

Secrets of a Deal'ionaire

Creating Wealth One Small Deal at a Time



John Lee

"The Best Investment on *Earth* is *Earth*."

~*Louis Glickman*~ Real Estate Investor and Philanthropist ~

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- **Disclaimer**

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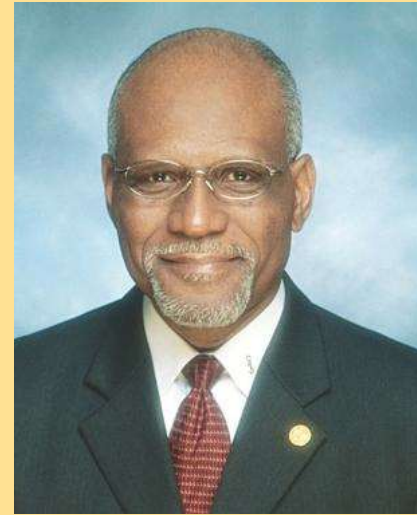
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Due Diligence

- Who to Talk to

- County Collector of Revenue
- Trustee
- Recorder of Deeds
- POA - Property Owner Association
- HOA - Home Owner Association
- Neighbors

County Collector of Revenue



Trustee



Trustee Sale Process



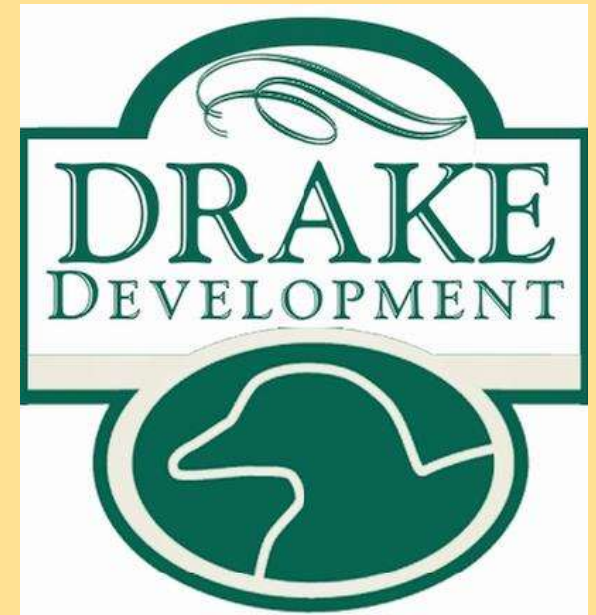
Recorder of Deeds



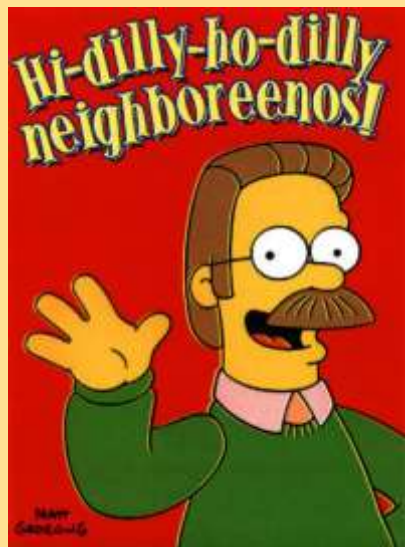
POAs – Property Owner Associations



HOAs – Home Owner Associations



Neighbors



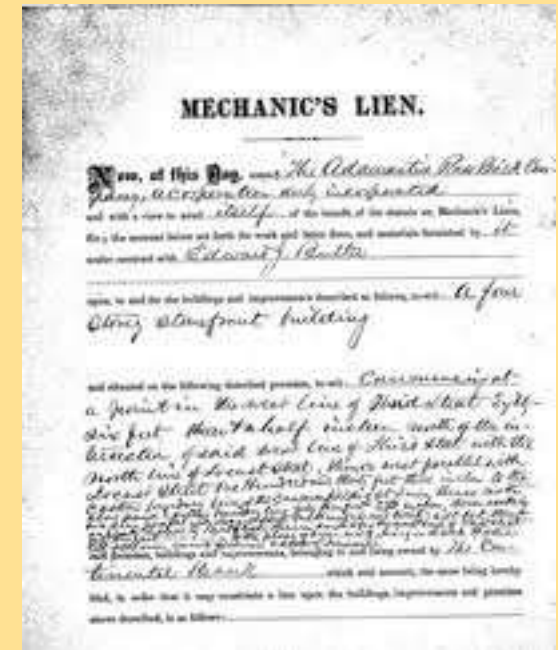
What to Do AND What Not to Do

- Ask about liens
- Weed Abatement
- Demolition fees and liens
- Past association dues
- Special assessment fees and liens
- Find out history of property, i.e. previous law suits, etc.
- Don't take on unknown and unnecessary fees, liens and cost



Liens

TAX LIENS



Weed Abatement



Demolition Fees and Liens



Past Association Dues



HOMEOWNER ASSOCIATION DUES (HOA)

HOA Guide

Special Assessment Fees And Liens



History-Law Suits



Unknown And Unnecessary Fees Liens And Cost



Title Issues

- Checking the Title



- Notices to previous owners
- Send by regular mail and Certified Mail

Checking the Title



Property Information		For Internal Use Only	
Property Address: 833 Madison St Palm Beach Gardens FL 33409		ETS File #: LB-040912-13	
County: Palm Beach		Order Info: Rush order by Spec	
Owner Name: Ivan Isakovic and Jelena B. Isakovic, husband and wife			
Legal Description: Lot 38, EVERGREEN P.C.D. PLAT EIGHTS, according to the Plat thereof, as recorded in Plat Book 101, at Page 68, of the Public Records of Palm Beach County, Florida.			
