

**Nations Title Agency of Florida, Inc**

3505 East Frontage Road - Suite 165

Tampa, FL 33607

phone: (866) 788-4853 fax: (866) 818-2122

**INVOICE**

Date: 11/13/2014

File #: 14FL00419

To: FLA Title Services, Inc.  
5328 Trouble Creek Road  
NEW PORT RICHEY, FL 34652  
ATTN:  
(727) 945-9779

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Sellers:

Buyers: BOA

Property: 950 SW 2nd St #15  
Miami, FL 33130

Owner's Policy Amount  
Mortgagee's Policy Amount

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Description	Amount
Search Fee	\$200.00

TOTAL: \$200.00

**THANK YOU FOR CHOOSING NATIONS TITLE AGENCY OF FLORIDA !!**

**NATIONS TITLE AGENCY OF FLORIDA**  
**3505 East Frontage Road, Suite 165**  
**Tampa, FL 33607**  
**Phone: (866) 788-4853 Fax: (866) 818-2122**

**FIRST SEARCH PLUS**

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ORDER NO.: 14FL00419

DATE ORDERED: 11/10/2014

EFFECTIVE DATE: 11/5/2014 AT 8:00 AM

CUSTOMER: FLA Title Services, Inc.  
5328 Trouble Creek Road  
NEW PORT RICHEY, FL 34652  
Attn:

LENDER: FLA Title Services, Inc.

IN RE: BOA  
950 SW 2nd St #15  
Miami, FL 33130

COUNTY: Miami-Dade

\*\*\* Sec Attached Legal Description\*\*\*

# FIRST SEARCH PLUS

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FIRST SEARCH - PAGE 2

Our File Number: 14FL00419

11/13/2014

The following items reflect 1) existing mortgages, liens and encumbrances; 2) Miami-Dade County Real Estate Taxes; and 3) items of a general nature affecting the lands described herein:

---

## \*\*\*\* CONVEYANCES \*\*\*\*

### LAST CONVEYANCE OF RECORD

LAST GRANTEE : Princeton Commercial S Holdings, LLC

LAST GRANTOR: Bayview Loan Servicing, LLC

DATED: 08/12/2014

RECORDED: 08/27/2014

BOOK: 29286

PAGE: 1376

### PRIOR CONVEYANCE OF RECORD

LAST GRANTEE : Bank of America, NA c/o Bayview Loan Servicing, LLC

DATED: 04/16/2014

RECORDED: 04/22/2014

BOOK: 29119

PAGE: 4425

### PRIOR CONVEYANCE OF RECORD

LAST GRANTEE : Daysi Bello, a single woman

LAST GRANTOR: Montara Land V, LLC, a Florida limited liability co.

DATED: 09/04/2008

RECORDED: 09/10/2014

BOOK: 26561

PAGE: 3779

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## \*\*\*\* TAXES \*\*\*\*

TAXES FOR THE YEAR 2014

PROPERTY ID: 01-4138-125-0150

ASSESSED VALUATION: \$11,513.00

EXEMPTION: \$0.00  
GROSS: \$261.10  
2014 Taxes are Due in the amount of \$250.66 if paid by 11/30/2014.

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\*\*\*\*MORTGAGES\*\*\*\*

SUBJECT TO THE TERMS AND DEBTS SECURED BY MORTGAGE:

No Open Mortgages Found of Record.

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\*\*\*\*JUDGMENTS\*\*\*\*

Claim of Lien held by Havana Palms Condominium Association against Daysi Bello, in the principal amount of \$7,205.17, recorded 04/11/2013 in O. R. Book 28577, Page 3171, of the Public Records of Miami-Dade County, Florida.

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\*\*\*\*TERMS AND CONDITIONS\*\*\*\*

Caution to customer: In accordance with our agreement, this report is released with the understanding that the information contained in this report is confidential.

1. This report contains information from the Public Land Records only and is not to be construed as an abstract of title, title guarantee or title insurance policy and with respect thereto no liability is assumed for (a) the identity of any party named or referred to herein; (b) the validity, legal effect or priority of any matter shown; (c) the inaccuracy of the aforementioned public records; (d) the physical condition of the land described herein.

---

\*\*\*\*TERMS AND CONDITIONS\*\*\*\*

NATIONS TITLE AGENCY OF FLORIDA, INC. WARRANTS TO ITS CUSTOMERS THAT THIS REPORT INFORMATION HAS BEEN ACCURATELY REPORTED FROM THE PUBLIC RECORDS AS OF DATE OF THIS REPORT. NO LIABILITY IS ASSUMED HEREUNDER FOR ANY COURT ORDERS OR LITIGATION PROCEEDINGS, INCLUDING, BUT LIMITING TO ANY AND ALL BANKRUPTCY OR INSOLVENCY PROCEEDINGS AGAINST THE OWNER WHICH WOULD EFFECT THIS TRANSACTION. NATIONS TITLE AGENCY, INC.'S LIABILITY FOR INACCURACIES FOUND IN THIS REPORT SHALL BE LIMITED IN ANY RESPECT TO THE AMOUNT PAID FOR THIS REPORT. ANY LOAN AMOUNT LISTED ON THE PRECEDING PAGES IS NOT AN INSURED AMOUNT. PLEASE CONTACT YOUR NATIONS TITLE AGENCY OF FLORIDA REPRESENTATIVE ABOUT PURCHASING AN ALTA TITLE INSURANCE POLICY.

IN ACCORDANCE WITH OUR AGREEMENT, THIS REPORT IS RELEASED WITH THE UNDERSTANDING THAT THE INFORMATION CONTAINED IN THIS REPORT IS CONFIDENTIAL. THIS REPORT CONTAINS INFORMATION FROM THE PUBLIC RECORDS ONLY AND IS NOT TO BE CONSTRUED AS AN ABSTRACT OF TITLE, TITLE GUARANTEE OR TITLE INSURANCE POLICY. NATIONS TITLE AGENCY, INC. SUGGEST THAT YOU CONTACT YOUR ATTORNEY FOR MATTERS OF A LEGAL NATURE.

