



# CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

RA-513  
rev. 07/19  
Page 1 of 2

## Part 1: Tax Deed Application Information

|                      |                                                                                                            |                     |                         |
|----------------------|------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|
| Applicant            | SAVVY FL LLC<br>PO BOX 1000 - DEPT, #3035<br>MEMPHIS TENNESSEE 38148                                       | Apply Date          | 04/17/2026              |
|                      |                                                                                                            | TDA Number          | 202600210               |
| Owner                | ROSENFELD LENORE K TRUST & ROSENFELD LENORE K TR<br>5339 STONYBROOK DR<br>BOYNTON BEACH FLORIDA 33437-1612 | Certificate *       | 5310                    |
|                      |                                                                                                            | Issue Date          | 05/31/2024              |
| Property Description | OAKDALE TOWNHOMES II LT 33                                                                                 | Parcel ID           | 00-42-45-35-07-000-0330 |
|                      |                                                                                                            | Alternate Parcel ID | 101843537               |

Column 1

Column 2

Column 3

Column 4

Column 5

Column 6

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

| Certificate Number     | Date of Certificate Sale | Face Amount of Certificate | Interest | Tax Collectors Fee | Total (Columns 3+4) |
|------------------------|--------------------------|----------------------------|----------|--------------------|---------------------|
| 5310 *                 | 05/31/2024               | \$5,644.45                 | \$282.22 |                    | \$5,926.67          |
| * Applying Certificate |                          |                            |          | Part 2: Total      | \$5,926.67          |

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

| Certificate Number | Date of Other Certificate Sale | Face Amount of Other Certificate | Interest | Tax Collectors Fee | Total (Columns 3+4+5) |
|--------------------|--------------------------------|----------------------------------|----------|--------------------|-----------------------|
| 5360               | 05/31/2025                     | \$6,225.13                       | \$311.26 | \$6.25             | \$6,542.64            |
|                    |                                |                                  |          | Part 3: Total      | \$6,542.64            |

## Part 4: Tax Collector Certified Amounts (lines 1-8)

|                                                                                                                                   |                           |
|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (Total of Parts 2 and 3 above) | \$12,469.31               |
| 2. Delinquent taxes paid by the applicant                                                                                         | \$0.00                    |
| 3. Current taxes paid by the applicant                                                                                            | \$5,326.44                |
| 4. Property information report fee(s)                                                                                             | \$300.00                  |
| 5. Tax Collector application fee(s)                                                                                               | \$150.00                  |
| 6. Clerk of Court application fee(s)                                                                                              | \$10.60                   |
| 7. Interest accrued by tax collector under s. 197.542, F.S. (see Tax Collector Instructions, page 2)                              | \$821.54                  |
| 8. Total of lines 1 through 7                                                                                                     | Part 4: Total \$19,077.89 |

JUL 28 2026

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Lori Doolin

Digitally signed by Lori Doolin  
DN: CN = Lori Doolin email = LDoolin@pbctax.com, C = AD O = Palm Beach County Tax Collector  
Date: 2026.07.27 16:02:18 -0500

Signature, Tax Collector or Designee

Palm Beach County, Florida

07/27/2026

Date

Send this certification to the Clerk of Court by 10 days after the date signed. See instructions on Page 2.

LC  
Y.L. 11/3



# CERTIFICATION OF TAX DEED APPLICATION

Section 197 502 and 197 542, Florida Statutes

RA-513  
rev 07/19  
Page 1 of 2

## Part 1 Tax Deed Application Information

|                      |                                                                                                            |                     |                         |
|----------------------|------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|
| Applicant            | SAVVY FL LLC<br>PO BOX 1000 - DEPT, #3035<br>MEMPHIS TENNESSEE 38148                                       | Apply Date          | 04/17/2026              |
|                      |                                                                                                            | TDA Number          | 202600210               |
| Owner                | ROSENFELD LENORE K TRUST & ROSENFELD LENORE K TR<br>5339 STONYBROOK DR<br>BOYNTON BEACH FLORIDA 33437-1612 | Certificate *       | 5310                    |
|                      |                                                                                                            | Issue Date          | 05/31/2024              |
| Property Description | OAKDALE TOWNHOMES II LT 33                                                                                 | Parcel ID           | 00-42-45-35-07-000-0330 |
|                      |                                                                                                            | Alternate Parcel ID | 101843537               |