Deed Information: Type: Special Warranty Deed			
Title is vested in: Ivan Isakovic and Jelena B. Isakovic, husband and wife			
Title received from: Communities Finance Company, LLC			
Dated: 12/30/05	Recorded: 01/20/06	Book & Page: 19819/952	
1st Mortgage: \$436,566.00 Dated: 12/30/05 Recorded: 01/20/06 OR 19819/925			
Lender: Mortgage Electronic Registration Systems, Inc., as nominee for Ameri Mortgage, Inc. DBA American Mortgage Network of Florida, now held by Bank of Ameri, N.A. Successor OR 24863/2526, 11/21/11			
Borrower: Ivan Isakovic, a married man			
2nd Mortgage: \$50,833.00 Dated: 12/30/05 Recorded: 01/20/06 OR 19819/952			
Lender: Mortgage Electronic Registration Systems, Inc., as nominee for Ameri Mortgage, Inc. DBA American Mortgage Network of Florida, as Modified OR 19819/952 01/20/06			
Borrower: Ivan Isakovic, a married man			
3rd Mortgage: \$ Dated: Recorded:			
Lender:			
Borrower:			
Lien, Judgement & Comments		Tax Information	
1. Claim of Lien, OR 22863/959, 09/28/08		Tax ID: 52-42-41-25-11-000-0380	
2. Ua. Pending, OR 24276/1878, 12/06/10		Tax Year: 2011	
3. Final Judgment of Foreclosure, \$2,816.52, OR 24815/017, 10/25/11		Date Paid: 11/30/11 Amount: \$6,874.79	
4. Ua. Pending, OR 24873/005, 09/13/10		Assessed Value: \$307,649 Exemption: \$	
		Annual: <input checked="" type="checkbox"/> Installments: Delinquent:	



220 CHURCH STREET, SE
S.W., Box 430
Salem, OR 97310-0430
503-581-0430 FAX 504-8714

PRELIMINARY TITLE REPORT FOR:
BRIAN JOHNSON and KATHLEEN JOHNSON
225 HALLMARK STREET
SALEM, OR 97310

Policy of Insurance to be Issued: \$140,000.00 Premium \$420.00
ORDER'S STANDARD COVERAGE
Proposed Secured: BRUCE JOHNSON
Garth Jones Johnson

ALTA RESIDENTIAL LENDER'S EXTENDED \$200,000.00 \$200.00
Proposed Secured: BRUCE JOHNSON Garth Jones Johnson

