



**Board of County Commissioners, Broward County, Florida  
Finance and Administrative Services Department  
RECORDS, TAXES & TREASURY**

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 34978**

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484126-BG-0200  
Certificate Number: 1682  
Date of Issuance: 06/01/2012  
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK  
Description of Property: #10 OF PALM SPRINGS #2 CONDO  
UNIT 304

ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 7894, PAGE 691, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed: SEGAL, VIVIAN EST  
Legal Titleholders: SEGAL, VIVIAN EST  
7680 NW 18 ST APT 304  
MARGATE, FL 33063-3189

All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of June, 2016. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net  
*\*Pre-registration is required to bid.*

Dated this 12th day of May, 2016.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By:  \_\_\_\_\_

Dana F. Buker  
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW  
Issues: 05/12/2016, 05/19/2016, 05/26/2016 & 06/02/2016  
Minimum Bid: 6638.56

Board of County Commissioners, Broward County, Florida  
Records, Taxes, & Treasury

CERTIFICATE OF MAILING NOTICES

Tax Deed # 34978

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of May 2016, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF MARGATE 5790 MARGATE BLVD MARGATE FL 33063	US BANK CUST FOR PFS FINANCIAL 1 LLC 7990 IH-10 W SUITE 200 SAN ANTONIO, TX 78230	SEGAL, VIVIAN EST 7680 NW 18 ST APT 304 MARGATE FL 33063
PALM SPRINGS II CONDOMINIUM ASSOCIATION, INC. 1500 N.W. 80TH AVENUE MARGATE, FL 33063	PALM SPRINGS II CONDOMINIUM ASSOCIATION, INC. C/O CASTLE MANAGEMENT 12270 SW 3RD STREET #200 PLANTATION, FL 33325	PALM SPRINGS II CONDOMINIUM ASSOCIATION, INC. C/O THE FRYDMAN LAW GROUP, PLLC 100 SOUTH PINE ISLAND ROAD #120 PLANTATION, FL 33324
PALM SPRINGS II CONDOMINIUM ASSOCIATION, INC. 7680 NW 18 ST MARGATE FL 33063		

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT PERMITTING LICENSING & PROTECTION DIVISION ATTN: DIANE JOHNSON GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT ATTN: GORDON MILLER GCW - 1 NORTH UNIVERSITY DR, MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION, RIGHT OF WAY SECTION ATTN: FRANK J GUILIANO ONE N. UNIVERSITY DR., STE 300-B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER ATTN: RACHEL FLEURY-CHARLES 2555 W. COPANS RD POMPANO BEACH, FL 33069	BROWARD COUNTY PUBLIC WORKS DEPT REAL PROPERTY SECTION ATTN: MARIE HAMMOND 115 S ANDREWS AVE, ROOM 326 FORT LAUDERDALE FL 33301	BROWARD COUNTY SHERIFF'S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 2nd day of May 2016 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

**Bertha Henry**  
COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Records, Taxes, & Treasury Division

By \_\_\_\_\_  
Deputy **Rebecca Leder**

401-316 Revised 05/13

**BROWARD DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Ft. Lauderdale, Broward County, Florida

**STATE OF FLORIDA COUNTY  
OF BROWARD:**

Before the undersigned authority personally appeared G. WILLIAMS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

34978  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 1682

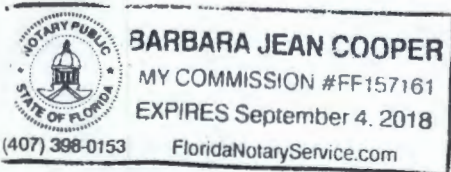
in the XXXX Court,  
was published in said newspaper in the issues of

05/12/2016 05/19/2016 05/26/2016 06/02/2016

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
2 day of JUNE, A.D. 2016

(SEAL)  
G. WILLIAMS personally known to me



**Board of  
County Commissioners,  
Broward County, Florida  
Finance and Administrative  
Services Department  
RECORDS, TAXES & TREASURY  
NOTICE OF APPLICATION  
FOR TAX DEED NUMBER 34978**