Nations Title Agency of Florida, Inc. suggests that you contact your attorney for matters of a legal nature.

Sincerely,

NATIONS TITLE AGENCY OF FLORIDA, INC.

# FIRST SEARCH PLUS

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Our File Number: 14FL00419

## LEGAL DESCRIPTION

Unit 15, Building 950, Havana Palms Condominium, a Condominium according to the Declaration of Condominium recorded in O. R. Book 25050, Page 1197, Public Records of Miami-Dade County, Florida.



## Grantor/Grantee Search Results

Grantor/Grantee Cover: 1/2/1975 - 11/5/2014

OFAC Status - CLEAR

Show Search Results Filter

Retrieve Images	Add Search	Print	Report Discrepancy
Retrieve and Print Images	Print Retrieved Results	Images	
Remove Retrieved Images	Print Retrieved Results & Images	Results	
400	Both	Both	
results per page	With Options	With Options	

First Previous Page 1 Next Last

#	Type	Rec Date	Doc ID	Doc L	Party 2
1	DEQ	8/27/2014	20286-1376	BAYVIEW LOAN SERVICING LLC	PRINCETON COMMERCIAL S HOLDINGS LLC

Legals: LT-15 BLK-950 OR-25050/1197

[Add Comment](#)
[Show History](#)

Results 1-1 of 1

Display

400

results per page

Retrieve and Print Images	Print Retrieved Results	Images	
Remove Retrieved Images : 1	Print Retrieved Results & Images	Results	
Retrieve Images	Both	Both	
Add Search	With Options	With Options	
Print			Report Discrepancy

First Previous Page 1 of 1 Next Last

All Images

Create Property Search

TITLEPOINT  
2013.07.17

## Property Search Results

Property Cover: 1/1/1977 - 10/30/2014

Show audit information for HAVANA PALMS CONDOMINIUM

Show Search Results Filter

Retrieve Images	Add Search	Print	Report Discrepancy
Retrieve and Print Images	Print Retrieved Results	Images	Report Discrepancy on Property Chain
Display Retrieved Images	Print Retrieved Results & Images	Results	
400	Both	Both	
results per page	With Options	With Options	

First Previous Page 1 Next Last

#	Legal	Type	Rec Date	Doc ID	Cl	Party 1	Party 2
1	<input type="checkbox"/> + LT-15 BLK-950 OR-25050/1197	DEQ	8/27/2014	29286-1376		BAYVIEW LOAN SERVICING LLC	PRINCETON COMMERCIAL S HOLDINGS LLC
2	<input checked="" type="checkbox"/> + LT-15 BLK-950 OR-25050/1197	CTT	4/22/2014	29119-4425		BELLO DAYSI	BANK OF AMERICA NA
3	<input checked="" type="checkbox"/> + LT-15 BLK-950 OR-25050/1197	JDGFL	9/16/2013	28823-2053		BANK OF AMERICA NA	BELLO DAYSI CITY OF MIAMI FL (+1)
4	<input checked="" type="checkbox"/> + LT-15 BLK-950 OR-25050/1197	MTGASN	7/23/2013	28735-86	1	BELLO DAYSI HOUSING & URBAN DEV	BAYVIEW LOAN SERVICING LLC
5	<input checked="" type="checkbox"/> + LT-15 BLK-950 OR-25050/1197	MTGASN	7/23/2013	28735-85	1	BANK OF AMERICA NA BELLO DAYSI	HOUSING & URBAN DEV
6	<input type="checkbox"/> + LT-15 BLK-950 OR-25050/1197	LNN	4/11/2013	28577-3171		HAVANA PALMS CONDO ASSN INC	BELLO DAYSI
7	<input checked="" type="checkbox"/> + LT-15 BLK-950 OR-25050/1197	LIS	10/16/2012	28315-3108		BANK OF AMERICA NA	MIAMI CITY OF HAVANA PALMS CONDO ASSN INC (+1)
8	<input checked="" type="checkbox"/> + LT-15 BLK-950 OR-25050/1197	MTGASN	5/17/2011	27691-2550	1	BELLO DAYSI MORTGAGE ELECTRONIC REGISTRATION SYSTEMS...	BAC HOME LOANS SERVICING LP
9	<input checked="" type="checkbox"/> + OR-25050/1197	MTGMOD	1/7/2010	27141-4577		MONTARA LAND V LLC	PREMIER AMERICAN BANK
10	<input checked="" type="checkbox"/> + LT-15 BLK-950 OR-25050/1197	MTG	11/13/2008	26649-3034		MONTARA LAND V LLC	PREMIER AMERICAN BANK
Remarks: VARIOUS AMT							
11	<input checked="" type="checkbox"/> + LT-15 BLK-950 OR-25050/1197	MTGPAR	11/3/2008	26536-3407		MONTARA LAND V LLC	PREMIER AMERICAN BANK
12	<input checked="" type="checkbox"/> + LT-15 BLK-950 OR-25050/1197	MTG	9/11/2008	26564-3166		BELLO DAYSI	MIAMI CITY OF
13	<input checked="" type="checkbox"/> + LT-15 BLK-950 OR-25050/1197	MTG	9/10/2008	26561-3780	1	BELLO DAYSI	SERVICE MORTGAGE UNDERWRITERS INC
14	<input checked="" type="checkbox"/> + LT-15 BLK-950 OR-25050/1197	SWD	9/10/2008	26561-3779		MONTARA LAND V LLC	BELLO DAYSI
15	<input checked="" type="checkbox"/> + OR-25050/1197	MTGMOD	4/25/2008	26346-1469		MONTARA LAND V LLC	PREMIER AMERICAN BANK
16	<input checked="" type="checkbox"/> + OR-25050/1197	DCCAMD	12/26/2007	26126-4114		MONTARA LAND V LLC	MONTARA LAND V LLC
17	<input checked="" type="checkbox"/> + OR-25050/1197	DCCAMD	10/25/2007	26009-290		MONTARA LAND V LLC	MONTARA LAND V LLC
18	<input checked="" type="checkbox"/> + OR-25050/1197	MTGMOD	10/12/2007	25985-4959		MONTARA LAND V LLC	PREMIER AMERICAN BANK
19	<input checked="" type="checkbox"/> + OR-25050/1197	MTGPAR	9/25/2007	25949-117		PREMIER AMERICAN BANK	MONTARA LAND V LLC
20	<input checked="" type="checkbox"/> +	MTGREL	10/13/1998	18308-4727	4	NATIONSBANK N A NATIONSBANK OF FLA NA ET AL (+1)	AMERIVEND CORP
21	<input checked="" type="checkbox"/> +	MTGREL	9/28/1995	16935-4078	4	BARCLAYS BUSN CR INC	WHOM CONCERNED
22	<input checked="" type="checkbox"/> +	MTGMOD	11/28/1994	16531-2694	4	AMERIVEND CORP ET AL AMERIVEND CORP (+1)	NATIONSBANK OF FLA NA
23	<input checked="" type="checkbox"/> + OR-25050/1197	MTG	11/8/1991	15263-3314	4	AMERIVEND CX	BARCLAYS BUSINESS CREDIT CX
Remarks: LEASEHOLD MG & SECURITY AGREEMENT							

