

# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400  
Pittsburgh, PA 15222

TDA# 51813

Web: [www.grantstreet.com](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)

Phone: (412) 391-5555

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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:

<b>Parcel ID</b>	<b>Alt. Key</b>	<b>Property Address</b>
4841 36 AA 0840	74225	5800 MARGATE BLVD #615-6 MARGATE 33063

### Legal Description

Apartment No. 615, of MARGATE GARDENS CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3394, at Page 893, and the corrections and amendments thereto, as recorded in Official Records Book 3555, at Page 562; Official Records Book 3632, at Page 569; Official Records Book 3654, at Page 201; Official Records Book 3821, at Page 145 and Official Records Book 4186, at Page 172, all of the Public Records of Broward County, Florida and any amendments thereto, together with its undivided share in the common elements.

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## Other Parcel Info

<b>Certificate #</b>	<b>Assessed Value</b>	<b>Homestead?</b>	<b>Mobile Home?</b>	<b>Bankruptcy?</b>
2021 - 1257	\$69,630	Yes	No	No

### Owner of Record on Current Tax Roll

ARELIS LESCAILLE RAMIREZ, H/E  
VICTOR M RAMIREZ, LL  
5800 MARGATE BLVD #615-6  
MARGATE FL 33063

### Billing Name & Address

# PROPERTY INFORMATION REPORT

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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:**02/01/2024      **Search covers**    **20 years**      **through:**01/21/2024

*James Bennett*  
Title Examiner

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**General Examiner Comments:**

**APPARENT TITLE HOLDER**

Name & Address of Record	Document	Examiner Comments
ARELIS LESCAILLE RAMIREZ AND VICTOR M. RAMIREZ, II 5800 MARGATE BLVD #615 MARGATE FL 33063	Warranty Deed Bk:48054 Pg:233	

**Related Documents (for Reference)**

Letters of Administration  
Bk:33827 Pg:375

Quit Claim Deed  
Bk:33827 Pg:377

Quit Claim Deed  
Bk:33827 Pg:378

Quit Claim Deed  
Bk:33827 Pg:379

Quit Claim Deed  
Bk:33827 Pg:380

Warranty Deed  
Bk:33827 Pg:381

Certificate of Title  
Bk:47289 Pg:1723

Warranty Deed  
Bk:47578 Pg:1613

Corrective Deed  
Bk:47789 Pg:1332

Warranty Deed  
Bk:47804 Pg:422

Power of Attorney  
Bk:47952 Pg:277

**MORTGAGE HOLDER**

Name & Address of Record	Document	Examiner Comments
None found.		

**Related Documents (for Reference)**

None found.

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

None found.

**Related Documents (for Reference)**

None found.

**OTHER PARTIES****Name & Address of Record****Document****Examiner Comments**

MARGATE GARDENS CONDOMINIUM, INC.  
 C/O M&M PROPERTY MANGEMENT, LLC  
 1280 SW 36 AVE #305  
 POMPANO BEACH FL 33069

Sunbiz COA

DAVID BAUMAN, ESQ., REGISTERED AGENT  
 O/B/O  
 MARGATE GARDENS CONDOMINIUM, INC.  
 4050 W. BROWARD BLVD.  
 PLANTATION FL 33317

Sunbiz COA

**Related Documents (for Reference)**

None found.

**OTHER DOCUMENTS****Document Type**

Property Appraiser



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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #51813**

**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 May 2024, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF MARGATE CITY MANAGER'S OFFICE 5790 MARGATE BLVD MARGATE, FL 33063	RAMIREZ, ARELIS LESCAILLE 5800 MARGATE BLVD #615-6 MARGATE, FL 33063	RAMIREZ, VICTOR M II 5800 MARGATE BLVD #615-6 MARGATE, FL 33063	VICTOR M. RAMIREZ, II 5800 MARGATE BLVD #615 MARGATE, FL 33063
ARELIS LESCAILLE RAMIREZ 5800 MARGATE BLVD #615 MARGATE, FL 33063	MARGATE GARDENS CONDOMINIUM, INC. C/O M&M PROPERTY MANGEMENT, LLC 1280 SW 36 AVE #305 POMPANO BEACH, FL 33069	DAVID BAUMAN, ESQ., REGISTERED AGENT O/B/O MARGATE GARDENS CONDOMINIUM, INC. 4050 W. BROWARD BLVD. PLANTATION, FL 33317	

**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 May 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 # 119430293  
Recorded 03/05/24 at 09:59 AM  
Broward County Commission  
1 Page(s)  
#1

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 51813

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: 484136-AA-0840  
Certificate Number: 1257  
Date of Issuance: 05/25/2021  
Certificate Holder: ELEVENTH TALENT, LLC  
Description of Property: MARGATE GARDENS CONDO  
UNIT 615 BLDG 6  
PER CDO BK/PG: 3394/893

Name in which assessed: RAMIREZ,ARELIS LESCAILLE H/E RAMIREZ,VICTOR M LL  
Legal Titleholders: RAMIREZ,ARELIS LESCAILLE H/E  
RAMIREZ,VICTOR M LL  
5800 MARGATE BLVD #615-6  
MARGATE, FL 33063

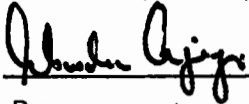
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 12th day of June, 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 1st day of March, 2024.

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: 05/09/2024, 05/16/2024, 05/23/2024 & 05/30/2024  
Minimum Bid: 40412.52

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 51813

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Certificate Number: 1257

Date of Issuance: 05/25/2021

Certificate Holder: ELEVENTH TALENT, LLC

Description of Property: MARGATE GARDENS CONDO  
UNIT 615 BLDG 6  
PER CDO BK/PG: 3394/893

Apartment No. 615, of MARGATE GARDENS CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3394, at Page 893, and the corrections and amendments thereto, as recorded in Official Records Book 3555, at Page 562; Official Records Book 3632, at Page 569; Official Records Book 3654, at Page 201; Official Records Book 3821, at Page 145 and Official Records Book 4186, at Page 172, all of the Public Records of Broward County, Florida and any amendments thereto, together with its undivided share in the common elements.