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484126-BG-0200  
Certificate Number: 1682  
Date of Issuance: 06/01/2012  
Certificate Holder:  
MIKON FINANCIAL SERVICES,  
INC AND OCEAN BANK  
Description of Property:  
#10 OF PALM SPRINGS #2  
CONDO  
UNIT 304  
ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 7894, PAE 691, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
Name in which assessed:  
SEGAL, VIVIAN EST  
Legal Titleholders:  
SEGAL, VIVIAN EST  
7680 NW 18 ST APT 304  
MARGATE, FL 33063-3189  
All of said property being in the County of Broward, State of Florida.  
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of June, 2016. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:  
broward.deedauction.net  
\*Pre-registration is required to bid.  
Dated this 12th day of May, 2016.  
Bertha Henry  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION  
(Seal)  
By: Dana F. Buker  
Deputy  
This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.  
Minimum Bid: 6638.56  
1-314  
5/12-19-26 6/2 16-12/000098631B

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA

**DATE: May 2, 2016**

**PROPERTY ID # 484126-BG-0200 (TD # 34978)**

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7680 NW 18 ST APT 304 MARGATE FL 33063 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.**

**FLA. STATUTES REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY THAT'S GOING UP FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.**

**PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.**

**AMOUNT NECESSARY TO REDEEM: (See amount below)**

**MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

- \* Amount due if paid by May 31, 2016 .....\$ 3,986.34
- Or
- \* Amount due if paid by June 14, 2016 .....\$ 4,032.60

**\*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.**

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON JUNE 15, 2016 UNLESS THE BACK TAXES ARE PAID.**

**TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374**

**FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT [www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)**



**BROWARD COUNTY SHERIFF'S OFFICE**  
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

**RETURN OF SERVICE**

Assignment: 14577 **SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY** Service Sheet # 16-021322  
BROWARD COUNTY, FL vs. SEGAL, VIVIAN EST vs. TD 34978 CASE  
TAX SALE NOTICE TYPE OF WRIT COUNTY/BROWARD DEFENDANT 6/15/2016 HEARING DATE  
SEGAL, VIVIAN EST SERVE 7080 NW 16 STREET, APT #304  
MARGATE, FL 33063

14279  
BROWARD COUNTY REVENUE-DELINQ TAX SECTION  
115 S. ANDREWS AVENUE  
FT LAUDERDALE, FL 33301  
REBECCA LEDER, SUPV.  
9884 Attorney

Received this process on 5/10/2016 Date  
 Served  
 Not Served - see comments  
5-11-16 at 4:38 PM  
Date Time

SEGAL, VIVIAN EST, in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

**INDIVIDUAL SERVICE**

**SUBSTITUTE SERVICE:**

- At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit:  
\_\_\_\_\_ in accordance with F.S. 48.031(1)(a)
- To \_\_\_\_\_, the defendant's spouse, at \_\_\_\_\_ in accordance with F.S. 48.031(2)(a)
- To \_\_\_\_\_, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

**CORPORATE SERVICE:**

- To \_\_\_\_\_, holding the following position of said corporation \_\_\_\_\_ in the absence of any superior officer in accordance with F.S. 48.081
- To \_\_\_\_\_, an employee of defendant corporation in accordance with F.S. 48.081(3)
- To \_\_\_\_\_, as resident agent of said corporation in accordance with F.S. 48.091

**PARTNERSHIP SERVICE:** To \_\_\_\_\_, partner, or to \_\_\_\_\_, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

**POSTED RESIDENTIAL:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_

**POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_

**OTHER RETURNS:** See comments

COMMENTS: No Answer - Posted

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at [www.sheriff.org](http://www.sheriff.org) and clicking on the icon "Service Inquiry"

SCOTT J. ISRAEL, SHERIFF  
BROWARD COUNTY, FLORIDA

BY: J. Duriana 14577 D.S.



FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
**PROPERTY ID # 484126-BG-0200 (TD # 34978)**

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

RECEIVED SHERIFF  
2016 MAY 10 AM 8:31  
BROWARD COUNTY, FLORIDA

BROWARD COUNTY SHERIFF'S DEPT  
ATTN: CIVIL DIVISION  
FT LAUDERDALE, FL 33312

## NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY THAT'S GOING UP FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

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Or

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON JUNE 15, 2016 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395  
FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

**SEGAL, VIVIAN EST  
7680 NW 18 ST APT 304  
MARGATE FL 33063**

**NOTE: THIS IS THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION**

Receiver Management Group, LLC  
Prepared by: Caridad A. Ortega  
8333 NW 53 St #450  
Doral FL 33166  
info@rmgfl.org | 305.443.5040



**CLAIM OF LIEN**

**COURT APPOINTED RECEIVER: CARIDAD A. ORTEGA**  
**CASE NO.: CACE: 11-013796**

**PROPERTY ADDRESS: 7680 NW 18 ST #304**  
**MARGATE FL 33063**  
**FOLIO: 4841-26-BG-0200**

**STATE OF FLORIDA**  
**COUNTY OF BROWARD**

COMES NOW Caridad A. Ortega, by and through Caridad A. Ortega, P.A., pursuant to Florida Statutes 718.116 and the Receivership Order entered on July 13, 2011 by the 17<sup>th</sup> Judicial Circuit Court Judge Carol-Lisa Phillips, as the Court Appointed Receiver for Palm Springs II Condominium Association, a Florida non-profit corporation with its principal place of business located at 7800 NW 18 St, Margate FL 33063, and files this Receiver's Claim of Lien upon the following described real property as set forth below:

**THE CONDOMINIUM PARCEL KNOWN AS APARTMENT 304 OF CONDOMINIUM 10 OF PALM SPRINGS II, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN O.R. BOOK 7894, AT PAGE 691, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

The names of the record owner(s) of the above described property, against whose interest this lien is claimed is or are:

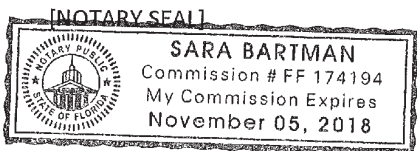
**VIVIAN SEGAL**

This Claim of Lien secures any and all fees and costs incurred by Caridad A. Ortega, P.A., in the performance of her duties and responsibilities as Court Appointed Receiver, as well as any and all fees associated with professional services provided and contractors and subcontractors retained by Receiver in connection with the receivership and pursuant to the Court Order entered in the 17<sup>th</sup> Judicial Circuit in and for Broward County Circuit Court, Case No.: **CACE: 11-013796**. Furthermore, this Claim of Lien secures any and all costs and attorneys' fees incurred by Receiver on behalf of the association from the date the Receivership Order was entered through the date this Claim of Lien is satisfied. This Claim of Lien secures all fees, costs and interests which are due and which may accrue subsequent to the recording of this Claim of Lien. Total Amount Due: **\$5000.00**

Signed by: \_\_\_\_\_  
Printed Name: Caridad A. Ortega, Court Appointed Receiver

SWORN TO AND SUBSCRIBED before me on this 6 day of October 2015

By Caridad A. Ortega as an authorized agent of Caridad A. Ortega, P.A., who is personally known to me.



NOTARY PUBLIC:

*Sara Bartman*

PRINTED NAME: Sara Bartman

My Commission Expires: 11/5/2018



# This Indenture,

87476081

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Made this 6<sup>th</sup> day of November, A. D. 1987

BETWEEN SIDNEY GLADSTONE and BUELAH GLADSTONE, his wife  
also known as BEULAH GLADSTONE  
of the County of SUFFOLK in the State of New York, parties of the first part, and  
MORRIS SEGAL and VIVIAN SEGAL, husband and wife  
of the County of Broward in the State of Florida, whose post office address is  
7680 N.W. 18 Street, Apt. 304, Margate Florida 33063  
parties of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of  
Ten and other valuable considerations-----Dollars,  
to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowl-  
edged, have granted, bargained, and sold to the said parties of the second part, Broward heirs  
and assigns forever, the following described land, situate and being in the County of  
State of Florida to wit:

The Condominium Parcel known as Apartment 304 of CONDOMINIUM 10 of  
PALM SPRINGS II, according to the Declaration of Condominium thereof  
recorded in O. R. Book 7894 at page 691 of the public records of  
Broward County, Florida.