JOHNSON'S LEND SERVICES \$50.00
EXCESSORS 2, 12 & 9.1 \$200.00

We are prepared to issue ALTA (2000) TITLE INSURANCE (600000000) AT STANDARD TITLE INSURANCE COMPANY, in the usual form showing the title to the land described as follows:

Let 15 ROCK STAR ESTATES in the City of Salem, Marion County, Oregon.

and dated as of October 3, 2010 at 9:00 A.M., title is vested in:

Clark Grönmold and Ellen Grönmold, as tenants by the entirety

The MATTER OF GRÖNMOLD IN THE LAND DESCRIBED IS REFERRED TO AS TITLE COMMITMENT AND COVERED RISK TO:

For Single

PRELIMINARY REPORT

I application for a policy of title insurance, this company hereby
proof, a Policy or Policies of Title Insurance describing the land
it loss which may be sustained by reason of any defect, lien or
from coverage pursuant to the printed Schedules, Conditions a

ns from the coverage and Limitations on Covered Risks of said
ay contain an arbitration clause. When the Amount of Insuranc
ters shall be arbitrated at the option of either the Company or
s applicable to the CLTA and ALTA Homeowner's Policies of Titl

Notices to Previous Owners

May 17, 2015

Heartland Hideaways LLC
a Missouri Limited Liability company
1350 S New Florissant Rd
Florissant, MO 63031

Re: Parcel 15-4.0-19-003-003-021
Turkey Mountain Estates #2,
Division 3, Lot 205

To Whom It May Concern:

This letter serves as legal notification to any person(s) holding a financial interest in the above named property.

On August 25, 2014, I purchased DELINQUENT TAX CERTIFICATE OF PURCHASE NUMBER 285, which was in the name of Bradley Smith, with the most current address of 743 Parkhurst Dr, Lebanon, Mo. This letter is to inform you that I have completed a title search dated May 5, 2015, and that I will be applying for the Collector's Deed for the above named property.

In the event that you choose to redeem said property, please be advised that you will have to pay to the Collector's Office the full amount of the bid, plus 8% interest, plus subsequent taxes paid, plus 8% interest. Also you must pay the Collector the title search charge; pay the Collector the expenses of this mailing; pay the Collector a redemption certificate charge and a recording fee.

You have ninety (90) days from the date of this letter to redeem this property. Redemption information is available at the Stone County Collector's office.


J. David Brinley
312 S Missouri
Marionville, MO 65705

Send by Regular Mail And Certified Mail

David Brinley
312 S. Missouri
Marionville MO. 65705

SPRINGFIELD MO 658

19 MAY 2015 PM 3:1



Heartland Hideaways LLC
1350 S New Florissant Rd
Florissant, MO 63031

E3031811950



United States Postal Service®		Today's Date	Sender's Name
Sorry We Missed You! We Re-Deliver for You		5/22/15	
Item is at:	Available for Pick-up After	For Redelivery, go to usps.com/redelivery or see reverse	
<input checked="" type="checkbox"/> Post Office* (See back)	5/23/15		
	Date:	Time:	
<input checked="" type="checkbox"/> Letter	For Delivery: (Enter total number of items delivered by service type.)	<input checked="" type="checkbox"/> If checked, you or your agent must be present at time of delivery to sign for item.	
<input type="checkbox"/> Large envelope, magazine, catalog, etc.	For Notice Left: (Check applicable item)	USPS Tracking # or Article Number(s)	
<input type="checkbox"/> Parcel	Priority Mail	9505 0002 2005 2957	
<input type="checkbox"/> Returnable item	Express®		
<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Certified Mail® (Must claim within 15 days or article will be returned)		
	Insured Mail		
	Return Receipt by Merchandise		
	Adult Signature		
	Signature Confirmation®		
Article Requiring Payment	Amount Due	Notice Left Section	
<input type="checkbox"/> Postage® <input type="checkbox"/> COG <input type="checkbox"/> Customs	\$	Customer Name and Address	
<input type="checkbox"/> Final Notice: Article will be returned to sender on		Heartland Hideaways LLC	
		1350 S New Florissant Rd	
		Delivered By and Date	
PS Form 3849, July 2013		usps.com Delivery Notice/Reminder/Receipt	

Quieting the Title

- Real Estate Attorney
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- Public Notifications
-
- Court Hearing
-
- Quiet Title
-
- Free & Clear property

Real Estate Attorney



Public Notification

Public Notice

Notice is hereby given that the Tribal Planning Office of the Confederated Tribes of the Umatilla Indian Reservation has developed a draft Tribal Transportation Improvement Program (TTIP) priority list. The list identifies and prioritizes road projects proposed for the next 5 years and provides rough cost estimates for the projects.