Name in which assessed: RAMIREZ,ARELIS LESCAILLE H/E RAMIREZ,VICTOR M LL

Legal Titleholders: RAMIREZ,ARELIS LESCAILLE H/E  
RAMIREZ,VICTOR M LL  
5800 MARGATE BLVD #615-6  
MARGATE, FL 33063

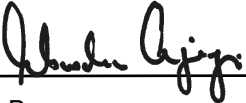
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 12th day of June, 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.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 6th day of March, 2024.

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: 05/09/2024, 05/16/2024, 05/23/2024 & 05/30/2024

Minimum Bid: 40652.52

# Notice of Application for Tax Deed Legal Notice

05/09/2024 11:50 AM (EDT)



**Please choose a category** Notice of Application for Tax Deed

**Title** BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION  
NOTICE OF APPLICATION FOR JUNE 12, 2024, TAX DEED AUCTION

**Publish Date** 05/09/2024

**Publish Time** 11:42 AM (EDT)

**Description** STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 37449, 51782, 51784, 51788, 51790, 51796, 51797, 51801, 51806, 51807, 51811, 51813, 51826, 51827, 51829, 51844, 51845, 51853, 51865, 51868, 51871, 51882, 51885, 51887, 51890, 51898, 51899, 51900, 51907, 51912, 51917, 51918.  
TAX DEED AUCTION SCHEDULED JUNE 12, 2024  
PUBLISH THE WEEKS OF 05/09/2024, 05/16/2024, 05/23/2024, 05/30/2024 at <https://browardcountylegalnotices.com>

**Attach Files (Optional)**  ADS JUNE 12, 2024 TAX DEED AUCTION.pdf

**Submitted by (Email Address)** Cvilleda@broward.org

**Signature** 

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24016433

Broward County, FL VS Arelis Lescaille Ramirez and/or Victor M. LL Ramirez

**RETURN OF SERVICE**



Court Case # TD 51813

Hearing Date:06/12/2024

Received by CCN 19009

05/03/2024 11:02 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Arelis Lescaille Ramirez and/or Victor M. LL Ramirez 5800 Margate Boulevard #615-6 Margate FL 33063**

Served:

X

Not Served:

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

Date: 05/03/2024 Time: 1:50 PM

On Arelis Lescaille Ramirez and/or Victor M. LL Ramirez in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

**INDIVIDUAL SERVICE**

**COMMENTS:** Service by hand on Arelis Ramirez o/s address stated / Arelis Ramirez was seen to leave address with Mr Ramirez as CPS arrived at location.

Ethnicity: Hispanic, Gender: Female, Hair Color: Black, Height - Feet: 5, Height - Inches: 7, Weight: Medium Build

You can now check the status of your writ by visting the Broward Sheriff's Office Website at [www.sheriff.org](http://www.sheriff.org) and clicking on the icon "Service Inquiry"

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

By: *Mark Tutton* CCN 19009

D.S.

M. Tutton, #19009

**RECEIPT INFORMATION**

**EXECUTION COSTS**

**DEMAND/LEVY INFORMATION**

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

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484136-AA-0840 (TD #51813)

RECEIVED SHERIFF  
2024 MAY -2 AM 11:35  
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 May 31, 2024 .....\$4,633.02

Or

\* Amount due if paid by June 11, 2024 .....\$4,689.50

\*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 June 12, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

RAMIREZ, ARELIS LESCAILLE H/E AND/OR  
RAMIREZ, VICTOR M LL  
5800 MARGATE BOULEVARD #615-6  
MARGATE, FL 33063

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

This Document prepared by:  
**LYDIA ESTHER BALDA**  
First Service Title Agency  
13155 SW 42 Street, Suite 200  
Miami, FL 33175

Our File # **TB-24-11-0331-28415**

### **SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made this 24<sup>th</sup> day of June, 2011, by and between **HCR1110, LLC, a Florida Limited Liability Company**, by and through its Attorney in Fact, **24 Asset Management Corp**, a Florida Corporation, hereinafter called **GRANTOR**, whose mailing address is 784 Morris Avenue Short Hills, New Jersey 07078

and

**Areli Lescaille Ramirez, a single woman and Victor M. Ramirez, II, a single man, as joint tenants with full rights of survivorship**

hereinafter, whether one or more, called **GRANTEE**, whose mailing address is 5800 Margate Blvd, #615, Margate, FL 33063 (the words "**GRANTOR**" and "**GRANTEE**" to include the respective heirs, successors and assigns of each where the context requires or permits)

### **WITNESSETH THAT:**

**GRANTOR**, for and in consideration of **TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOODS AND VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents does grant, bargain, sell and confirm unto the said **GRANTEE**, his heirs and assigns forever, all that certain piece, parcel, lot or tract of land situate, lying and being in the County of **BROWARD, FLORIDA**, and more particularly described on **EXHIBIT "A"** attached hereto and incorporated herein by this reference.

**TOGETHER** with all and singular, the tenements, **hereditaments** and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the said **GRANTOR**.

**TO HAVE AND TO HOLD** the same unto **GRANTEE**, his heirs, successors and assigns, to their proper use, benefits and **behold** forever and the said **GRANTOR**, subject to, and excepting, current taxes and other assessments, reservations in patents, and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear

(5)

of record, does hereby **SPECIALLY WARRANT** the title to said land for all matters which may have arisen during the period of time wherein the **GRANTOR** was the fee owner of the property, and will defend the same against those lawfully claiming or to claim the same by through, under or against **GRANTOR**, but not otherwise.

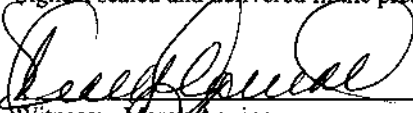
**IN WITNESS WHEREOF**, the said **GRANTOR** has caused these presents to be executed and sealed in its name by its representative thereunto authorized on the date first above written.