Results 1-23 of 23

Display

400

results per page

Retrieve and Print Images	Print Retrieved Results	Images	First Previous Page 1 of 1 Next Last
Retrieve and Print Images : 23	Print Retrieved Results & Images	Both	Report Discrepancy on Property Chain
Retrieve Images	Add Search	Print	Report Discrepancy



**Grantor/Grantee Cover: 1/2/1975 - 11/5/2014**





**DFAC Status - CLEAR**

► **Show Search Results Filter**

Retrieve Images	Add Search	Print	Report Discrepancy
Retrieve 200 Images		Print Retrieved Results	Images
Retrieve Retrieved Images		Print Retrieved Results	Results
400		Both	Both
results per page		With Options	With Options

First Previous Page 1 Next Last

#	<input type="checkbox"/> +	Type	Rec Date	Doc ID	SI	Party 1	Party 2
1	<input checked="" type="checkbox"/>	JDGDSM	10/15/2014	<u>29350-1151</u>		CHERLYN DORMEUS	BELLO DAISI
2	<input checked="" type="checkbox"/>	BKY	6/11/2014	<u>29188-4336</u>		BAYVIEW LOAN SVCING LLC	BELLO DAYSI
3	<input checked="" type="checkbox"/>	BKY	5/21/2014	<u>29161-1918</u>		BAYVIEW LOAN SVCING LLC	BELLO DAYSI (+2)
4	<input type="checkbox"/>	CTT	4/22/2014	<u>29119-4425</u>		BELLO DAYSI	BANK OF AMERICA NA
Legals: <u>LT-15 BLK-950 OR-25050/1197</u>							
5	<input checked="" type="checkbox"/>	JDGFCL	9/16/2013	<u>28823-2053</u>		BANK OF AMERICA NA	BELLO DAYSI (+2)
Legals: <u>LT-15 BLK-950 OR-25050/1197</u>							
6	<input checked="" type="checkbox"/>	NOTDSM	9/3/2013	<u>28803-562</u>		BELLO DEYSI (+1)	GEICO GENERAL INSURANCE COMPANY
7	<input checked="" type="checkbox"/>	MTGASN	7/23/2013	<u>28735-86</u>	1	BELLO DAYSI (+1)	BAYVIEW LOAN SERVICING LLC
Legals: <u>LT-15 BLK-950 OR-25050/1197</u>							
8	<input checked="" type="checkbox"/>	MTGASN	7/23/2013	<u>28735-85</u>	1	BELLO DAYSI (+1)	HOUSING & URBAN DEV
Legals: <u>LT-15 BLK-950 OR-25050/1197</u>							
9	<input checked="" type="checkbox"/>	NOTDSM	6/12/2013	<u>28675-2151</u>		BELLO DEYSI	CEPERO ALBA DELGADO BARBARA
10	<input checked="" type="checkbox"/>	NOTDSM	6/7/2013	<u>28668-764</u>		BELLO DEYSI	CEPERO ALBA DELGADO BARBARA
11	<input checked="" type="checkbox"/>	NOT	4/30/2013	<u>28607-1488</u>		BELLO DEYSI	CEPERO ALBA DELGADO BARBARA
12	<input type="checkbox"/>	LNN	4/11/2013	<u>28577-3171</u>		HAVANA PALMS CONDO ASSN INC	BELLO DAYSI
Legals: <u>LT-15 BLK-950 OR-25050/1197</u>							
13	<input checked="" type="checkbox"/>	LIS	10/16/2012	<u>28315-3108</u>		BANK OF AMERICA NA	BELLO DAYSI (+2)
Legals: <u>LT-15 BLK-950 OR-25050/1197</u>							
14	<input checked="" type="checkbox"/>	DOM	5/30/2012	<u>28128-1922</u>		BELLO DEYSI	CARREA AYALA JUAN B
15	<input checked="" type="checkbox"/>	NOTDSM	1/13/2012	<u>27962-688</u>		BELLO DAYSI (+1)	STATE FARM MUTUAL AUTO INS CO
16	<input checked="" type="checkbox"/>	NOTDSM	8/2/2011	<u>27772-827</u>		BELLO DEYSI (+1)	INFINITY INS CO
17	<input checked="" type="checkbox"/>	CIV	6/6/2011	<u>27711-4749</u>		BELLO DEYSI (+1)	INFINITY INS CO
18	<input checked="" type="checkbox"/>	MTGASN	5/17/2011	<u>27691-2550</u>	1	BELLO DAYSI (+1)	BAC HOME LOANS SERVICING LP
Legals: <u>LT-15 BLK-950 OR-25050/1197</u>							
19	<input checked="" type="checkbox"/>	BKY	10/21/2008	<u>26617-1452</u>			BELLO DAISI A (+1)
20	<input checked="" type="checkbox"/>	MTG	9/11/2008	<u>26564-3166</u>		BELLO DAYSI	MIAMI CITY OF
Legals: <u>LT-15 BLK-950 OR-25050/1197</u>							
21	<input checked="" type="checkbox"/>	MTG	9/10/2008	<u>26561-3780</u>	1	BELLO DAYSI	SERVICE MORTGAGE UNDERWRITERS INC
Legals: <u>LT-15 BLK-950 OR-25050/1197</u>							
22	<input type="checkbox"/>	SWD	9/10/2008	<u>26561-3779</u>		MONTARA LAND V LLC	BELLO DAYSI
Legals: <u>LT-15 BLK-950 OR-25050/1197</u>							
23	<input checked="" type="checkbox"/>	MTGREL	5/17/2006	<u>24537-144</u>	5	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS...	BELLO DAISI A (+1)
24	<input checked="" type="checkbox"/>	MTGREL	5/17/2006	<u>24537-34</u>	4	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS...	BELLO DAISI A (+1)
25	<input checked="" type="checkbox"/>	MTG	3/1/2005	<u>23124-4673</u>	4	BELLO DAISI A	FIRST NLC FINANCIAL SERVICES LLC


