

FORECLOSURE DUE PROCESS CERTIFICATION

(Certificate # T25062608)

TAX TITLE SERVICES hereby certifies to **WFG NATIONAL TITLE INSURANCE COMPANY;**

that the real property commonly known as **217 SW 10th Ave. Cape Coral, FL. 33991, APN: 15-44-23-C2-03665.0470;** with legal description as set forth in the deed recorded **June 19, 2025, in INSTR# 2025000166790 in Lee County** has met all state statutory foreclosure requirements imposed by the state where such real property is located.

This Certification involved, at a minimum, the ordering of a new full insurable title search and comparing it to the original foreclosure report and foreclosure due process statutory requirements. The new full insurable title search will be provided to **WFG NATIONAL TITLE INSURANCE COMPANY;**

or its agent. All items have been proven or verified by TAX TITLE SERVICES to satisfy title underwriting requirements, including,

- 1) Due Process Notification and/or Sheriff Service performed on all parties of record;
- 2) Bankruptcy search performed on former owner (via LexisNexis / Pacer);
- 3) Affidavit of good faith investigation verifying that the certified mailing address that was used was a valid address for the affected party at the time of the tax sale foreclosure;
- 4) Verification that if any person or entity was shown on the full insurable title search as having an interest in the title but was not included or properly joined in the proceedings, then such person's interest will either be cleared or will be appropriately shown in the closing title commitment;
- 5) Receipt of a *Declaration of Possession Report* executed by the tax sale purchaser;
- 6) Inspection Report verifying occupancy (if improved).

TAX TITLE SERVICES agrees that it will indemnify **WFG NATIONAL TITLE INSURANCE COMPANY,**

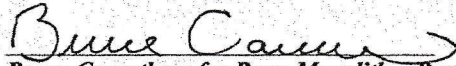
exclusive of attorneys' fees, for any judgment, arbitration award or settlement that establishes a material breach of the Certification. The indemnity provided by this certificate shall not exceed two hundred thousand dollars (\$200,000.00) unless otherwise agreed in writing. If a title insurance policy is not issued within six months of the below date, this certification shall expire. This Certification is not an insurance policy. TAX TITLE SERVICES makes no representations, warranties or agreements except as expressly included in this Certification, and the Certification can only be modified or amended by a written agreement signed by both parties.

DATE: July 18, 2025

(CORPORATE SEAL)

Certified by:

Certificate # T25062608



Bruce Carruthers for Ryan Meredith – President Tax Title Services, Inc.

**THE ORIGINAL OF THIS CERTIFICATE IS REQUIRED FOR THE ISSUANCE OF
INSURABLE TITLE VERIFIED BY ORIGINAL SIGNATURE AND RAISED CORPORATE
SEAL.**

**The certificate and the information contained herein is confidential & proprietary and is governed
by the conditions and restrictions within the Tax Lien Services Agreement, which incorporates all
vendors.**