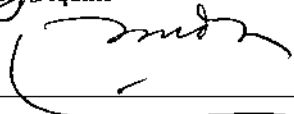
**HCRI110, LLC,**  
**A Florida Limited Liability Company**  
by and through its Attorney in fact  
**24 Asset Management Corporation**  
a Florida Corporation

**AFFIX SEAL**

BY:   
\_\_\_\_\_  
**FRANCESCA SCHAEFFER, ESQ.**

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness: **Mercy Aquino**

  
\_\_\_\_\_  
Witness:

STATE OF Florida

COUNTY OF MIAMI DADE

I CERTIFY THAT on this 24<sup>th</sup> day of June, 2011, before me, the undersigned authority, personally appeared **Francesca Schaeffer**, (personally known to me) on behalf of **HCR1110, LLC, a Florida Limited Liability Company** as its Attorney in Fact, who executed the foregoing instrument and acknowledged the execution thereof to be her free act and deed for the uses and purposes herein mentioned, and who did not take an oath.

WITNESS my hand and official stamp the date aforesaid.



**Notary Public, State of Florida**  
My Commission expires:



**EXHIBIT "A"**

**To**

**SPECIAL WARRANTY DEED**

**Property Description**

Apartment No. 615, of **MARGATE GARDENS CONDOMINIUM**, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3394, at Page 893, and the corrections and amendments thereto, as recorded in Official Records Book 3555, at Page 562; Official Records Book 3632, at Page 569; Official Records Book 3654, at Page 201; Official Records Book 3821, at Page 145 and Official Records Book 4186, at Page 172, all of the Public Records of Broward County, Florida and any amendments thereto, together with its undivided share in the common elements.

Property Address: 5800 Margate Blvd #615, Pompano Beach, FL 33063

Property appraisers parcel identification  
(Folio) number: 484136-AA-0840

LIMITED POWER OF ATTORNEY

HCR1110,LLC, organized and existing under the laws of the State of Florida, ("Owner") hereby constitutes and appoints 24 Asset Management a Corporation organized and existing under the laws of the State of Florida ("Vendor"), as its true and lawful attorney-in-fact, in its name, place and stead, and for its benefit, in connection with certain real estate owned by Owner necessary and incidental to managing and disposing of real properties and performing the obligations of Vendor thereunder, including but not limited to:

- 1. Endorsing to the order of Vendor any checks received in connection with the aforementioned REO property that are made payable to the order of Owner;
2. Selling, transferring, or disposing of, or leasing, real property or personal property constituting Designated Assets as much terms is defined under that certain Statement of Work dated October, 2010 and executing all contracts, agreements, deeds, assignments and other instruments necessary to effect any such sale, transfer or disposition or any lease and to receive proceeds checks payable to the order of Vendor all in a manner consistent with such Statement of Work.
3. Preparing, executing and delivering deeds, certificates of title or other title documents to vest title to real or personal property in the purchase of any Designated Assets.

Owner further grants to Vendor full power and authority to do and perform all acts necessary in the sole discretion of service to carry into effect the powers granted by or under this Limited Power of Attorney as fully an Owner might or could do with the same validity as if all and every such act had been herein particularly stated, expressed, and especially provided for, and hereby ratifies and confirms all the Vendor shall lawfully do or cause to be done by virtue of the powers and authority granted and contemplated hereby.

This limited power of attorney shall apply retroactively from January 10, 2011.

IN WITNESS WHEREOF, this power of attorney is duly executed the day and year written below.

IN PRESENCE OF:

[Signature]

HCR1110,LLC

By:

[Signature]
Richard Stewart, CEO

[Signature]

State of New Jersey

County of Essex

On the 1 day of June, 2011 before me personally came Richard Stewart to me known, who being by me duly sworn, did depose and say that he/she maintains an office at 784 Morris Ave, Suite 201, Short Hills, NJ 07078 that he/she is CEO of HCR1110,LLC, who is the person who executed the foregoing instruments and that she/he knows the seal of said corporation, that the seal affixed to said instrument is such corporation seal, that it was so affixed by order of the board of directors of said corporation and that he/she signed his/her name thereto by like order and swore to and acknowledge the same as his free act and deed, and the free act and deed on behalf of the corporation.

[Signature]
JOAN EBERHARDT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 18, 2013

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PREPARED BY:  
Bonnie Johnston  
Title Partners of South Florida  
2651 N. Federal Highway  
Ft. Lauderdale, FL 33306  
File # 02-3485

W/C # 165

**QUIT CLAIM DEED**

THIS INDENTURE made this 11 day of JUNE, 2002, between STEPHANIE CUNNINGHAM, a married woman joined by her husband, EDWARD CUNNINGHAM, whose address is 787 Shaw Road, Woddruff, S.C. 29388, GRANTOR\*, and LUIS TABARES, a married man, of 5800 Margate Blvd., #615, Margate, FL 33063, GRANTEE\*.

PARCEL IDENTIFICATION #: 8136-AA-0840

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever all of the right, title, interest, claim and demand which the said Grantor has in and to the following described land located in the County of Broward, State of Florida, to wit:

**Apartment No. 615 of MARGATE GARDENS CONDOMINIUM, according to the Declaration thereof, recorded in O.R. Book 3394, Page 893, and the Corrections and Amendments thereto, recorded in O.R. Book 3555, Page 562; O.R. Book 3632, Page 569; O.R. Book 3654, Page 201; O.R. Book 3821, Page 145; O.R. Book 4186, Page 172, all of the Public Records of Broward County, Florida.**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

\*Singular and plural are interchangeable as context requires.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 11 day of JUNE, 2002.

Witnesses:

witness sign: [Signature]  
Tara Conlin  
(printed name of witness)

[Signature]  
STEPHANIE CUNNINGHAM

witness sign: [Signature]  
Kim Cochran  
(printed name of witness)

[Signature]  
EDWARD CUNNINGHAM

STATE OF SOUTH CAROLINA

County of Greenville

026-11-02

This instrument was acknowledged before me by STEPHANIE CUNNINGHAM, a married woman joined by her husband EDWARD CUNNINGHAM, is personally known to me or produced D. Vyas Leticia as identification and who did take an oath.