Subject to all the terms, conditions, covenants and provisions of the  
Declaration of Condominium and the Exhibits thereto, which the parties  
of the second part assume and agree to perform and abide by; and  
subject to easements, restrictions, reservations, limitations and  
conditions of record and taxes for the year 1987 and subsequent years.

*Handwritten notes:*  
2/1/50  
[Illegible]

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the  
same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said parties of the first part have hereunto set their  
hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

*Morris Segal* }  
*Vivian Segal* }  
SIDNEY GLADSTONE } U.S.  
BUELAH GLADSTONE } U.S.  
a/k/a BEULAH GLADSTONE } U.S.  
} U.S.

STATE OF ~~NEW YORK~~ NEW YORK  
COUNTY OF SUFFOLK

I HEREBY CERTIFY that on this day, before me, an  
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared  
SIDNEY GLADSTONE and BUELAH GLADSTONE, his wife, a/k/a BEULAH GLADSTONE

to me known to be the person described in and who executed the foregoing instrument and they acknowledged  
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6<sup>th</sup> day of  
November, A. D. 1987

My commission expires July 1989  
NOTARY PUBLIC, State of New York  
No. 82-4762075  
Qualified in Suffolk County  
Commission Expires July 1989  
*Edith E. Luvara*  
Notary Public

THIS INSTRUMENT PREPARED BY:  
DONNA RILLO, PRESIDENT  
NORTHWEST BROWARD TITLE CO.  
9600 WEST SAMPLE RD., SUITE 505  
CORAL SPRINGS, FLORIDA 33065

INCIDENT TO THE ISSUANCE OF A TITLE INSURANCE CONTRACT

RETURN TO: NORTHWEST BROWARD TITLE CO., 9600 WEST SAMPLE ROAD, SUITE 505, CORAL SPRINGS, FLORIDA 33065

Nov 11 9 24 AM '87

BK14952PR0231

9

# Palm Springs II Condominium Association, Inc.

1500 N.W. 80th Avenue, Margate, FL 33063

## CERTIFICATE OF APPROVAL AND STATEMENT OF ASSESSMENT

IN REFERENCE TO:

CONDOMINIUM UNIT NO. 304 OF BUILDING 10, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF, RECORDED AT OFFICIAL RECORDS BOOK 7894 PAGE 191, et seq. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

At the request of the present owner, MR. MAL GRADSTONE the undersigned officers of PALM SPRINGS II CONDOMINIUM ASSOCIATION, INC., operating the above described condominium, hereby certify as follows:

1. THAT MR. M. SEGAL, as purchaser(s) have been duly approved by the undersigned Condominium Association, pursuant to the provisions of the above described Declaration of Condominium and Association waives its right of first refusal.
2. THAT regular maintenance charges for common expenses owed and PAST DUE for this unit are \$ NONE for the period(s) commencing \_\_\_\_\_ (if none owing, insert the word "none") the next payment of \$ 233.77 for the period commencing SEPT. 1987 and ending DEC. 31, 1987 is due and payable on \_\_\_\_\_ 1987.
3. THAT assessments owed and past due for this unit are \$ NONE (if none, insert the word "none".) The next payment of \$ \_\_\_\_\_ for and account of assessments is due and payable on NONE 19\_\_\_\_\_ (if none, insert the word "none".)