Column 1

Column 2

Column 3

Column 4

Column 5

Column 6

## Part 2 Certificates Owned by Applicant and Filed with Tax Deed Application

| Certificate Number | Date of Certificate Sale | Face Amount of Certificate | Interest | Tax Collectors Fee | Total (Columns 3+4) |
|--------------------|--------------------------|----------------------------|----------|--------------------|---------------------|
| 5310 *             | 05/31/2024               | \$5,644 45                 | \$282 22 |                    | \$5,926 67          |
|                    |                          |                            |          | Part 2 Total       | \$5,926 67          |

\* Applying Certificate

## Part 3 Other Certificates Redeemed by Applicant (Other than County)

| Certificate Number | Date of Other Certificate Sale | Face Amount of Other Certificate | Interest | Tax Collectors Fee | Total (Columns 3+4+5) |
|--------------------|--------------------------------|----------------------------------|----------|--------------------|-----------------------|
| 5360               | 05/31/2025                     | \$6,225 13                       | \$311 26 | \$6 25             | \$6,542 64            |
|                    |                                |                                  |          | Part 3 Total       | \$6,542 64            |

## Part 4 Tax Collector Certified Amounts (lines 1-8)

|                                                                                                                                  |                          |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 1 Cost of all certificates in applicant's possession and other certificates redeemed by applicant (Total of Parts 2 and 3 above) | \$12,469 31              |
| 2 Delinquent taxes paid by the applicant                                                                                         | \$0 00                   |
| 3 Current taxes paid by the applicant                                                                                            | \$5,326 44               |
| 4 Property information report fee(s)                                                                                             | \$300 00                 |
| 5 Tax Collector application fee(s)                                                                                               | \$150 00                 |
| 6 Clerk of Court application fee(s)                                                                                              | \$10 60                  |
| 7 Interest accrued by tax collector under s 197 542, F S (see Tax Collector Instructions, page 2)                                | \$821 54                 |
| 8 Total of lines 1 through 7                                                                                                     | Part 4 Total \$19,077 89 |

JUL 28 2026

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached

Lori Doolin

Digitally signed by Lori Doolin  
DN, CN = Lori Doolin email = LDoolin@pbctax  
C=US, E=LDoolin@pbctax, OU = Palm Beach County Tax  
Collector  
Date: 2026.07.27 16:02:18 -0500

Signature, Tax Collector or Designee

Palm Beach County, Florida

07/27/2026

Date

Send this certification to the Clerk of Court by 10 days after the date signed See instructions on Page 2

App Date 04/17/2026  
TDA Num 202600210  
Certificate 5310  
Issued 05/31/2024  
Parcel ID 00-42-45-35-07-000-0330

## CERTIFICATION OF TAX DEED APPLICATION

Section 197 502 and 197 542, Florida Statutes

RA-513  
rev 07/19  
Page 2 of 2

### Part 5 Clerk of Court Certified Amounts (lines 9-18)

|                                                                                                  |              |
|--------------------------------------------------------------------------------------------------|--------------|
| 9 Tax deed processing fee(s)                                                                     |              |
| 10 Certified or registered mail charge(s)                                                        |              |
| 11 Advertising charge(s) (see s 197 542, F S )                                                   |              |
| 12 Certificate of notice recording fee(s)                                                        |              |
| 13 Sheriff's fee(s)                                                                              |              |
| 14 Interest (see Clerk of Court Instructions, page 2)                                            |              |
| 15 Total of lines 9 through 14                                                                   | Total        |
| 16 Redemption fee(s)                                                                             | \$6 25       |
| 17 Plus one-half of the assessed value of homestead property, if applicable under s 197 502, F S |              |
| 18 Statutory Opening Bid (Total of lines 8, 15, 16 and 17)                                       | Part 5 Total |