Remarks: P1 ETAL Legals: <u>LT-6 MR-30/49 (+3)</u>						
26		+	MTG	3/1/2005	<u>23124-2456</u>	5 BELLO DAISI A FIRST NLC FINANCIAL SERVICES LLC
Remarks: P1 ETAL Legals: <u>LT-6 MR-30/49 (+3)</u>						
27		+	AFF	6/24/2004	<u>22424-2474</u>	BELLO DAISI
Legals: <u>LT-17 BLK-16 MR-89/48</u>						
28		+	DOM	5/16/2003	<u>21234-4114</u>	BELLO DAISI (+1)
29		+	AGR	12/6/2002	20837-2391	BELLO DAYSI ACOSTA EDUARDO

Results 1-29 of 29

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Total number of documents : 29

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**Miami-Dade County, Florida**

# 2014 Real Estate Property Taxes

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

**SEE REVERSE SIDE FOR IMPORTANT INFORMATION**

FOLIO NUMBER	MUNICIPALITY	MILL CODE
01-4138-125-0150	MIAMI	0100

**Mailing Address**  
BANK OF AMERICA NA  
4425 PONCE DE LEON BLVD  
CORAL GABLES, FL 33146

Property Address.  
950 SW 2 ST 15

**Exemptions:**

## AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MISAGE RATE PER	\$1,000 OF TAXABLE VALUE	TAXES LEVIED
Miami-Dade School Board				
School Board Operating	11,513	7.77500	11,513	89.51
School Board Debt Service	11,513	0.19900	11,513	2.29
State and Other				
Florida Inland Navigation Dist	11,513	0.03450	11,513	0.40
South Florida Water Mgmt Dist	11,513	0.15770	11,513	1.82
Okeechobee Basin	11,513	0.17170	11,513	1.98
Everglades Construction Proj	11,513	0.05480	11,513	0.63
Childrens Trust Authority	11,513	0.50000	11,513	5.76
Miami-Dade County				
County Wide Operating	11,513	4.68690	11,513	53.73
County Wide Debt Service	11,513	0.45000	11,513	5.18
Library District	11,513	0.28400	11,513	3.27
Municipal Governing Board				
Miami Operating	11,513	7.64650	11,513	88.03
Miami Debt Service	11,513	0.73850	11,513	8.50

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	FOOTAGE/UNITS	AMOUNT

Save Time. Pay Online. [www.miamidade.gov](http://www.miamidade.gov)

Combined taxes and assessments	\$261.10
--------------------------------	----------

↑ RETAIN FOR YOUR RECORDS ↑

2014 Real Estate Property

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT +

Duplicate public user 11/12/2014

## Taxes

01-4138-125-0150

FOLIO NUMBER

950 SW 2 ST 15

PROPERTY ADDRESS

### LEGAL DESCRIPTION

## HAVANA PALMS CONDO

UNIT 15 BLDG 950

UNDIV 2.760%

### INT IN COMMON ELEMENTS

BANK OF AMERICA NA

4425 PONCE DE LEON BLVD

CORAL GABLES, FL 33146



\* 1 + 0 1 4 1 3 8 1 2 5 0 1 5 0 + 2 0 1 4 \*

**Make checks payable to: Miami-Dade Tax Collector**  
(in U.S. funds drawn on U.S. banks)

**Amount due May be Subject to Change Without Notice**

**Mail payments to:**

200 NW 2nd Avenue, Miami, FL 33128

**PAY ONLY ONE AMOUNT**

If Paid By Please Pay

Nov 30, 2014 \$250.66

Dec 31, 2014 \$253.27

Jan 31, 2015 \$255.88

Feb 28, 2015 \$258.49

Mar 31, 2015 \$261.10

[illegible]



Address      Owner Name      Folio

## SEARCH:

950 sw 2nd

15



[Back to Search Results](#)

