

**PROPERTY ADDRESS**

**Owner Name:** Amaury L. Fonseca  
**Site Address:** 7355 SW 89 Street, Unit #521 N  
**City, State, Zip:** Miami, FL 33156

**FILE INFORMATION**

**O & E File #:** 1272974  
**Reference #:** Chacon, Christina  
**County:** Miami Dade

**DEED INFORMATION**    **Type of Deed:** Special Warranty Deed

**Title is vested in:** Amaury L. Fonseca, a single man

**Title received from:** Fairfield Dadeland Limited Partnership, a Delaware limited partnership

**Dated:** 03/29/07      **Recorded:** 04/07/07      **Book and Page:** 25515/1479

**LEGAL DESCRIPTION**

Unit 521N, of Toscano Condominium, a Condominium  
 Official Records Book 25303, Page 1182

**MORTGAGE INFORMATION**

**1st Mortgage** \$196,000      **Open To:**  
**Dated:** 03/29/07      **Recorded:** 04/07/07  
**Book and Page:** 25515/1481  
**Lender:** Homeservices Lending, LLC Series a DBA  
 Homeservices Lending  
**Borrower:** Amaury L. Fonseca, a single person

1. Assigned to Wells Fargo Bank, OR 25515/1501, 04/07/07

**2nd Mortgage** \$24,500      **Open To:** \$24,500  
**Dated:** 03/29/07      **Recorded:** 04/07/07  
**Book and Page:** 25515/1502  
**Lender:** Wells Fargo Bank  
**Borrower:** Amaury L. Fonseca, unmarried individually

**3rd Mortgage**      **Open To:**  
**Dated:**      **Recorded:**  
**Book and Page:**  
**Lender:**  
**Borrower:**

**TAX INFORMATION**

**Tax ID #:** 3050020900780  
**Tax Year:** 2010  
**Date Paid:** 11/23/10      **Amount:** \$3,176.82  
**Assessed Value:** \$174,240      **Exempt Amt:** 0  
 × **Annual**      **Installments**      **Delinquent**  
 No Delinquent Taxes.

**JUDGMENT, LIEN and ADDITIONAL INFORMATION**

1. Suggestion of Bankruptcy, OR 27372/1387, 08/02/10
2. Suggestion of Bankruptcy, OR 27355/3801, 07/16/10
3. Final Judgment of Foreclosure - \$216,133.19,  
 - OR 27213/4632, 03/15/10
4. Notice of Lis Pendens, OR 26928/4957, 07/07/09
5. Notice of Lis Pendens, OR 26510/3747, 08/06/08
6. Claim of Lien - \$2,252.74, OR 26392/955, 05/22/08

**TYPE OF SEARCH - Ownership & Encumbrance Report**

**Records Verified Thru:** 06/22/2011      **Time:** 3:41 pm