
 13150 SILVERFALLS BLVD
 MIRAMAR, FL 33026



9590 9402 8488 3186 3929 29

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4200 89

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

-
- Agent
-
-
- Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

2/5

 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 checked="" type="checkbox"/> Collect on Delivery Restricted Delivery | |

(over fold)

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 51225 MARCH 2024 WARNING
INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH CT MS 5780
PLANTATION, FL 33324



9590 9402 8488 3186 3929 81

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4200 27

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

INTERNAL REVENUE SERVICE

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

FEB 15 2024

**CAMPUS SUPPORT
FLORENCE, KY**

MAIL UNIT # 108

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

(all mail Restricted Delivery)