[Signature]

NOTARY PUBLIC, STATE OF SOUTH CAROLINA

My commission expires:

**My Commission Expires  
February 20, 2003**

4

PREPARED BY:  
Donnie Johnston  
Title Partners of South Florida  
2651 N. Federal Highway  
Ft. Lauderdale, FL 33306  
File # 02-3485

W/C #/E/S

**QUIT CLAIM DEED**

THIS INDENTURE made this 30<sup>th</sup> day of MAY, 2002, between VICKIE EVERSOLE, a married woman joined by her husband, STEVEN EVERSOLE, whose address is 4893 N. Winans Road, Alma, MI 48801, GRANTOR\*, and LUIS TABARES, a married man, of 5800 Margate Blvd., #615, Margate, FL 33063, GRANTEE\*.

PARCEL IDENTIFICATION #: 8136-AA-0840

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever all of the right, title, interest, claim and demand which the said Grantor has in and to the following described land located in the County of Broward, State of Florida, to wit:

Apartment No. 615 of MARGATE GARDENS CONDOMINIUM, according to the Declaration thereof, recorded in O.R. Book 3394, Page 893, and the Corrections and Amendments thereto, recorded in O.R. Book 3555, Page 562; O.R. Book 3632, Page 569; O.R. Book 3654, Page 201; O.R. Book 3821, Page 145; O.R. Book 4186, Page 172, all of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

\*Singular and plural are interchangeable as context requires.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 3<sup>RD</sup> day of JUNE, 2002.

Witnesses:

witness sign: Brian Taffs  
(printed name of witness)  
**BRIAN TAFFS**

Vickie Eversole  
VICKIE EVERSOLE

witness sign: Larry Squires  
(printed name of witness)  
**LARRY SQUIRES**

Steven Eversole  
STEVEN EVERSOLE

STATE OF FLORIDA  
COUNTY OF BROWARD

This instrument was acknowledged before me by VICKIE EVERSOLE, a married woman joined by her husband STEVEN EVERSOLE, is personally known to me or produced \_\_\_\_\_ as identification and who did take an oath.

Sharon L. Salisbury  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires: March 31, 2006  
SHARON L. SALISBURY  
Notary Public, Macosta Co., MI  
Acorg in Michigan Co., MI  
My Commission Expires March 31, 2005

3

PREPARED BY:  
Bonnie Johnston  
Title Partners of South Florida  
2651 N. Federal Highway  
FL Lauderdale, FL 33306  
File # 02-3485

**QUIT CLAIM DEED**

THIS INDENTURE made this 5<sup>th</sup> day of JUNE, 2002, between ELFIE MANDICH, an unmarried widow, whose address is 3170 Holiday Springs Boulevard, # 204, Margate, FL 33063, GRANTOR\*, and LUIS TABARES, a married man, of 5800 Margate Blvd., #615, Margate, FL 33063, GRANTEE\*.

PARCEL IDENTIFICATION #: 8136-AA-0840

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever all of the right, title, interest, claim and demand which the said Grantor has in and to the following described land located in the County of Broward, State of Florida, to wit:

**Apartment No. 615 of MARGATE GARDENS CONDOMINIUM, according to the Declaration thereof, recorded in O.R. Book 3394, Page 893, and the Corrections and Amendments thereto, recorded in O.R. Book 3555, Page 562; O.R. Book 3632, Page 569; O.R. Book 3654, Page 201; O.R. Book 3821, Page 145; O.R. Book 4186, Page 172, all of the Public Records of Broward County, Florida.**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

\*Singular and plural are interchangeable as context requires.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 5 day of JUNE, 2002.

Witnesses:

witness sign: [Signature]  
(printed name of witness) LUIS TABARES

[Signature]  
ELFIE MANDICH

witness sign: [Signature]  
(printed name of witness) MARION DALMAS

STATE OF FLORIDA  
COUNTY OF BROWARD

This instrument was acknowledged before me by ELFIE MANDICH, an unmarried widow is personally known to me or produced [Signature] as identification and who did take an oath.

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires: 12-19-02



6

PREPARED BY:  
Bonita L. Johnston  
Title Partners of South Florida  
2651 N. Federal Highway, Ste 200  
FL Lauderdale, FL 33306

Parcel Identification #8136-AA-0840

**QUIT CLAIM DEED**

THIS INDENTURE made this 9-11-02 day of September, 2002, between VALERIE CRIBBS, a married woman, joined by her husband, DOUGLAS CRIBBS, whose post office address is 5866 Robin Oak Drive, Angelis Oaks, CA 92305, GRANTOR\*, and LUIS E. TABARES, a married man,, whose address is 5800 Margate Boulevard, #615, Margate, FL 33063, GRANTEE\*.

WITNESSETH, That said Grantor, for and in consideration of Ten Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever all of the right, title, interest, claim and demand which the said Grantor has in and to the following described land located in the County of Broward, State of Florida, to wit:

Apartment No. 615 of MARGATE GARDENS CONDOMINIUM, according to the Declaration thereof, recorded in Official Records Book 3394, Page 893, and the Corrections and Amendments thereto, recorded in Official Records Book 3555, Page 562; Official Records Book 3632, Page 569; Official Records Book 3654, Page 201; Official Records book 3821, Page 145; Official Records Book 4186, Page 172, all of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

\*Singular and plural are interchangeable as context requires.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 11<sup>th</sup> day of September, 2002.

Witnesses:

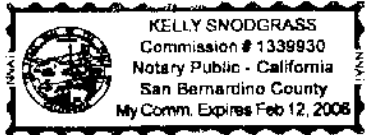
Jarvis S. Sarnak  
Jarvis Sarnak  
Print name of witness  
Staci Klimpel  
Staci Klimpel  
Print name of witness

Valerie Cribbs  
Valerie Cribbs  
Douglas Cribbs  
Douglas Cribbs

~~As~~ CALIFORNIA )  
STATE OF ~~FLORIDA~~ )  
~~As~~ )  
COUNTY OF ~~BROWARD~~ )  
SAN BERNARDINO )

This instrument was acknowledged before me by VALERIE CRIBBS, a married woman, joined by her husband, DOUGLAS CRIBBS, on this 11 day of September, 2002, who ~~( )~~ is personally known to me or ~~(X)~~ produced a valid US driver's license as identification and who did/did not take an oath.