## PROPERTY INFORMATION

**Folio:** 01-4138-125-0150

**Sub-Division:**  
HAVANA PALMS CONDO

**Property Address**  
950 SW 2 ST 15  
Miami, FL 33130-1116

**Owner**  
BANK OF AMERICA NA  
C/O BAYVIEW LOAN SERVICING LLC

**Mailing Address**  
4425 PONCE DE LEON BLVD  
CORAL GABLES, FL 33146

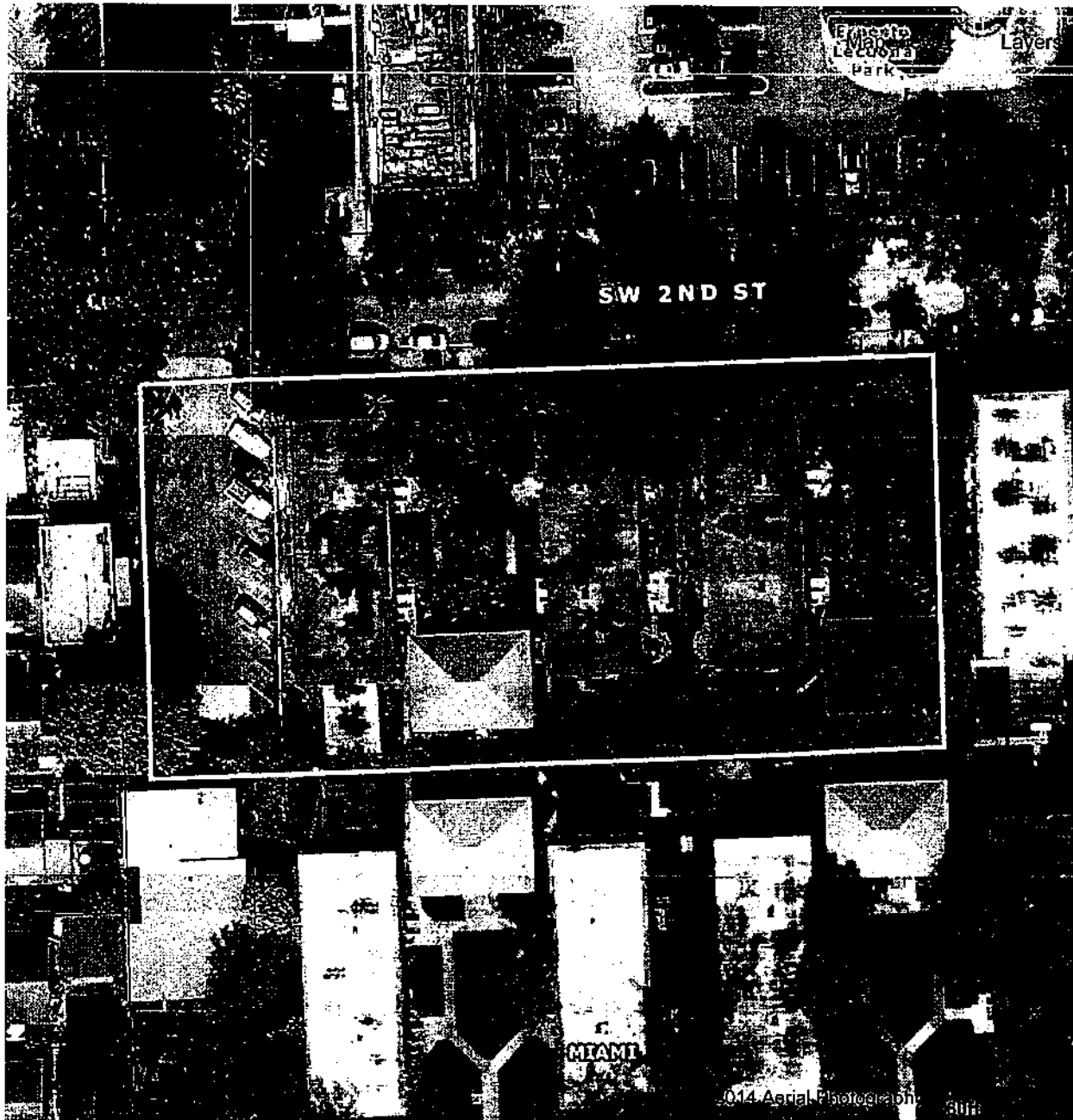
**Primary Zone**  
3900 MULTI-FAMILY - 38-62 U/A

**Primary Land Use**  
0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL

**Beds / Baths / Half**      1 / 1 / 0

**Floors**      0

Living Units	1
Actual Area	
Living Area	627 Sq.Ft
Adjusted Area	627 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1946



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[PA Additional Online Tools](#)  
[Property Search Help](#)  
[Report Homestead Fraud](#)  
[Tax Estimator](#)  
[View Taxes](#)

## ASSESSMENT INFORMATION

Year	2014	2013	2012
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$11,513	\$11,513	\$12,153
Assessed Value	\$11,513	\$11,513	\$12,153

## TAXABLE VALUE INFORMATION

	2014	2013	2012
<b>COUNTY</b>			
Exemption Value	\$0	\$11,513	\$12,153
Taxable Value	\$11,513	\$0	\$0
<b>SCHOOL BOARD</b>			
Exemption Value	\$0	\$11,513	\$12,153
Taxable Value	\$11,513	\$0	\$0
<b>CITY</b>			
Exemption Value	\$0	\$11,513	\$12,153
Taxable Value	\$11,513	\$0	\$0
<b>REGIONAL</b>			
Exemption Value	\$0	\$11,513	\$12,153
Taxable Value	\$11,513	\$0	\$0

## BENEFITS INFORMATION

Benefit	Type	2014	2013	2012
Homestead	Exemption		\$11,513	\$12,153
Second Homestead	Exemption		\$0	\$0

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

## FULL LEGAL DESCRIPTION

HAVANA PALMS CONDO

UNIT 15 BLDG 950

UNDIV 2.760%

INT IN COMMON ELEMENTS

OFF REC 25050-1197

## SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
04/01/2014	\$19,100	29119-4425	Financial inst or "In Lieu of Foreclosure" stated	DAYSI BELLO
09/04/2008	\$119,900	26561-3779	2008 and prior year sales; Qual by exam of deed	MONTARA LAND V LLC

For more information about the Department of Revenue's Sales Qualification Codes.