### NOTE

ALL DUE AND UNPAID MAINTENANCE CHARGES AND ASSESSMENTS BECOME THE PERSONAL LIABILITIES OF BOTH THE OLD OWNER AND THE NEW OWNER. IN ADDITION, THE ASSOCIATION HAS A LIEN ON THE UNIT FOR SUCH CHARGES. FOR THE PROTECTION OF BOTH THE OLD OWNER AND THE NEW OWNER IT IS IMPERATIVE THAT THE NEW OWNER IMMEDIATELY REGISTER THE TRANSFER OF OWNERSHIP WITH THE ASSOCIATION IN ADDITION TO RECORDING HIS DEED AND THAT HE FURNISH THIS ASSOCIATION WITH ADEQUATE EVIDENCE OF THE TRANSFER. FAILURE TO COMPLY WILL COMPEL THE ASSOCIATION TO EXERCISE ALL OF ITS RIGHTS TO EFFECT COLLECTION, UP TO AND INCLUDING FORECLOSURE OF THE LIEN ON THE UNIT.

DATED THIS 16 DAY OF SEPT, 1987

PALM SPRINGS II CONDOMINIUM ASSOCIATION, INC.

BY Milton K. Davis President  
Sy Karger Secretary

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA

L. A. HESTER  
COUNTY ADMINISTRATOR



STATE OF FLORIDA )  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 16 day of SEPT, 1987, by M. DAVIS as Vice-Pres. or President SY KARGER as secretary, respectively, of PALM SPRINGS II CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, behalf of the corporation.

My commission expires:

Ronald R. Bush  
Notary Public, State of Florida  
At Large

Notary Public, State of Florida at Large  
My Commission Expires Mar. 31, 1988  
BONDED THRU FLORIDA NOTARY SERVICES

BK 14952 PG 0232



73

Return to:  
Receiver Management Group, LLC  
c/o Caridad A. Ortega  
300 Aragon Ave, Suite 255  
Coral Gables, FL 33134  
info@receivermanagementgroup.com  
305-443-5040

Control: 8P-2010-0304-01  
Property: 7680 NW 18th Street, Unit 304

CLAIM OF LIEN

Court Appointed Receiver: CARIDAD A. ORTEGA

Case No. : CACE 11-013796

STATE OF FLORIDA

COUNTY OF BROWARDCOUNTY

COMES NOW Caridad A. Ortega, by and through Caridad A. Ortega, P.A., pursuant to Florida Statutes 718.116 and the Receivership Order entered on July 13, 2011, by the 17th Judicial Circuit Court Judge Carol-Lisa Phillips, as the Court Appointed Receiver for Palm Springs II Condo Assoc Inc., a Florida non profit corporation with its principal place of business located is 7680 NW 18th Street, Margate, FL 33063, and files this Receiver's Claim of lien upon the following described real property as set forth below:

CONDOMINIUM Parcel No. 304, BUILDING 10 of Palm Springs II Condo Assoc Inc., according to the Declaration of Condominium thereof, as recorded in Official Record Book RECORDS BOOK 7364 AT PAGE 387 of the Public Records of BROWARDCounty, FL.

Address: 7680 NW 18th Street, Unit 304  
Vivian Segal & Morris Segal

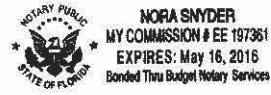
This Claim of Lien secures any and all fees and costs incurred by Caridad A. Ortega, P.A., in the performance of her duties and responsibilities as Court Appointed Receiver, as well as any and all fees associated with professional services provided and contractors and subcontractors retained by the Receiver in connection with the receivership and pursuant to the Court Order entered in the 17th Judicial Circuit in and for BROWARD County Circuit Court, Case No. CACE 11-013796. Furthermore, this Claim of Lien secures any and all costs and attorneys' fees incurred by Receiver on behalf of the association from the date the Receivership Order was entered through the date this Claim of Lien is satisfied. This Claim of Lien secures all fees, costs, and interests which are due and which may accrue subsequent to the recording of this Claim of Lien. Total Amount Due: \$5,000.00

Signed By: \_\_\_\_\_

Printed Name: Caridad A. Ortega, Court Appointed Receiver

SWORN TO AND SUBSCRIBED before me on this 16 day of May, 2014 by Caridad Ortega as an authorized agent of Caridad A. Ortega, P.A., who is personally known to me or who has produced the following as identification: FL Drivers License.