Kelly Snodgrass  
NOTARY PUBLIC, STATE OF FLORIDA ~~FL~~  
My commission expires: CA  
Feb. 12, 2006



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THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Bonnie Johnston**  
TITLE PARTNERS OF SOUTH FLORIDA, INC.  
2651 NORTH FEDERAL HIGHWAY  
FORT LAUDERDALE, FLORIDA 33306

LOIC #165  
Property Appraisers Parcel Identification (Folio) Numbers:  
**8136-AA-0840**  
Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 12th day of **September, A.D. 2002** by **VALERIE CRIBBS**, as Pers. Rep., of the Estate of **Emerson Wayne Sanders, deceased**, herein called the grantor, to **LUIS E. TABARES**, a married man whose post office address is **5800 Margate Blvd., #615, Margate, FL 33063**, hereinafter called the Grantee:

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

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

**Apartment No. 615 of MARGATE GARDENS CONDOMINIUM, according to the Declaration thereof, recorded in O.R. Book 3394, Page 893, and the Corrections and Amendments thereto, recorded in O.R. Book 3555, Page 562; O.R. Book 3632, Page 569; O.R. Book 3654, Page 201; O.R. Book 3821, Page 145; O.R. Book 4186, Page 172, all of the Public Records of Broward County, Florida.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2002 and thereafter.**

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

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

**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature [Signature]

Witness #1 Printed Name JAMIE SALAZAR

Witness #2 Signature [Signature]

Witness #2 Printed Name Staci Klimpel

[Signature] L.S.  
**VALERIE CRIBBS, as Pers. Rep.**  
5866 Robin Oak Drive, Angelis Oaks, CA 92305

**STATE OF CALIFORNIA**  
**COUNTY OF San Bernardino**

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of Sept., 2002 by VALERIE CRIBBS, as Pers. Rep. who is personally known to me or has produced CA Drivers Lic. as identification.

SEAL

[Signature]  
Notary Signature  
Kelly Snodgrass  
Printed Notary Signature

My Commission Expires: Feb. 12, 2006



RECORD & RETURN TO: THE STATE OF FLORIDA, INC.  
2051 N.W. ... FL 33303  
FILE NO. 02-3485

**CERTIFICATE OF APPROVAL**

THIS IS TO CERTIFY THAT LUIS TABARES  
HAS BEEN APPROVED BY THE **MARGATE GARDENS CONDOMINIUM**  
**ASSOCIATION**, A FLORIDA CORPORATION NOT FOR PROFIT, AS THE  
PURCHASER / **RENTER** OF THE FOLLOWING DESCRIBED REAL PROPERTY  
IN BROWARD COUNTY, FLORIDA:

**CONDOMINIUM UNIT NO. 615**

According to the Declaration of Condominium thereof, recorded in Official  
Records Book 3394 at page 907, of the Public Records of Broward County,  
Florida.

SUCH APPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS OF THE  
DECLARATION OF DOCUMENTS AND ALL EXHIBITS ATTACHED TO THE  
DECLARATION OF DOCUMENTS AND ANY AMENDMENTS THERETO, IF ANY.

DATE Jul. 10. 02

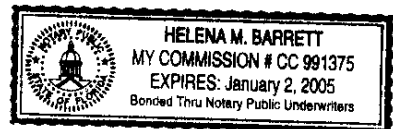
**PROPERTY MANAGER** DANIEL ELIAHU [Signature]  
**WITNESS** Patti Winter [Signature]

**STATE OF FLORIDA COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this day  
of \_\_\_\_\_ by DANIEL ELIAHU, **Property Manager** and Patti Winter  
**Witness**, respectively of **Margate Gardens Condominium**, a Florida not for  
profit corporation, on behalf of the corporation.

[Signature] (Seal)  
**Notary Signature**

Helena M. Barrett  
**Typed, Printed, or Stamped name of Notary**



28  
33 W 6

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

CITIMORTGAGE INC  
Plaintiff

CACE-10-005938  
Division: 08

VS.

TABARES, LUIS E ; TABARES, REINA E ; CITIBANK NA ; FHP  
TECTONICS CORP ; MARGATE GARDENS CONDO 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 July 21, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

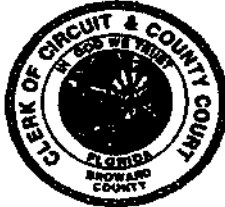
The following property in Broward County, Florida:

Property Address: 5800 Margate Boulevard, Condo Unit #615, Building #6, Margate, FL 33063

a. Legal Description: APARTMENT NO. 615, OF MARGATE GARDENS CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3394, PAGE 893, AND THE CORRECTIONS AND AMENDMENTS THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 3555, PAGE 562; OFFICIAL RECORDS BOOK 3632, PAGE 569; OFFICIAL RECORDS BOOK 3654, PAGE 201; OFFICIAL RECORDS BOOK 3821, PAGE 145; OFFICIAL RECORDS BOOK 4186, PAGE 172; ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
Parcel ID No. 484136-AA-0840

Was sold to: FEDERAL NATIONAL MORTGAGE ASSOCIATION  
1000 Technology Drive O'Fallon, MO, 63368-2240

Witness my hand and the seal of this court on August 03, 2010.



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

Total consideration: \$100.00  
Doc Stamps: \$0.70

**Return to:**

HARBOUR PORTFOLIO VI, LP  
8214 WESTCHESTER, SUITE 635  
DALLAS, TX 75225

**This Instrument Prepared by:**

Frank P. Dec. Esq.  
8940 Main Street  
Clarence, NY 14031  
Job #: T010-055807

Property Appraiser's Parcel  
ID #: 4841-36-AA-0840

This space reserved for Clerk's use.

**SPECIAL WARRANTY DEED**

This Indenture, Made this 11/24/10, Between

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a Corporation, whose mailing address is P. O. Box 650043, Dallas, TX 75265 hereinafter called the "Grantor"\*, and

HARBOUR PORTFOLIO VI, LP  
whose post office address is: 8214 WESTCHESTER, SUITE 635, DALLAS, TX 75225, hereinafter called the "Grantee":

**Witnesseth:** That said Grantor, for and in consideration of the sum of TEN THOUSAND FIVE HUNDRED SIXTY ONE AND 00/100 (\$10,561.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey, and confirm to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in BROWARD County, Florida, to wit:

SEE ATTACHED EXHIBIT "A".