Palm Beach County, Florida

Signature, Clerk of Court or Designee

Date of Sale

### INSTRUCTIONS

#### Tax Collector (Complete Parts 1-4)

##### Part 2 Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number Add Columns 3 and 4 and enter the amount in Column 6

##### Part 3 Other Certificates Redeemed by Applicant (Other than County)

Add Columns 3, 4, and 5 and enter the amount in Column 6

##### Part 4 Tax Collector Certified Amounts (lines 1-8)

**Line 1** Enter the total of Part 2 plus the total of Part 3 above

##### **Line 7** Interest accrued by tax collector

Calculate the 1 5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk Enter the amount to be certified to the clerk on **Line 7** The interest calculated by the tax collector stops before the interest calculated by the clerk begins See Section 197 542, F S , and Rule 12D-13 060, Florida Administrative Code

**Line 8** Enter the total of lines 1-7

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197 502, F S This interest is calculated before the tax collector calculates the interest in Section 197 542, F S Attach certified statement of names and addresses of persons who must be notified before the sale of the property Send this form and any required attachments to the Clerk of Court within 10 days after it is signed

#### Clerk of Court (Complete Part 5)

##### Part 5 Clerk of Court Certified Amounts (lines 9-18)

**Line 14** Interest is calculated at the rate of 1 5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held Multiply the calculated rate by the total of line 8, minus line 7, plus lines 9 through 13 Enter the amount on line 14

**Line 15** Enter the total of lines 9-14 Complete lines 16-17, if applicable

**Line 18** Enter the total of lines 8, 15, 16, and 17



**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

RA-512, R 04/18  
Page 1 of 1

To Tax Collector of **Palm Beach** County, Florida  
Re 00-42-45-35-07-000-0330

**I, SAVVY FL LLC, PO BOX 1000 - DEPT, #3035 MEMPHIS, TENNESSEE, 38148**, hold the listed tax certificate and submit them to the tax collector.

| Certificate Number | Date       | Legal Description          |
|--------------------|------------|----------------------------|
| 5310 *             | 05/31/2024 | OAKDALE TOWNHOMES II LT 33 |

\* = Applying Certificate

I agree to

- pay all delinquent taxes,
- redeem all outstanding tax certificates plus interest, and
- pay any delinquent, omitted, or current taxes and interest covering the property

I agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable Attached is the tax certificate on which this application is based, and all other certificates on the same property or of the same legal description

vinodgupta (Vinod Gupta)  
Applicant's Signature

04/17/2026  
Date



**Anne M. Gannon**

Tax Collector

301 North Olive Avenue  
3rd Floor  
West Palm Beach, FL 33401  
Phone (561) 355-6385  
Fax (561) 355-6760  
www.pbctax.com

**Persons To Notify of Pending Tax Deed Application  
Pursuant to Florida Statute 197.522**

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**PARCEL ID NUMBER:**00-42-45-35-07-000-0330  
**CERTIFICATE:**5310  
**YEAR:**2023

**HOMESTEAD:** No  
**ASSESSED VALUE:** \$293,690 00

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**LAST ASSESSED PARTY ON TAX ROLL:**

ROSENFELD LENORE K TRUST & ROSENFELD LENORE K TR

5339 STONYBROOK DR  
BOYNTON BEACH, FLORIDA 33437-1612 UNITED STATES

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**OTHER NAMES TO BE NOTIFIED:**