Priorities are based upon the 2007 funding for Indian Reservation Roads (IRR) as allocated by Congress and will change from year to year based upon a variety of factors.

Copies of the draft TTIP are available at the Tribal Planning Office located at 73239 Confederated Way, Pendleton, Oregon 97801. Questions regarding the draft TTIP may be addressed to Jack Davis, Senior Planner, at 541-276-3099.

The public is entitled and encouraged to review the draft TTIP and respond in writing. Comments will be accepted by the Tribal Planning Office until June 22, 2007.

Court Hearing



Quiet Title



Case: 1:03-cv-03904 Document #: 560 Filed: 03/07/13 Page 1 of 1 PageID #:8515

IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

FEDERAL TRADE COMMISSION,

Plaintiff,

v.

KEVIN TRUDEAU,

Defendant.

No. 03-CV-5064

Judge Robert W. Gettleman

ORDER

This matter came before the court for ruling on pending motions and other matters. For the reasons stated in open court, and in the court's written opinion dated March 6, 2013 (Doc. 578), it is hereby ordered:

1. The motion by plaintiff Federal Trade Commission to compel GPN USA and KT Radio Network, Inc. to comply with subpoenas (Doc. 557) is granted, and the respondents are ordered to comply with the subpoenas forthwith;
2. The motion by respondents Marc J. Lurie to quash third party subpoenas (568) is denied;
3. This matter is set for a report on the status of the FTC's discovery on April 4, 2013, at 11:00 a.m.;
4. This matter is set for an evidentiary hearing with respect to the FTC's motion to hold defendant Trudeau in contempt (Doc. 483) on May 21, 2013, at 10:00 a.m. Defendant Kevin Trudeau is ordered to appear in person at that hearing.

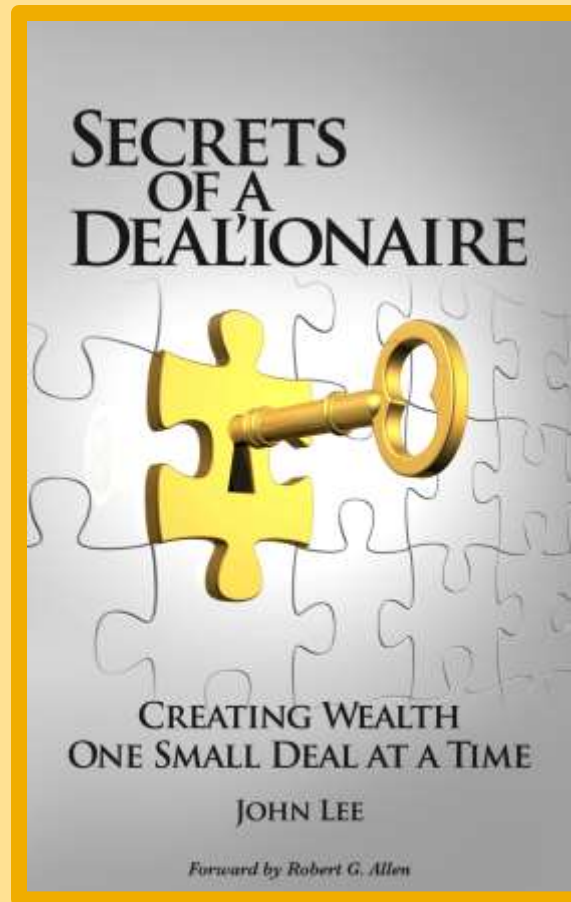
ENTER: March 7, 2013


Robert W. Gettleman
United States District Judge

Free And Clear Property



End of Module



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