

Filing # 146761038 E-Filed 03/30/2022 11:15:10 PM

EXHIBIT 1.530

CASE NO.: 50-2018-CA-002317
Sahm Foreclosure v BFR, LLC et al

**PROOF OF WIRE TRANSFER IN AMOUNT OF \$217,233.00 FROM
TRUSTS BELONGING TO JOSHUA, JACOB AND DANIEL BERNSTEIN**
FOR DOWN PAYMENT PURCHASE OF SAHM HOME VIA BFR,LLC AND
HUD STATEMENT AND WARRANTY DEED JUNE 20, 2008

NOTE - DOCUMENTS TAKEN FROM LIS PENDENS FILED IN SAHM
FORECLOSURE BY DEFENDANT CANDICE BERNSTEIN UNDER
ECASEVIEW DOCUMENT NUMBER 75 FILED MAY 26, 2020

06/20/08 11:51:02

<CHANNEL 14>->

5613923969

Page 001

COMERICA BANK
WIRE TRANSFER FAX NOTIFICATION

DOMESTIC CREDIT ADVICE

FLORIDA TITLE AND CLOSING COMPANY
CO JOHN M CAPPELLER JR PA
350 CAMINO GARDENS BLVD STE303
BOCA RATON, FL 33432Fax Date 06/20/2008
Transfer Date 06/20/2008
Account [REDACTED]
Seq # 080620003519
Amount \$217,233.00
Fad Ref 000712

Sending Bank 061003415 SILVERTON BK, N.A.

Receiving Bank 067012099 COMERICA BANK

Beneficiary ACCT-[REDACTED]
FLORIDA TITLE & CLOSING COMPANY ESC
350 CAMINO GARDENS BLVD # 303
BOCA RATON, FL 33432Originator ACCT-xxx [REDACTED]
BERNSTEIN FAMILY REALTY LLC
950 PENINSULA CORPORATE CIRCLE
SUITE 3010 BOCA RATON, FL 33487Originator's Bank ABA-[REDACTED]
LEGACY BANK OF FLORIDA

Amount \$217,233.00

Acceptance Timestamp 06/20/2008 11:32

OMAD Fields 20080620F6QC949C00001006201132FT01

IMAD 20080620F1B7281C000712

THIS TRANSFER IS SUBJECT TO APPLICABLE FEES AND THE TERMS AND CONDITIONS OF
THE 'FUNDS TRANSFER AUTHORIZATION AND AGREEMENT'.PLEASE DIRECT INQUIRIES TO COMERICA INVESTIGATIONS AT 1-800-643-4421
PRESS OPTION 3 AND REFER TO THE WIRE SEQ #

HUD-1 "U.S. Department of Housing and Urban Development" Page 2

			Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
100. Total Sales/Broker's Com. based on price \$360,000.00 @ % = 540.00				
101.	540.00	% to Remax Advantage Plus		
102.		% to		
103. Commission paid at settlement				540.00
104.	Processing Fee	to Remax Advantage Plus	245.00	245.00
101.	Loan origination fee	% to		
102.	Loan discount	% to		
103.	Appraisal fee	to		
104.	Credit report	to		
105.	Lender's inspection fee	to		
106.	Mortgage insurance application fee	to		
107.	Assumption Fee	to		
108.		to		
109.		to		
110.		to		
111.		to		
101. Interest from 06/20/08 to 07/01/08 @ 18.5690 /day			215.48	
102.	Mortgage insurance premium for	months to		
103.	Hazard insurance premium for	years to		
104.	Flood insurance premium for	years to		
105.		years to		
1001.	Hazard insurance	months @ per month		
1002.	Mortgage insurance	months @ per month		
1003.	City property taxes	months @ per month		
1004.	County property taxes	months @ per month		
1005.	Annual assessments	months @ per month		
1006.	Flood insurance	months @ per month		
1007.		months @ per month		
1008.		months @ per month		
1009.	Aggregate accounting adjustment			
1101.	Settlement or closing fee	to Florida Title & Closing Co.	150.00	150.00
1102.	Abstract or title search	to Florida Title & Closing Co.		275.00
1103.	Title examination	to		
1104.	Title insurance binder	to		
1105.	Mortgage Document Preparation	to Florida Title & Closing Co.	350.00	
1106.	Notary fees	to		
1107.	Attorney's Fees	to Steven I. Greenwald, P.A.	2,250.00	
(includes above item numbers:)				
1108.	Title insurance	to Florida Title & Closing Co.	25.00	1,875.00
(includes above item numbers:)				
1109.	Lender's coverage (Premium):	\$110,000.00 (\$25.00)		
1110.	Owner's coverage (Premium):	\$360,000.00 (\$1,875.00)		
1111.	Endorse:			
1112.		to		
1113.		to		
1201.	Recording fees	Deed \$19.10 Mortgage(s) \$97.10 Releases	109.20	
1202.	City/county tax/stamps	Deed Mortgage(s)	220.00	
1203.	State tax/stamps	Deed \$2,520.00 Mortgage(s) \$385.00	385.00	2,520.00
1204.		to		
1205.	Release Processing Fee	to Florida Title & Closing Co.		25.00
1301.	Survey	to PAC Surveying	323.00	
1302.	Courtesy/Recording-Express Processing	to Florida Title & Closing Co.	50.00	25.00
1303.	Municipal Lien Processing Fee	to Florida Title & Closing Co.		40.00
1304.	FBI Storage Processing Fee	to Florida Title & Closing Co.	37.50	37.50
1305.		to		
1306.		to		
1307.		to		
1308.		to		
1309.		to		
(Enter on lines 103, Section J and 802, Section K)			4,389.18	3,732.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Bernstein Family Realty LLC