Prior instrument reference: Book 47289, Page 1723, Document Number 109510713, Recorded: 08/09/2010

and, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good-right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other; and that said land is free of all encumbrances.

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

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes.  
See, 12 U.S.C. 1723a (c)(2).

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$10,561.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$10,561.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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

Witness Name: Jason Rittel

Witness Name: William Morrison

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: Loreen J. Kuntz  
LOREEN J. KUNTZ, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHANY COUNTY, COMMONWEALTH OF PENNSYLVANIA

State of Pennsylvania )  
County of Allegheny ) ss.

The foregoing instrument was acknowledged by me this 11/24/10, by: LOREEN J. KUNTZ, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHANY COUNTY, COMMONWEALTH OF PENNSYLVANIA FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION and he/she is personally known to me and did not take an oath.

Gina Barbour (SEAL)  
Notary Public  
State of Pennsylvania

My Commission Expires: 1/10/2011

Our File No. ANA201025019

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Gina Barbour, Notary Public  
Stowe Twp., Allegheny County  
My Commission Expires Jan. 10, 2011  
Member, Pennsylvania Association of Notaries

**EXHIBIT A**

**LEGAL DESCRIPTION**

THE FOLLOWING PROPERTY IN BROWARD COUNTY, FLORIDA:

APARTMENT NO, 615, OF MARGATE GARDENS CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3394, PAGE 893, AND THE CORRECTIONS AND AMENDMENTS THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 3555, PAGE 562; OFFICIAL RECORDS BOOK 3632, PAGE 569; OFFICIAL RECORDS BOOK 3654, PAGE 201; OFFICIAL RECORDS BOOK 3821, PAGE 145; OFFICIAL RECORDS BOOK 4186, PAGE 172; ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX MAP OR PARCEL ID NO.: 4841-36-AA-0840

PROPERTY COMMONLY KNOWN AS: 5800 MARGATE BOULEVARD 615, MARGATE, FL. 33063

**Return to:**

HARBOUR PORTFOLIO VI, LP  
8214 WESTCHESTER, SUITE 635  
DALLAS, TX 75225

**This Instrument Prepared by:**

Frank P. Dec, Esq.  
8940 Main Street  
Clarence, NY 14031  
Job #: T010-055807

Property Appraiser's Parcel  
ID #: 4841-36-AA-0840

This space reserved for Clerk's use.

**CORRECTIVE DEED**

THIS Deed is being re-recorded to correct Special Warranty Deed recorded 12/10/2010, book 47578, page 1613, instrument 109751075, to remove the clause regarding conveyance prohibition.

**This Indenture, Made this 3/16/11, Between**

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a Corporation, whose mailing address is P. O. Box 650043, Dallas, TX 75265 hereinafter called the "Grantor"\*, and

HARBOUR PORTFOLIO VI, LP  
whose post office address is: 8214 WESTCHESTER, SUITE 635, DALLAS, TX 75225, hereinafter called the "Grantee":

**Witnesseth:** That said Grantor, for and in consideration of the sum of TEN THOUSAND FIVE HUNDRED SIXTY ONE AND 00/100 (\$10,561.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey, and confirm to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in BROWARD County, Florida, to wit:

SEE ATTACHED EXHIBIT "A".

Prior instrument reference: Book 47578, Page 1613, Document Number 109751075, Recorded: 12/10/2010

and, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other; and that said land is free of all encumbrances.

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

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.

Thus, Grantor is exempt from any and all transfer taxes.

See, 12 U.S.C. 1723a (c)(2)

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

[Signature]  
Witness Name: Lillian Merriam

[Signature]  
Witness Name: Carl Wasiele

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: [Signature]  
LOREEN J. KUNTZ, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHANY COUNTY, COMMONWEALTH OF PENNSYLVANIA

State of Pennsylvania )  
County of Allegheny ) ss.

The foregoing instrument was acknowledged by me this 3/14/2011, by: LOREEN J. KUNTZ, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHANY COUNTY, COMMONWEALTH OF PENNSYLVANIA FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION and he/she is personally known to me and did not take an oath.

(SEAL)

[Signature]

Notary Public Gina Barbour  
State of Pennsylvania

My Commission Expires:

1/10/15

Our File No. ANA201025019

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Gina Barbour, Notary Public  
Stowe Twp., Allegheny County  
My Commission Expires Jan. 10, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**EXHIBIT A**

**LEGAL DESCRIPTION**

THE FOLLOWING PROPERTY IN BROWARD COUNTY, FLORIDA:

APARTMENT NO, 615, OF MARGATE GARDENS CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3394, PAGE 893, AND THE CORRECTIONS AND AMENDMENTS THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 3555, PAGE 562; OFFICIAL RECORDS BOOK 3632, PAGE 569; OFFICIAL RECORDS BOOK 3654, PAGE 201; OFFICIAL RECORDS BOOK 3821, PAGE 145; OFFICIAL RECORDS BOOK 4186, PAGE 172; ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX MAP OR PARCEL ID NO.: 4841-36-AA-0840

PROPERTY COMMONLY KNOWN AS: 5800 MARGATE BOULEVARD 615, MARGATE, FL 33063

This Document prepared  
by, and return original to:  
**REID ALAN SCHAEFFER, ESQ.**  
13155 SW 42 Street, Suite 200  
Miami, FL 33175

---

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made this 31 day of January 2011, by and between

**HARBOUR PORTFOLIO VI, LP**, whose mailing address is: 8214 WESTCHESTER, SUITE 635, DALLAS, TX 75225, hereinafter called "**GRANTOR**",

and

**HCR1110, LLC**, whose post office address is: 784 MORRIS AVENUE, SUITE 331, SHORT HILLS, NJ 07078, hereinafter called the "**GRANTEE**"; (the words "GRANTOR" and "GRANTEE" to include the respective heirs, successors and assigns of each where the context requires or permits)

**WITNESSETH:** GRANTOR, for and in consideration of TEN 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents does grant, bargain, sell and confirm unto the said GRANTEE, his heirs and assigns forever, all that certain piece, parcel, lot or tract of land situate, lying and being in the County of BROWARD, FLORIDA, and more particularly described on **EXHIBIT A** attached hereto and incorporated herein by this reference.