[Notary Seal]



Nora Snyder  
Notary Public  
Printed Name: NORA SNYDER  
My Commission Expires: May 16, 2016

①





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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signat \_\_\_\_\_

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Postage

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Total Postag

\$ \_\_\_\_\_

Sent To

Street and A;

City, State, ZIP+4®

**TD 34978 JUNE 2016 WARNING  
PALM SPRINGS II CONDOMINIUM  
ASSOCIATION, INC.  
C/O THE FRYDMAN LAW GROUP, PLLC  
100 SOUTH PINE ISLAND ROAD #120  
PLANTATION, FL 33324**

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\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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Postage

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Total Post

**TD 34978 JUNE 2016 WARNING**  
**SEGAL, VIVIAN EST**  
**7680 NW 18 ST APT 304**  
**MARGATE FL 33063**

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Street and

City, State, ZIP+4®



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Certified Mail Fee  
\$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signatu	e _____
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**TD 34978 JUNE 2016 WARNING  
PALM SPRINGS II CONDOMINIUM  
ASSOCIATION, INC.  
C/O CASTLE MANAGEMENT  
12270 SW 3RD STREET #200  
PLANTATION, FL 33325**

Postage  
\$ \_\_\_\_\_

Total Postage  
\$ \_\_\_\_\_

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\_\_\_\_\_

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City, State, ZIP+4®

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\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
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Sent To  
Street an  
City, State, ZIP

TD 34978 JUNE 2016 WARNING  
US BANK CUST FOR PFS FINANCIAL 1 LLC  
7990 IH-10 W SUITE 200  
SAN ANTONIO, TX 78230

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

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**TD 34978 JUNE 2016 WARNING**  
**PALM SPRINGS II CONDOMINIUM**  
**ASSOCIATION, INC.**  
**7680 NW 18 ST**  
**MARGATE FL 33063**

Postage

\$ \_\_\_\_\_

Total P

\$ \_\_\_\_\_

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®



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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
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Postage

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Total Pc

\$ \_\_\_\_\_

Sent To

Street &

City, State, ZIP+4®

**TD 34978 JUNE 2016 WARNING**  
**PALM SPRINGS II CONDOMINIUM**  
**ASSOCIATION, INC.**  
**1500 N.W. 80TH AVENUE**  
**MARGATE, FL 33063**

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\$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signs	
<input type="checkbox"/> Adult Signs	

Postmark  
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Postage  
\$ \_\_\_\_\_

Total Postage  
\$ \_\_\_\_\_

Sent To  
\_\_\_\_\_

**TD 34978 JUNE 2016 WARNING**  
**CITY OF MARGATE**  
**5790 MARGATE BLVD**  
**MARGATE FL 33063**

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article

TD 34978 JUNE 2016 WARNING  
 US BANK CUST FOR PFS FINANCIAL 1 LLC  
 7990 IH-10 W SUITE 200  
 SAN ANTONIO, TX 78230



9590 9402 1374 5285 3797 94

2. Article Number (Transfer from carrier label)

7015 3430 0000 2408 8823

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)  
*[Handwritten Signature]*

C. Date of Delivery  
 5/10/16

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

(over \$500)

Domestic Return Receipt



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article

**TD 34978 JUNE 2016 WARNING  
CITY OF MARGATE  
5790 MARGATE BLVD  
MARGATE FL 33063**



9590 9402 1374 5285 3798 24

2. Article Number (Transfer from service label)

7015 3430 0000 2408 8793

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Melissa Miller*

- Agent
- Addressee

B. Received by (Printed Name)

\_\_\_\_\_

C. Date of Delivery

5/9/16

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or use a postage meter if you have one.

1. Article Number

**TD 34978 JUNE 2016 WARNING  
PALM SPRINGS II CONDOMINIUM  
ASSOCIATION, INC.  
1500 N.W. 80TH AVENUE  
MARGATE, FL 33063**



9590 9402 1374 5285 3798 17

2. Article Number (Transfer from service label)

7015 3430 0000 2408

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

5/19/16

7. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

8809 d Delivery

(over 500)

Domestic Return Receipt