By: Simon Bernstein, Manager Borrower

Borrower

Walter E. Syme Seller

Patricia Salim Seller

"The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement."

Florida Title & Closing Co.

As its Authorized Representative

Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S.C. Code Section 1001 and Section 1010.

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HUD-1 U.S. Department of Housing and Urban Development Page 2

700. Total Sales/Broker's Com. based on price		\$350,000.00 @	% = 540.00	Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
701.	540.00	% to Remax Advantage Plus			
702.		% to			
703. Commission paid at settlement					540.00
704. Processing Fee to Remax Advantage Plus				245.00	245.00
705.		% to			
706.		% to			
707.		% to			
708.		% to			
709.		% to			
710.		% to			
711.		% to			
712. Interest from 06/20/03 to 07/01/03 @ 19.5690 /day 215.48					
713.		months to			
714.		years to			
715.		years to			
716. Aggregate accounting adjustment					
1001.		months @	per month		
1002.		months @	per month		
1003.		months @	per month		
1004.		months @	per month		
1005.		months @	per month		
1006.		months @	per month		
1007.		months @	per month		
1008.		months @	per month		
1009.		months @	per month		
1101. Settlement or closing fee to Florida Title & Closing Co. 150.00 150.00					
1102. Abstract or title search to Florida Title & Closing Co. 275.00					
1103. Title examination to					
1104. Title insurance binder to					
1105. Mortgage Document Preparation to Florida Title & Closing Co. 350.00					
1106. Notary fees to					
1107. Attorney's Fees to Steven I. Greenwald, P.A. 2,250.00					
1108. Title Insurance to Florida Title & Closing Co. 25.00 1,873.00					
1109. Lender's coverage (Premium): \$110,000.00 (\$25.00)					
1110. Owner's coverage (Premium): \$360,000.00 (\$1,873.00)					
1111. Endorse:					
1112. to					
1113. to					
1201. Recording fees Debt \$10.10 Mortgage(s) 587.10 Releases 109.20					
1202. City/county tax/stamps Debt Mortgage(s) 220.00 220.00					
1203. State tax/stamps Debt 37,520.00 Mortgage(s) 385.00 385.00 2,520.00					
1204. to					
1205. Release Processing Fee to Florida Title & Closing Co. 25.00					
1301. Survey to PAC Surveying 325.00					
1302. Courier/Recording/Express Processing to Florida Title & Closing Co. 50.00 25.00					
1303. Municipal Lien Processing Fee to Florida Title & Closing Co. 40.00					
1304. File Storage Processing Fee to Florida Title & Closing Co. 37.50 37.50					
1305. to					
1306. to					
1307. to					
1308. to					
1309. to					
(Enter on lines 103, Section J and 602, Section K)				4,339.18	5,732.50

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or for me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Bernstein Family Realty, LLC

By: Simon Bernstein, Manager Borrower

Borrower

Walter E. Salem Seller

Patricia Salem Seller

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

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Date

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Prepared by and return to:
John M. Cappeller, Jr.

Florida Title & Closing Co.
350 Camino Gardens Blvd. Suite 303
Boca Raton, FL 33432
561-392-3636
File Number: FT08-087
Will Call No. 159

CFN 20080241510
OR BK 22723 PG 0689
RECORDED 06/26/2008 09:06:17
Palm Beach County, Florida
AMT 360,000.00
Doc Stamp 2,520.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0689 - 690; (2pgs)

Parcel Identification No. 06-42-47-10-02-007-0680

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 18th day of June, 2008 between Walter E. Sahm and Patricia Sahm, his wife whose post office address is 8230 SE 17th Winterthur Loop, The Villages, FL 32162 of the County of Marion, State of Florida, grantor*, and Bernstein Family Realty, LLC, a Florida limited liability company whose post office address is 950 Peninsula Corporate Circle, Suite 3010, Boca Raton, FL 33431 of the County of Palm Beach, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

Lot 68, Block G, BOCA MADERA UNIT 2, according to the Plat thereof, recorded in Plat Book 32, Pages 59 AND 60, of the Public Records of Palm Beach County, Florida.

Subject to restrictions, reservations and easements of record and taxes for the year 2008 and thereafter

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

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

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