SAVVY FL LLC  
PO BOX 1000 - DEPT. #3035  
MEMPHIS, TN 38148

OAKDALE TOWNHOMES II ASSOCIATION,  
INC.  
C/O CAROLINA MANAGEMENT SERVICES,  
INC.  
6778 LANTANA ROAD, SUITE 9  
LAKE WORTH, FL 33467

OAKDALE TOWNHOMES II ASSOCIATION,  
INC.  
P.O. BOX 740425  
BOYNTON BEACH, FL 33474



265 Palmetto Drive, Miami Springs, FL 33166  
Email mg gdcgroup@gmail.com

## PROPERTY INFORMATION REPORT

Certificate No. 5310-2024

PCN: 00-42-45-35-07-000-0330

Effective Date and Time. July 22, 2026 @ 8 00 a m

- 1 Property Information Report Issued to

**TAX COLLECTOR, PALM BEACH COUNTY**

- 2 Title vested in at the effective date

LENORE KIM ROSENFELD, as Trustee of the Lenore Kim Rosenfeld 2018 Living Trust dated May 14, 2018, by virtue of Warranty Deed recorded on 11/29/2018 in Official Records Book 30273, Page 344

**Address as shown in vesting document:**

5339 Stonybrook Drive  
Boynton Beach, Florida 33437

- 3 Legal description as described in vesting instrument

**Townhome 33 of Cluster 2 of Oakdale Townhomes II, according to Declaration of Cluster Covenants and Cross Easements for Cluster 2 of Oakdale Townhomes II, recorded in Official Records Book 2960, Page 480, Public Records of Palm Beach County, Florida ("Cluster Declaration"), and amendments thereto, if any, and more particularly described as Lot 33 of Oakdale Townhomes II, according to the Plat thereof recorded in Plat Book 35, Pages 135 and 136, of the Public Records of Palm Beach County, Florida.**



265 Palmetto Drive, Miami Springs, FL 33166  
Email mg gdcgroup@gmail com

## PROPERTY INFORMATION REPORT

Certificate No. 5310-2024

PCN: 00-42-45-35-07-000-0330

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### NOTICE SCHEDULE

Instruments and matters found of record to be noticed

1 Mortgage status

- Mortgage in favor of Glendale Federal Savings and Loan Association in name of Samuel B Bell and Frances F Bell recorded 4/9/1987 in Official Records Book 5237, Page 334  
*NOTE No satisfaction or release found May be time barred by Florida statute*

Glendale Federal Savings and Loan Association (No Sunbiz Found)  
301 East Las Olas Boulevard  
Fort Lauderdale, Florida 33301

2 Probate matters found of record

NONE

3 Bankruptcy Cases of record

NONE

4 Liens/Judgments/Other matters that may affect title

- Tax Lien in name of previous owner, Jean C Kaye recorded 9/9/2011 in Official Records Book 24734, Page 50  
*NOTE Lien may have expired Listing in abundance of caution in case lien was ever tolled*

Department of Treasury – Internal Revenue Service  
(No Address Provided)

5 Also notify

Oakdale Townhomes II Association, Inc  
c/o Carolina Management Services, Inc  
6778 Lantana Road, Suite 9  
Lake Worth, FL 33467

Mailing Address  
P O Box 740425  
Boynton Beach, FL 33474



**GDC Group LLC**

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email mg gdcgroup@gmail.com

## **PROPERTY INFORMATION REPORT**

**Certificate No. 5310-2024**

**PCN: 00-42-45-35-07-000-0330**

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### **NOTICE SCHEDULE**

#### **NOTE Tax Assessment Roll Information**

|                    |                                                     |
|--------------------|-----------------------------------------------------|
| PCN                | 00-42-45-35-07-000-0330                             |
| Legal Description  | OAKDALE TOWNHOMES II LT 33                          |
| Name Last Assessed | ROSENFELD LENORE K TRUST &<br>ROSENFELD LENORE K TR |
| Address            | 5339 STONYBROOK DR<br>BOYNTON BEACH FL 33437 1612   |