## ADDITIONAL INFORMATION

\* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

**LAND USE AND RESTRICTIONS**

**Community Development District:** NONE  
**Community Redevelopment Area:** NONE  
**Empowerment Zone:** NONE  
**Enterprise Zone:** NONE  
**Urban Development:** INSIDE URBAN DEVELOPMENT BOUNDARY  
**Zoning Code:** T4-R -  
**Zoning Land Use:** 30 - MULTI-FAMILY, LOW-DENSITY (UNDER 25 DU/GROSS ACRE).  
 Government Agencies and Community Services

**OTHER GOVERNMENTAL JURISDICTIONS**

Business Incentives  
 Childrens Trust  
 City of Miami  
 Environmental Considerations  
 Florida Department Of Revenue  
 Florida Inland Navigation District  
 Miami-Dade County Bulletin Board  
 Non-Ad Valorem Assessments  
 School Board  
 South Florida Water Mgmt District  
 Tax Collector

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

For inquiries and suggestions email us at <http://www.miamidade.gov/pa/email/ASP/formNew.asp>.

Version: 2.0.3

**EXEMPTIONS & BENEFITS**

Deployed Military

Disability Exemptions



Return To:  
Fassett, Anthony & Taylor, P.A.  
1325 W. Colonial Drive  
Orlando, FL 32804  
(FT)



CFN 20140598791  
OR BK 29286 Pg 1376; (1pg)  
RECORDED 08/27/2014 09:16:26  
DEED DOC TAX 0.60  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

## QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

For VALUABLE CONSIDERATION of (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bayview Loan Servicing, LLC, 4425 Ponce de Leon Blvd, Coral Gables, FL 33024 ("Grantor") does hereby sell, convey and quitclaim unto Princeton Commercial S Holdings, LLC, 113 Barksdale Professional Center, Newark, DE 19711 ("Grantee"), the following described real estate situated in Miami Dade, County, Florida, to wit:

Unit 15, Building 958 Havana Palms Condominiums, a Condominium according to the Declaration of Condominium recorded in O.R. Book 25850, Page 1197, Public Records of Miami-Dade County, Florida.

Commonly known as 950 SW 2 Street #2, Miami, FL 33130  
Parcel ID # 01-41-38-125-0150

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances belonging.

IN WITNESS WHEREOF, this deed was executed by the undersigned this 12<sup>th</sup> day of August, 2014.

Elizabeth Fernandez  
P.S.O. Closing Manager

Bayview Loan Servicing, LLC

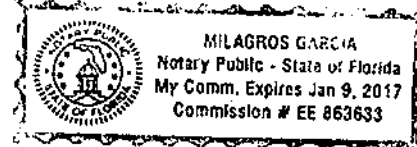
By:   
Patrick Joyce AVP

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing Deed was acknowledged and sworn to before me this 12<sup>th</sup> day of August 2014 by Patrick Joyce VP of Bayview Loan Servicing, LLC, to be his/her act and deed and the act and deed of said company.

Prepared by  
Doris Silva  
Bayview Loan Servicing, LLC  
4425 Ponce de Leon Blvd 3<sup>rd</sup> Fl  
Coral Gables, FL 33146

NOTARY PUBLIC



IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL  
CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA



CFN 2014R0289118  
OR Bk 29119 Pg 4425 (1pg)  
RECORDED 04/22/2014 14:48:10  
DEED DDC TAX 114.60  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

BAYVIEW LOAN SVCING LLC  
Plaintiff(s) / Petitioner(s)  
VS.  
BELLO, DAYSI, et al.  
Defendant(s) / Respondents(s)

GENERAL JURISDICTION DIVISION  
Case No: 12038103CA01  
Section: 02  
Doc Stamps: \$114.60  
Surtax: \$0.00  
Consideration: \$19,100.00

**CERTIFICATE OF TITLE**

The undersigned clerk of the court certifies that a Certificate of Sale was executed and filed in this action on April 01, 2014, 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 Miami-Dade County, Florida:

**UNIT 15, BUILDING 950, HAVANA PALMS CONDOMINIUM, A CONDOMINIUM  
ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK  
25958, PAGE 1197, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
Property Address: 954 SW 2ND STREET, #2, MIAMI, FLORIDA 33135**

was sold to:  
BANK OF AMERICA, N.A  
C/O BAYVIEW LOAN SERVICING, LLC  
4425 PONCE DE LEON BLVD  
CORAL GABLES, FL, 33146

WITNESS my hand and the seal of this court on April 16, 2014.

FILED  
2014 APR 22 AM 10:03  
CLERK OF COURT



Harvey Ruvin, Clerk of Courts  
Miami-Dade County, Florida

This Instrument Prepared by and Return to:  
ANIBAL J. DUARTE-VIERA, ESQ.  
TITLE COMPANY OF AMERICA, INC.  
5835 BLUE LAGOON DRIVE #200  
MIAMI, FLORIDA 33126

Property Appraisers Parcel Identification (Folio) Numbers:

CFN 20080739517  
OR Bk 26561 Pg 37791 (1pg)  
RECORDED 09/10/2008 13:00:30  
DEED DOC TAX 719.40  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS SPECIAL WARRANTY DEED**, made and executed the 4th day of September, 2008 by MONTARA LAND V, LLC, A FLORIDA LIMITED LIABILITY CO, having its principal place of business at 5835 BLUE LAGOON DRIVE, MIAMI, FL 3316, herein called the grantor, to DAYSI BELLO, A SINGLE WOMAN, whose post office address is: 954 SW 2ND STREET # 2, MIAMI, FL 33130, 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 MIAMI-DADE County, State of Florida,  
viz:

Unit 15, Building 950 Havana Palms Condominium, a Condominium according to the Declaration of Condominium recorded in O.R. Book 25050, Page 1197, Public Records of Miami-Dade County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2008 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 except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

**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:

Rosa A. Pazos  
Witness #1 Signature

Rosa A. Pazos  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

ERNESTINA LOPEZ  
Witness #2 Printed Name

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 4th day of September, 2008, by ANIBAL J. DUARTE-VERA, MANAGER of MONTARA LAND V, LLC, A FLORIDA LIMITED LIABILITY CO on behalf of the corporation. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL

My Commission Expires:

MONTARA LAND V, LLC, A FLORIDA LIMITED LIABILITY CO

By: 7  
ANIBAL J. DUARTE-VIERA, MANAGER  
5835 BLUE LAGOON DRIVE, MIAMI, FL 3316

Rosa A. Pazos  
Notary Sign  
ROSA A. PAZOS  
MY COMMISSION # DO 808613  
EXPIRES: August 30, 2012  
Printed Notary Public Under Seal

Our File No.: HP816675

Prepared by:  
Barbara Sanjurjo, Esq.  
BARBARA SANJURJO, P.A.  
2630 SW 28<sup>TH</sup> STREET, SUITE 61  
COCONUT GROVE, FLORIDA 33133

**CLAIM OF LIEN**

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

BEFORE ME, the undersigned authority, personally appeared Costantino Cicchelli, who being first duly sworn, upon oath says that he is the President of Havana Palms Condominium Association, Inc., a Florida not-for-profit corporation, with an address of 605 West Flagler Street, Miami, Florida 33130 (the "Lienor/Association"), and that pursuant to the Florida Condominium Act and the Declaration of Condominium as hereinafter described, the Articles of Incorporation and the Bylaws of the Association, the Association has provided maintenance and other services for the following real property located in MIAMI-DADE COUNTY, FLORIDA:

**Property Street Address:** 954 SW 2<sup>nd</sup> Street, #2, Miami, Florida 33130, a/k/a by tax records as 950 SW 2<sup>nd</sup> Street, Unit 15, Miami, Florida 33130  
**Property Folio #:** 01-4138-125-0150  
**Property Legal Description:** Unit 15, Building 950 Havana Palms Condominium, a Condominium according to the Declaration of Condominium recorded in O.R. Book 25050, Page 1197, Public Records of Miami-Dade County, Florida.

The record owner(s) of this property is/are: Daysi Bello, a single woman.

THIS CLAIM OF LIEN is filed in order to secure the payment of the following assessments and/or maintenance fees and other charges against the above owner(s) by the undersigned in the following amounts that were due on the dates indicated, plus interest for each such date until paid, if any, late fees, attorney's fees and other costs of collection:

<u>Amounts Due</u>	<u>Dates When Due</u>
\$5,753.98	Outstanding Maintenance fees/late fees/interest, if any, February 28, 2013. (See Attached Detailed Account Statement containing amounts due and due dates.)
<u>Plus</u>	
\$ 164.18	March 1, 2013 Association Fees
\$ 29.55	March 11, 2013 Interest
\$ 25.00	March 11, 2013 Late Fee
<u>\$ 164.18</u>	April 1, 2013 Association Fees
\$6,136.89	Total Maintenance, Interest and Late Fees through and including April 9, 2013.
<u>Plus</u>	
<u>Legal Fees and Costs</u>	
\$ 200.00	Attorney's Fee (Debt Validation/Statutory Notice Letter)
\$ 375.00	Attorney's Fee (Lien Enforcement/Notice of Intent to Foreclose)
\$ 400.00	Foreclosure review and preparation
<u>Recording, Postage and Miscellaneous</u>	
\$ 30.28	First Class and Certified Mail through April 9, 2013
\$ 57.00	Claim of Lien Recording fee, April, 2013
<u>\$7,205.17</u>	<u>Total Due through date of this letter</u>

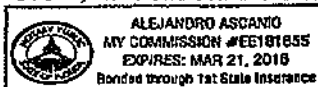
This Claim of Lien shall also secure all unpaid maintenance assessments, interest, costs and attorney's fees which are due and which may accrue subsequent to April 9, 2013 and prior to entry of a final judgment of foreclosure.

In the event you received a discharge in bankruptcy, the Association seeks only to enforce its in rem remedies with respect to any pre-petition assessments. No personal judgment will be sought for any assessments which came due prior to the date of any such bankruptcy petition being filed.

HAVANA PALMS CONDOMINIUM ASSOCIATION, INC., a Florida Not For Profit Corporation  
BY: [Signature]  
Name: COSTANTINO CICHELLI  
TITLE: President

BEFORE ME, the undersigned authority, appeared COSTANTINO CICHELLI, as President of HAVANA PALMS CONDOMINIUM ASSOCIATION, INC., a Florida Not For Profit Corporation, on behalf of the Association, who is personally known to me or who has produced FL and who acknowledged that he executed the foregoing for the purposes expressed therein with the full corporate authority.

WITNESS my hand and seal in the State and County aforesaid, this 12 day of APRIL, 2013.

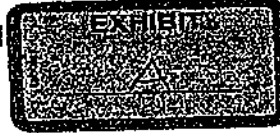


[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

THIS COMMUNICATION IS FROM A DEBT COLLECTOR; THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

## SEND PAYMENT TO:

Havana Palms Condominium Association  
Inc.  
605 W FLAGLER ST  
Miami, FL 33130



## INVOICE DATE:

February 19, 2013

## STATEMENT FOR:

Daysi Bello  
954 SW 2 St  
# 2  
Miami, FL 33130

## TOTAL AMOUNT DUE:

**\$5,753.98**

## CONTACT US:

(305) 326-8855

Please address billing disputes and written inquiries to Havana Palms  
Condominium Association Inc., 605 W FLAGLER ST, Miami, FL 33130.  
For other questions, call (305) 326-8855

## PAST DUE CHARGES:

01 JAN	ASSOCIATION FEES	\$164.18
11 JAN	INTEREST JAN 2011	\$29.55
11 JAN	LATE FEE JAN 2011	\$25.00
01 FEB	ASSOCIATION FEES FEB 2011	\$164.18
11 FEB	INTEREST FEB 2011	\$29.55
11 FEB	LATE FEE FEB 2011	\$25.00
01 MAR	ASSOCIATION FEES MARCH 2011	\$164.18
11 MAR	INTEREST MARCH 2011	\$29.55
11 MAR	LATE FEE MARCH 2011	\$25.00
01 APR	ASSOCIATION FEES APRIL 2011	\$164.18
11 APR	INTEREST APRIL 2011	\$29.55
11 APR	LATE FEE APRIL 2011	\$25.00

01 MAY	ASSOCIATION FEES MAY 2011	\$164.18
11 MAY	INTEREST MAY 2011	\$29.55
11 MAY	LATE FEE MAY 2011	\$25.00
01 JUN	ASSOCIATION FEES JUNE 2011	\$164.18
11 JUN	INTEREST JUNE 2011	\$29.55
11 JUN	LATE FEE JUNE 2011	\$25.00
01 JUL	ASSOCIATION FEES JULY 2011	\$164.18
11 JUL	INTEREST JULY 2011	\$29.55
11 JUL	LATE FEE JULY 2011	\$25.00
01 AUG	ASSOCIATION FEES AUGUST 2011	\$164.18
11 AUG	INTEREST AUG 2011	\$29.55
11 AUG	LATE FEE AUG 2011	\$25.00
01 SEP	ASSOCIATION FEES SEPTEMBER 2011	\$164.18
11 SEP	INTEREST SEPT 2011	\$29.55
11 SEP	LATE FEE SEPT 2011	\$25.00
01 OCT	ASSOCIATION FEES OCTOBER 2011	\$164.18
11 OCT	INTEREST OCT 2011	\$29.55
11 OCT	LATE FEE OCT 2011	\$25.00
01 NOV	ASSOCIATION FEES NOVEMBER 2011	\$164.18

11 NOV	INTEREST NOV 2011	\$29.55
11 NOV	LATE FEE NOV 2011	\$25.00
01 DEC	ASSOCIATION FEES DECEMBER 2011	\$164.18
11 DEC	INTEREST DEC 2011	\$29.55
11 DEC	LATE FEE DEC 2011	\$25.00
01 JAN	ASSOCIATION FEES JANUARY 2012	\$164.18
11 JAN	INTEREST JAN 2012	\$29.55
11 JAN	LATE FEE JAN 2012	\$25.00
01 FEB	ASSOCIATION FEES FEBRUARY 2012	\$164.18
11 FEB	INTEREST FEB 2012	\$29.55
11 FEB	LATE FEE FEB 2012	\$25.00
01 MAR	ASSOCIATION FEES MARCH 2012	\$164.18
11 MAR	INTEREST MARCH 2012	\$29.55
11 MAR	LATE FEE MARCH 2012	\$25.00
01 APR	ASSOCIATION FEES APRIL 2012	\$164.18
11 APR	INTEREST APRIL 2012	\$29.55
11 APR	LATE FEE APRIL 2012	\$25.00
01 MAY	ASSOCIATION FEES MAY 2012	\$164.18
11 MAY	INTEREST MAY 2012	\$29.55

11 MAY	LATE FEE MAY 2012	\$25.00
01 JUN	ASSOCIATION FEES JUNE 2012	\$164.18
11 JUN	INTEREST JUNE 2012	\$29.55
11 JUN	LATE FEE JUNE 2012	\$25.00
01 JUL	ASSOCIATION FEES JULY 2012	\$164.18
11 JUL	INTEREST JULY 2012	\$29.55
11 JUL	LATE FEE JULY 2012	\$25.00
01 AUG	ASSOCIATION FEES AUGUST 2012	\$164.18
11 AUG	INTEREST AUG 2012	\$29.55
11 AUG	LATE FEE AUG 2012	\$25.00
01 SEP	ASSOCIATION FEES SEPTEMBER 2012	\$164.18
11 SEP	INTEREST SEPT 2012	\$29.55
11 SEP	LATE FEE SEPT 2012	\$25.00
01 OCT	ASSOCIATION FEES OCTOBER 2012	\$164.18
11 OCT	INTEREST OCT 2012	\$29.55
11 OCT	LATE FEE OCT 2012	\$25.00
01 NOV	ASSOCIATION FEES NOVEMBER 2012	\$164.18
11 NOV	INTEREST NOV 2012	\$29.55
11 NOV	LATE FEE NOV 2012	\$25.00



01 DEC	ASSOCIATION FEES DECEMBER 2012	\$164.18
11 DEC	INTEREST DEC 2012	\$29.55
11 DEC	LATE FEE DEC 2012	\$25.00
01 JAN	ASSOCIATION FEES JANUARY 2013	\$164.18
09 JAN	LEGAL & ACCOUNTING PER VOTE	\$67.00
11 JAN	INTEREST JAN 2013	\$29.55
11 JAN	LATE FEE JAN 2013	\$25.00
01 FEB	ASSOCIATION FEES FEBRUARY 2013	\$164.18
11 FEB	INTEREST FEBRUARY 2013	\$29.55
11 FEB	LATE FEE FEB 2013	\$25.00