TOGETHER with all and singular, the tenements, **hereditaments** and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the said GRANTOR.

TO HAVE AND TO HOLD the same unto GRANTEE, his heirs, successors and assigns, to their proper use, benefits and behold forever and the said GRANTOR, subject to, and excepting, current taxes and other assessments, reservations in patents, and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, does hereby SPECIALLY WARRANT the title to said land for all matters which may have arisen during the period of time wherein the GRANTOR was the fee owner of the property, and will defend the same against those lawfully claiming or to claim the same by through, under or against GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed in its name by its representative thereunto authorized on the date first above written.

HARBOUR PORTFOLIO VI, LP

AFFIX SEAL

BY: [Signature] L.S.  
Charles A. Vose III, President

Signed, sealed and delivered in the presence of:

[Signature] L.S.  
Print or Type Name under signature Julie Majure

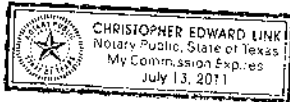
[Signature] L.S.  
Print or Type Name, under signature Phet Mixeygrant

State of Texas )  
County of Dallas )

I CERTIFY THAT on this 31<sup>st</sup> day of January, 2011, before me, the undersigned authority, personally appeared Charles A. Vose III, on behalf of **HARBOUR PORTFOLIO VI, LP**, who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed for the uses and purposes herein mentioned, and who did take an oath. Charles A. Vose III is personally known to me. WITNESS my hand and official stamp the date aforesaid.

[Signature]

Notary Public, State of Texas  
My Commission expires: 7-13-2011



**EXHIBIT "A"**

**To**

**SPECIAL WARRANTY DEED**

**Property Description**

APARTMENT NO. 615, OF MARGATE GARDENS CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3394, PAGE 893, AND THE CORRECTIONS AND AMENDMENTS THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 3555, PAGE 562; OFFICIAL RECORDS BOOK 3632, PAGE 569; OFFICIAL RECORDS BOOK 3654, PAGE 201; OFFICIAL RECORDS BOOK 3821, PAGE 145; OFFICIAL RECORDS BOOK 4186, PAGE 172; ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY COMMONLY KNOWN AS: 5800 MARGATE BLVD 615, MARGATE, FL 33063

Property appraisers parcel identification  
(Folio) number(s): 4841-36-AA-0840



CFN 2011R0270433  
OR BK 27666 Pg 3533; (1pg)  
RECORDED 04/26/2011 14:36:51  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

**LIMITED POWER OF ATTORNEY**

HCR1110,LLC, organized and existing under the laws of the State of Florida, ("Owner") hereby constitutes and appoints 24 Asset Management a Corporation organized and existing under the laws of the State of Florida ("Vendor"), as its true and lawful attorney-in-fact, in its name, place and stead, and for its benefit, in connection with certain real estate owned by Owner necessary and incidental to managing and disposing of real properties and performing the obligations of Vendor thereunder, including but not limited to:

1. Endorsing to the order of Vendor any checks received in connection with the aforementioned REO property that are made payable to the order of Owner;
2. Selling, transferring, or disposing of, or leasing, real property or personal property constituting Designated Assets as much terms is defined under that certain Statement of Work dated October, 2010 and executing all contracts, agreements, deeds, assignments and other instruments necessary to effect any such sale, transfer or disposition or any lease and to receive proceeds checks payable to the order of Vendor all in a manner consistent with such Statement of Work.
3. Preparing, executing and delivering deeds, certificates of title or other title documents to vest title to real or personal property in the purchase of any Designated Assets.

Owner further grants to Vendor full power and authority to do and perform all acts necessary in the sole discretion of service to carry into effect the powers granted by or under this Limited Power of Attorney as fully an Owner might or could do with the same validity as if all and every such act had been herein particularly stated, expressed, and especially provided for, and hereby ratifies and confirms all the Vendor shall lawfully do or cause to be done by virtue of the powers and authority granted and contemplated hereby.

This limited power of attorney shall apply retroactively from January 10, 2011.

IN WITNESS WHEREOF, this power of attorney is duly executed the day and year written below.

IN PRESENCE OF:  
[Signature]

HCR1110,LLC  
By: [Signature]  
Richard Stewart, CEO

[Signature]  
State of New Jersey

STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that this is a true copy of the original filed in this case on \_\_\_\_\_ day of \_\_\_\_\_ A D 20\_\_\_\_  
WITNESS my hand and Official Seal.  
HARVEY RUVIN, CLERK, of Circuit and County Courts  
By: [Signature]



County of Essex

On the 1 day of March, 2011 before me personally came Richard Stewart to me known, who being by me duly sworn, did depose and say that he/she maintains an office at 784 Morris Ave, Suite 231, Short Hills, NJ 07078 that he/she is CEO of HCR1110,LLC, who is the person who executed the foregoing instruments and that she/he knows the seal of said corporation, that the seal affixed to said instrument is such corporation seal, that it was so affixed by order of the board of directors of said corporation and that he/she signed his/her name thereto by like order and swore to and acknowledge the same as his free act and deed, and the free act and deed on behalf of the corporation.

[Signature]  
Notary Public **JOAN EBERHARDT**  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Nov. 18, 2013

①



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

## Detail by Entity Name

Florida Not For Profit Corporation  
MARGATE GARDENS CONDOMINIUM, INC.