**GDC Group LLC**

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email mg gdcgroup@gmail com

## PROPERTY INFORMATION REPORT

Certificate No. 5310-2024

PCN: 00-42-45-35-07-000-0330

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### DISCLAIMER AND SIGNATURE PAGE

#### DISCLAIMER

THE ATTACHED SEARCH IS ISSUED TO THE PALM BEACH COUNTY TAX COLLECTOR SOLELY THE ATTACHED SEARCH MAY NOT BE RELIED UPON BY ANY OTHER PARTY NO LIABILITY IS ASSUMED BY GDC GROUP, LLC FOR ANY UNAUTHORIZED USE OR RELIANCE THIS PROPERTY INFORMATION SEARCH IS ISSUED PURSUANT TO RULE 12D-13.061, FLORIDA ADMINISTRATIVE CODE AND FLORIDA STATUTE 197.502 THIS SEARCH IS NOT INTENDED TO BE RELIED UPON FOR THE ISSUANCE OF TITLE INSURANCE OR AN OPINION OF TITLE NO LIABILITY IS ASSUMED ON OUR PART DUE TO ERRORS AND OMISSIONS MADE BY THE CLERK OF THE CIRCUIT COURT IN THE OFFICIAL RECORD INDEX AND/OR ABSTRACT INDEX GDC GROUP, LLC HAS MADE NO EXAMINATION NOR DOES IT RENDER LEGAL OPINION (INTENTIONAL OR IMPLIED) FOR ANY DEFECTS OR IMPLICATIONS CONCERNING THE LEGALITIES OF THE DOCUMENTS AS THEY MAY AFFECT THE TITLE TO THE SEARCHED PROPERTY

THE ATTACHED SEARCH IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE USER NAMED ABOVE AND INCLUDES A LISTING OF THE OWNER(S) OF RECORD OF THE LAND DESCRIBED HEREIN TOGETHER WITH A LISTING OF ALL OPEN OR UNSATISFIED LEASES, MORTGAGES, JUDGMENTS, AND ENCUMBRANCES RECORDED IN OFFICIAL RECORD BOOKS OF PALM BEACH COUNTY, FLORIDA THAT APPEAR TO ENCUMBER THE TITLE TO SAID LAND IT IS THE RESPONSIBILITY OF THE PARTY NAMED ABOVE TO VERIFY RECEIPT OF EACH DOCUMENT LISTED THIS SEARCH IS NOT INTENDED TO INCLUDE EASEMENTS, RESTRICTIONS, NOTICES OF UNRECORDED MATTERS OR OTHER DOCUMENTS NOT LISTED ABOVE ANY MENTION OF SUCH MATTERS ON THE SEARCH HAVE BEEN ADDED FOR INFORMATIONAL PURPOSES AT THE REQUEST OF THE USER NAMED ABOVE AND WITH NO LEGAL OPINION (INTENTIONAL OR IMPLIED)

THIS REPORT DOES NOT INSURE OR GUARANTEE THE VALIDITY OR SUFFICIENCY OF ANY DOCUMENT ATTACHED NOR IS TO BE CONSIDERED A TITLE INSURANCE POLICY, AN OPINION OF TITLE, A GUARANTEE OF TITLE OR ANY OTHER FORM OF GUARANTY OR WARRANTY OF TITLE THIS SEARCH SHALL NOT BE USED FOR THE ISSUANCE OF ANY TITLE INSURANCE POLICY OR FORM

This report is not title insurance Pursuant to s 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report

THIS COMPANY, in issuing the Property Information Report (hereinafter referred to as the "Report"), assume no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective All instruments in the chain of title to the Property are assumed to be good and valid The Company's liability for this Report is limited to \$300.00 and extends only to the Customer who placed the order with the Company No one else may rely upon this Report This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance

Dated July 23, 2026  
GDC Group, LLC

Melanie Garcia

5310-2024

**Property Detail**

**Location Address** 5339 STONYBROOK DR  
**Municipality** . UNINCORPORATED  
**Parcel Control Number** 00-42-45-35-07-000-0330  
**Subdivision** : OAKDALE TOWNHOMES II  
**Official Records Book/Page** 30273 / 344  
**Sale Date** 11/19/2018  
**Legal Description** OAKDALE TOWNHOMES II LT 33

**Owner Information****Owner(s)**

ROSENFELD LENORE K TRUST &  
 ROSENFELD LENORE K TR

**Mailing Address**

5339 STONYBROOK DR  
 BOYNTON BEACH FL 33437 1612

**Sales Information**

| Sales Date | Price     | OR Book/Page  | Sale Type     | Owner                      |
|------------|-----------|---------------|---------------|----------------------------|
| 11/19/2018 | \$195,000 | 30273 / 00344 | WARRANTY DEED | ROSENFELD LENORE K TRUST & |
| 06/29/2001 | \$100,000 | 12694 / 00141 | DEED OF TRUST | KAYE JEAN                  |
| 01/01/1997 | \$100     | 09624 / 00749 | LIFE ESTATE   |                            |
| 03/01/1987 | \$125,000 | 05237 / 00331 | DEED OF TRUST |                            |
| 11/01/1983 | \$100     | 04105 / 00804 | QUIT CLAIM    |                            |
| 01/01/1979 | \$76,100  | 03063 / 01295 |               |                            |

**Exemption Information**

No Exemption Information Available

**Appraisals**

| Tax Year           | 2025      | 2024      | 2023      | 2022      | 2021      |
|--------------------|-----------|-----------|-----------|-----------|-----------|
| Improvement Value  | \$293,690 | \$367,097 | \$322,275 | \$254,275 | \$230,451 |
| Land Value         | \$0       | \$0       | \$0       | \$0       | \$0       |
| Total Market Value | \$293,690 | \$367,097 | \$322,275 | \$254,275 | \$230,451 |

**Assessed and Taxable Values**

| Tax Year         | 2025      | 2024      | 2023      | 2022      | 2021      |
|------------------|-----------|-----------|-----------|-----------|-----------|
| Assessed Value   | \$293,690 | \$306,731 | \$278,846 | \$253,496 | \$230,451 |
| Exemption Amount | \$0       | \$0       | \$0       | \$0       | \$0       |
| Taxable Value    | \$293,690 | \$306,731 | \$278,846 | \$253,496 | \$230,451 |

**Taxes**

| Tax Year       | 2025    | 2024    | 2023    | 2022    | 2021    |
|----------------|---------|---------|---------|---------|---------|
| AD VALOREM     | \$4,777 | \$5,374 | \$4,859 | \$4,273 | \$4,003 |
| NON AD VALOREM | \$374   | \$363   | \$350   | \$346   | \$323   |
| TOTAL TAX      | \$5,150 | \$5,736 | \$5,208 | \$4,619 | \$4,325 |

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcpao.gov](http://www.pbcpao.gov)



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## Detail by Entity Name

Florida Not For Profit Corporation  
OAKDALE TOWNHOMES II ASSOCIATION, INC

### Filing Information

**Document Number** 744807  
**FEI/EIN Number** 59-2038885  
**Date Filed** 11/01/1978  
**State** FL  
**Status** ACTIVE

### Principal Address

Carolina Management Services, Inc  
6778 Lantana Road  
Suite 9  
Lake Worth, FL 33467

Changed 03/30/2023

### Mailing Address

Carolina Management Services, Inc  
P O Box 740425  
Boynton Beach, FL 33474

Changed 03/30/2023

### Registered Agent Name & Address

Konyk & Lemme, PLLC  
140 Intracoastal Pointe Drive  
Suite 310  
Jupiter, FL 33477

Name Changed 03/31/2016

Address Changed 03/19/2019

### Officer/Director Detail

#### **Name & Address**

Title Treasurer