### Filing Information

**Document Number** 712188  
**FEI/EIN Number** 59-1201679  
**Date Filed** 02/01/1967  
**State** FL  
**Status** ACTIVE

### Principal Address

C/O M&M PROPERTY MANGEMENT, LLC  
1280 SW 36 AVE #305  
POMPANO BEACH, FL 33069

Changed: 09/19/2015

### Mailing Address

C/O M&M PROPERTY MANGEMENT, LLC  
1280 SW 36 AVE #305  
POMPANO BEACH, FL 33069

Changed: 09/19/2015

### Registered Agent Name & Address

DAVID BAUMAN, ESQ.  
4050 W. BROWARD BLVD.  
PLANTATION, FL 33317

Name Changed: 03/16/2011

Address Changed: 01/03/2008

### Officer/Director Detail

#### **Name & Address**

Title President

STROUSE, STEVEN  
C/O M&M PROPERTY MANAGEMENT, LLC  
1280 SW 36 AVE #305  
POMPANO BEACH, FL 33069

## Title Treasurer/Secretary

CANIK, RICHARD  
 C/O M&M PROPERTY MANAGEMENT, LLC  
 1280 SW 36 AVE #305  
 POMPANO BEACH, FL 33069

## Title VP

FLETT, STEPHEN  
 C/O M&M PROPERTY MANAGEMENT, LLC  
 1280 SW 36 AVE #305  
 POMPANO BEACH, FL 33069

## Title Director

CARMACHAND, RAMBARRAN  
 C/O M&M PROPERTY MANAGEMENT  
 1280 SW 36 AVE #305  
 POMPANO BEACH, FL 33069

## Title Director

Da Silva, Ricard  
 c/o M&M Property Management  
 1280 SW 36th Ave Suite 305  
 Pompano Beach, FL 33069

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	03/02/2021
2022	03/24/2022
2023	04/05/2023

**Document Images**

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

**DATE: May 1st, 2024**  
**PROPERTY ID # 484136-AA-0840 (TD # 51813)**

# WARNING

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

CITY OF MARGATE  
CITY MANAGER'S OFFICE  
5790 MARGATE BLVD  
MARGATE, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5800 MARGATE BOULEVARD #615-6, MARGATE FL 33063 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 May 31, 2024 .....\$4,633.02  
Or  
\* Estimated Amount due if paid by June 11, 2024 .....\$4,689.50

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 12, 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](http://www.broward.org/recordstaxestreasury)

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

DATE: May 1st, 2024  
PROPERTY ID # 484136-AA-0840 (TD # 51813)

# WARNING

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RAMIREZ, ARELIS LESCAILLE  
5800 MARGATE BLVD #615-6  
MARGATE, FL 33063

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

DATE: May 1st, 2024  
PROPERTY ID # 484136-AA-0840 (TD # 51813)

# WARNING

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RAMIREZ, VICTOR M II  
5800 MARGATE BLVD #615-6  
MARGATE, FL 33063

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

DATE: May 1st, 2024  
PROPERTY ID # 484136-AA-0840 (TD # 51813)

# WARNING

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VICTOR M. RAMIREZ, II  
5800 MARGATE BLVD #615  
MARGATE, FL 33063

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

**DATE: May 1st, 2024**  
**PROPERTY ID # 484136-AA-0840 (TD # 51813)**

# WARNING

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DAVID BAUMAN, ESQ., REGISTERED AGENT O/B/O  
MARGATE GARDENS CONDOMINIUM, INC.  
4050 W. BROWARD BLVD.  
PLANTATION, FL 33317

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
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**DATE: May 1st, 2024**  
**PROPERTY ID # 484136-AA-0840 (TD # 51813)**

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C/O M&M PROPERTY MANGEMENT, LLC  
1280 SW 36 AVE #305  
POMPANO BEACH, FL 33069

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DATE: May 1st, 2024  
PROPERTY ID # 484136-AA-0840 (TD # 51813)

# WARNING

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ARELIS LESCAILLE RAMIREZ  
5800 MARGATE BLVD #615  
MARGATE, FL 33063

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

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Total

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City, State, ZIP+4®

**TD 51813 JUNE 2024 WARNING**  
**CITY OF MARGATE**  
**CITY MANAGER'S OFFICE**  
**5790 MARGATE BLVD**  
**MARGATE, FL 33063**

9589 0710 5270 0389 6895 96

U.S. Postal Service  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

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

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

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**TD 51813 JUNE 2024 WARNING**

**RAMIREZ, ARELIS LESCAILLE  
5800 MARGATE BLVD #615-6  
MARGATE, FL 33063**

9589 0710 5270 0389 6896 02

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**TD 51813 JUNE 2024 WARNING**  
**RAMIREZ, VICTOR M II**  
**5800 MARGATE BLVD #615-6**  
**MARGATE, FL 33063**

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9589 0710 5270 0389 6896 26

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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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<input type="checkbox"/> Adult Signature Required	\$ _____
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Total

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Sent To

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City, State, ZIP+4®

**TD 51813 JUNE 2024 WARNING**  
**VICTOR M. RAMIREZ, II**  
**5800 MARGATE BLVD #615**  
**MARGATE, FL 33063**

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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
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<p><b>TD 51813 JUNE 2024 WARNING</b>  <b>DAVID BAUMAN, ESQ., REGISTERED AGENT O/B/O</b>  <b>MARGATE GARDENS CONDOMINIUM, INC.</b>  <b>4050 W. BROWARD BLVD.</b>  <b>PLANTATION, FL 33317</b></p>	
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9589 0710 5270 0389 6896 40

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

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

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Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Total \$ \_\_\_\_\_

Sent \_\_\_\_\_

Street \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

**TD 51813 JUNE 2024 WARNING**  
**MARGATE GARDENS CONDOMINIUM, INC.**  
**C/O M&M PROPERTY MANGEMENT, LLC**  
**1280 SW 36 AVE #305**  
**POMPANO BEACH, FL 33069**

9589 0710 5270 0389 6896 33

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

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Here

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

**TD 51813 JUNE 2024 WARNING**  
**ARELIS LESCAILLE RAMIREZ**  
**5800 MARGATE BLVD #615**  
**MARGATE, FL 33063**

**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 51813 JUNE 2024 WARNING**  
**CITY OF MARGATE**  
**CITY MANAGER'S OFFICE**  
**5790 MARGATE BLVD**  
**MARGATE, FL 33063**



9590 9402 8809 4005 1472 86

2. Article Number (Transfer from service label)

9589 0710 5270 0389 6895 96

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature :

**X**

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail
- Registered Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery