

339 SIXTH AVENUE, SUITE 1400 PITTSBURGH, PA 15222 Phone: (412) 391-5555 Fax: (412) 391-7608 E-mail: <u>TitleExpress@grantstreet.com</u>

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 04/22/2019

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 04/21/2019 CERTIFICATE # 2014-1587 ACCOUNT # 484135D10160 ALTERNATE KEY # 71027 TAX DEED APPLICATION # 40889

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

The Condominium Parcel known as Apartment 208 of ORIOLE GARDENS THREE CONDOMINIUM 83, recorded in Official Records Book 5958, Pages 799 through 846; and Certificate of Amendment recorded in Official Records Book 6175, Pages 850 through 859, both of the Public Records of Broward County, Florida; and any further amendments thereto.

**The reference to the Declaration of Condominium was incorrectly reported as O.R. Book 5858-799 in the Deeds recorded in O.R. 7514-979, 10397-768, and 31186-811. The correct reference to the Declaration is: O.R. Book 5958-799.

PROPERTY ADDRESS: 7610 NW 1 STREET #208, MARGATE FL 33063

OWNER OF RECORD ON CURRENT TAX ROLL: ROBERT W FISHER 7610 NW 1 ST UNIT 208 MARGATE, FL 33063-7549 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD: ROBERT W. FISCHER 4697 N.W. 42ND STREET LAUDERDALE LAKES, FL 33319 (Per Deed)

(Robert W. Fischer a/k/a Robert W. Fisher)

NOTE: Images and attachments from previous search not included in update.

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ORIOLE GARDENS CONDOMINIUM THREEInASSOCIATION, INC.In2101 CENTREPARK W. DRIVE, SUITE 110InWEST PALM BEACH, FL 33409 (Per Liens)In

Instrument: 115165712 Instrument: 115426841 Instrument: 115525557

Instrument: 115570621

ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. DANIEL WASSERSTEIN, ESQ. WASSERSTEIN, P.A. 301 YAMATO ROAD SUITE 2199 BOCA RATON, FL 33431 (Per Lis Pendens)

ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. C/O SEACREST SERVICES, INC. 2101 CENTREPARK W. DR., STE 110 WEST PALM BEACH, FL 33409 (Per Sunbiz. Address change since the previous report.)

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4841 35 D1 0160

CURRENT ASSESSED VALUE: \$26,820 HOMESTEAD EXEMPTION: Yes MOBILE HOME ON PROPERTY: No **OUTSTANDING CERTIFICATES:** 1. 2018-1407

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED: No new documents found.

**Update search found 3 Liens, 1 Lis Pendens, and a new Tax Certificate. Attached new Sunbiz record that changed the address of the Condominium Association. Updated name variations for titleholder.

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing 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.

<u>Kim Pi</u>ckett

Title Examiner



Site Address	7610 NW 1 STREET #208, MARGATE FL 33063	ID #	4841 35 D1 0160
Property Owner	FISHER,ROBERT W	Millage	1212
Mailing Address	7610 NW 1 ST UNIT 208 MARGATE FL 33063-7549	Use	04
Abbr Legal Description	ORIOLE GARDENS THREE 83 CONDO UNIT 208		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

					Prope	rty Assessm	ent \	/alues					
Year	L	.and			ding / vement	Just / Market Value			Assessed / SOH Value		Тах		
2018	\$4	,850		\$43,	660	\$48,510				\$26,820			
2017	\$3	,750		\$33,	720	\$:	37,47	0		\$26,2	70	\$27.12	
2016	\$4	,040		\$36,	340	\$4	40,38	0		\$25,7	30	\$15.93	
			2018	Exem	ptions an	d Taxable Va	alues	by Ta	xing Aut	hority			
					County	Sch	ool B	oard	Μι	unicipa	d	Independent	
Just Valu	e				\$48,510		\$48	3,510		\$48,51	C	\$48,510	
Portabilit	y				0			0			C	0	
Assesse	d/SOH	02			\$26,820		\$26	6,820		\$26,82	C	\$26,820	
Homeste	<mark>ad</mark> 10	0%			\$25,000		\$25	5,000		\$25,00	C	\$25,000	
Add. Hor	nestea	ad			0	0			0		0		
Wid/Vet/[Wid/Vet/Dis				0		0	0		0			
Senior	Senior				0			0	0		0		
Exempt 1	Exempt Type				0			0	0		0		
Taxable					\$1,820	\$1,820			\$1,820			\$1,820	
			Sales	Histor	у				L	and C	alculation	S	
Date)	Туре	Pri	се	Book	Page or CIN	e or CIN Pric		Price	F	actor	Туре	
1/12/20	01	WD	\$10	0	31	186 / 811							
3/1/197	78	WD	\$29,5	500	7	514 / 979							
5/1/197	75	WD	\$23,8	300	1								
									Adj. I	3ldg. S	.F.	990	
									1/2/2				
									Eff./Ac	t. Year	Built: 197	5/1974	
					Spe	ecial Assess	men	ts					
Fire	G	arb	Light		Drain	Impr	S	afe	Stor	m	Clean	Misc	
									1				
	1					†	1		1	ł			

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.



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PROPERTY INFORMATION REPORT

ORDER DATE: 04/26/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/25/2018 **CERTIFICATE #** 2014-1587 **ACCOUNT #** 484135D10160 **ALTERNATE KEY #** 71027 **TAX DEED APPLICATION #** 40889

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

The Condominium Parcel known as Apartment 208 of ORIOLE GARDENS THREE CONDOMINIUM 83, recorded in Official Records Book 5958, Pages 799 through 846; and Certificate of Amendment recorded in Official Records Book 6175, Pages 850 through 859, both of the Public Records of Broward County, Florida; and any further amendments thereto.

**The reference to the Declaration of Condominium was incorrectly reported as O.R. Book 5858-799 in the Deeds recorded in O.R. 7514-979, 10397-768, and 31186-811. The correct reference to the Declaration is: O.R. Book 5958-799.

PROPERTY ADDRESS: 7610 NW 1 STREET #208, MARGATE FL 33063

OWNER OF RECORD ON CURRENT TAX ROLL: ROBERT W FISHER 7610 NW 1 ST UNIT 208 MARGATE, FL 33063-7549 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD: ROBERT W. FISCHER OR: 31186, Page: 811 4697 N.W. 42ND STREET LAUDERDALE LAKES, FL 33319 (Per Deed)

MORTGAGE HOLDER OF RECORD: None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

5T WEALTH PARTNERS LP DEPARTMENT #6200, P.O. BOX 830539 BIRMINGHAM, AL 35283 (Tax Deed Applicant)

PROGRESSIVE EXPRESS INSURANCE COMPANY, OR: 49112, Page: 1173 AS SUBROGEE FOR SHARON LEE P.O. BOX 89480 CLEVELAND, OH 44101 (Per Judgment) BRANCH BANKING AND TRUST COMPANY 4251 FAYETTEVILLE ROAD LUMBERTON, NC 28358 (Per Judgment) Instrument: 114823179

COMMERCIAL SYSTEMS CONTRACTING, INC.	Ir
815 NW 57 STREET	Ir
FT. LAUDERDALE, FL 33309	Ir

nstrument: 114679665 nstrument: 114679666 nstrument: 114995972

ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. C/O SEACREST SERVICES, INC. 2400 CENTREPARK W. DR., STE 175 WEST PALM BCH, FL 33409 (Per Sunbiz. Declaration recorded in 5958-799.)

DANIEL WASSERSTEIN, REGISTERED AGENT O/B/O ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. 301 YAMATO RD STE #2199 BOCA RATON, FL 33431 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4841 35 D1 0160

CURRENT ASSESSED VALUE: \$26,270 **HOMESTEAD EXEMPTION:** Yes **MOBILE HOME ON PROPERTY:** No **OUTSTANDING CERTIFICATES:** N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED: Warranty Deed OR: 7514, Page: 979

Warranty Deed	OR: 10397, Page: 768
Certificate of Approval	OR: 31186, Page: 812
Death Certificate	OR: 31186, Page: 771

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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.

<u>Kim Pi</u>ckett

Title Examiner



Site Address	7610 NW 1 STREET #208, MARGATE FL 33063	ID #	4841 35 D1 0160
Property Owner	FISHER,ROBERT W	Millage	1212
Mailing Address	7610 NW 1 ST UNIT 208 MARGATE FL 33063-7549	Use	04
Abbr Legal Description	ORIOLE GARDENS THREE 83 CONDO UNIT 208		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

				Prope	rty Assessment	Val	lues				
Year	Land		Build mprov	ling / /ement		Just / Market Value			Assessed / SOH Value		Тах
2018	\$4,850		\$43,	660	\$48,5 ⁻	10			\$26,820		
2017	\$3,750		\$33,	720	\$37,47	70			\$26,270		\$27.12
2016	\$4,040		\$36,	340	\$40,38	80			\$25,730		\$15.93
		2018	Exem	otions an	d Taxable Values	s b	y Taxi	ng Aut	hority		
			(County	School E	Boa	ard	M	unicipal		Independent
Just Value	•		4	648,510	\$4	8,5	510		\$48,510		\$48,510
Portability				0			0		0		0
Assessed/	SOH 02		\$	526,820	\$2	6,8	320	\$26,820		\$26,820	
Homestea	d 100%		\$	\$25,000		5,0	,000 \$25,000		\$25,000		
Add. Hom	estead			0		0			0		0
Wid/Vet/Dis			0			0			0		0
Senior				0		0			0		0
Exempt Ty	'pe		0			0			0		0
Taxable			\$1,820		\$	51,8	1,820 \$1,820		\$1,820		
		Sales	Histor	у		1		L	and Calo	culation	IS
Date	Туре	Pri	се	Book	/Page or CIN		Pri	се	e Factor		Туре
1/12/200	1 WD	\$10	0	31	1186 / 811						
3/1/1978	3 WD	\$29,5	500	7	514 / 979						
5/1/1975	5 WD	\$23,8	300								
						╢╴		Adj. I	 3ldg. S.F.		990
		I				╹┝		Units/E	Beds/Bath	าร	1/2/2
								Eff./Ac	t. Year B	uilt: 19	75/1974

	Special Assessments							
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40889

STATE OF FLORIDA COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of June 2019, 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 CITY MANAGER'S OFFICE 5790 MARGATE BLVD MARGATE, FL 33063	COMMERCIAL SYSTEMS CONTRACTING, INC. 815 NW 57 STREET FT. LAUDERDALE, FL 33309 FORWARDING ADDRESS: 2197 N POWERLINE RD STE 2 POMPANO BEACH, FL 33309	ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. DANIEL WASSERSTEIN, ESQ. WASSERSTEIN, P.A. 301 YAMATO ROAD SUITE 2199 BOCA RATON, FL 33431	ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. 2101 CENTREPARK W. DRIVE, SUITE 110 WEST PALM BEACH, FL 33409
ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. C/O SEACREST SERVICES, INC. 2101 CENTREPARK W. DR., STE 110 WEST PALM BEACH, FL 33409	ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. 7400 N.W. 1ST STREET MARGATE, FL 33063	BRANCH BANKING AND TRUST COMPANY 4251 FAYETTEVILLE ROAD LUMBERTON, NC 28358	HODGES, AVRUTIS & FOELLER, ATTORNEY FOR BRANCH BANKING AND TRUST COMPANY P.O. BOX 4137 SARASOTA, FL 34230
PROGRESSIVE EXPRESS INSURANCE COMPANY AS SUBROGEE FOR SHARON LEE P.O. BOX 89480 CLEVELAND, OH 44101	STEVEN J. JACOBSON, ESQ. ATTORNEY FOR PROGRESSIVE EXPRESS INSURANCE COMPANY LAW OFFICES OF STEVEN J. JACOBSON, P.A. 5701 N. PINE ISLAND RD., SUITE 320 FORT LAUDERDALE, FL 33321	ROBERT FISHER 400 N.W. 65TH AVENUE, APT. 112 MARGATE, FL 33063	ROBERT W FISHER 7610 NW 1 ST UNIT 208 MARGATE, FL 33063-7549
ROBERT W FISHER	ROBERT W. FISCHER	UNKNOWN TENANT IN POSSESSION	UNKNOWN TENANT IN POSSESSION

#1

7610 NW 1ST STREET, UNIT 208

MARGATE, FL 33063

MARGATE, FL 33063

7610 NW 1 STREET #208

4697 N.W. 42ND STREET

LAUDERDALE LAKES, FL 33319

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 3rd day of June 2019 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

#2

7610 NW 1ST STREET, UNIT 208

MARGATE, FL 33063

By_____ Deputy **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 40889

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:	484135-D1-0160
Certificate Number:	1587
Date of Issuance:	06/01/2015
Certificate Holder:	5T WEALTH PARTNERS LP
Description of Property:	ORIOLE GARDENS THREE 83 CONDO
	UNIT 208

The Condominium Parcel known as Apartment 208 of ORIOLE GARDENS THREE CONDOMINIUM 83, recorded in Official Records Book 5958, Pages 799 through 846; and Certificate of Amendment recorded in Official Records Book 6175, Pages 850 through 859, both of the Public Records of Broward County, Florida; and any further amendments thereto.

Name in which assessed: FISHER,ROBERT W Legal Titleholders: FISHER,ROBERT W 7610 NW 1 ST UNIT 208 MARGATE, FL 33063-7549

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 17th day of July , 2019. 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 13th day of June , 2019 .

Bertha Henry County Administrator RECORDS, TAXES, AND TREASURY DIVISION

By

Abiodun Ajayi 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:
 06/13/2019, 06/20/2019, 06/27/2019 & 07/03/2019

 Minimum Bid:
 16251.88

401-314

BROWARD COUNTY SHERIFF'S OFFICE

P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

BRO	WARD COUNTY, FL vs. FISHE	R. ROBERT W.		TD 40889		
TRA	CALIFORNE	VS. COUNTY/B	ROWARD	ANT THITPOID GREAT		
FISI	TYPE OF WRIT TER, ROBERT W.	7610 NW 1 SERVE MINGATE, F	COURT STREEL #208 L 33003	HEARING DATE		
			Re	ceived this processing 6/1/2019 6/0/19 6/1		
	14279 BROWARD COUNTY REVEN 115 S. ANDREWS AVENUE, F FT LAUDERDALE, FL 33301		Served	see comments		
	JULIE AIRMAN, SUPV.		6-12-19	1:22 Put		
FISH	9884 Attorney IER, ROBERT W.	, in Broward County, Flo	Date rida, by serving the within named	Time person a true copy of the writ, with the date as		
e of se	rvice endorsed thereon by me, and a copy of	the complaint, petition, or initial pleading, by	the following method:			
	INDIVIDUAL SERVICE					
SUBS	TITUTTE SERVICE:					
	At the defendant's usual place of abode on	"any person residing therein who is 15 years of	of age or older", to wit:			
		, in accordance with F.S. 48.031(1)(a)				
	То	, the defendant's spouse, at in accordance with F.S. 48.031(2)(a)				
	То	, 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				
COR	PORATE SERVICE:					
	То	, holding the following position of said c	orporation	in the absence of any superior officer i		
	accordance with F.S. 48.081					
	То	, an employee of defendant corporation i	in accordance with F.S. 48.081(3)			
	То	, as resident agent of said corporation in	accordance with F.S. 48.091			
	PARTNERSHIP SERVICE: To		r to	, designated employee or person in cha		
	of partnership, in accordance with F.S. 48.					
	POSTED RESIDENTIAL: By attaching residing therein 15 years of age or older or	a true copy to a conspicuous place on the prop ould be found at the defendant's usual place of	berty described in the complaint o abode in accordance with F.S. 48	r summons. Neither the tenant nor a person		
	1 st attempt date/time:					
m		g a true copy to a conspicuous place on the pro-				
ſ	1 st attempt date/time:		2 nd attempt date/time:			
7	OTHER RETURNS: See comments					
	NTS: 612-19 621P	M N/A P-I				
	NTS: 675-19 621P	NIA-TOSTER				

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

STATES SHERIFF BROWARD COUNTY, FLORIDA

BY: J. Aurienna (453 D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION **PROPERTY ID # 484135-D1-0160 (TD #40889)**

REDEIVED SHERIFF

2019 JUN 11 AM 8: 30

WARNING

BROWARD COUNTY, FLORIDA

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

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 MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED 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; <u>PERSONAL OR</u> BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by June 28, 2019\$1,988.07

* Amount due if paid by July 16, 2019\$2,006.40

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

Or

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON July 17, 2019 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 <u>www.broward.org/recordstaxestreasury</u>

PLEASE SERVE THIS ADDRESS OR LOCATION

FISHER,ROBERT W 7610 NW 1 STREET #208 MARGATE, FL 33063

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



Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Not For Profit Corporation
ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC.

Filing Information

Filing Information					
Document Number	730850				
FEI/EIN Number	59-1579420				
Date Filed	09/30/1974				
State	FL				
Status	ACTIVE				
Last Event	REINSTATEMENT				
Event Date Filed	01/07/2011				
Principal Address					
7400 N.W. 1st Street					
Margate, FL 33063					
Changed: 03/06/2019					
Mailing Address					
C/O Seacrest Services, In					
2101 CENTREPARK W. D					
West Palm Beach, FL 334	.09				
Changed: 03/06/2019					
Registered Agent Name &	Address				
WASSERSTEIN, DANIEL					
301 Yamato Road					
Ste 2199					
Boac Raton, FL 33431					
Name Changed: 03/01/2017					
Address Changed: 03/06/2019					
Officer/Director Detail					
Name & Address					
					
Title President					

Dougherty, James V 7310 NW 1st Street #90-103 Margate, FL 33063

Title VP-1st

Philpott, Annette (Toni) 7360 NW 1st Street #89-107 Margate, FL 33063

Title VP-2nd

Lynch, Catherine 7290 NW 1st Street #91-101 Margate, FL 33063

Title VP-3rd

Placke, Harry 271 NW 76th Avenue #76-106 Margate, FL 33063

Title Treasurer/VP

Reynolds, Frances 7390 NW 1st Street #87-107 Margate, FL 33063

Title Secretary/VP

Theogene, Honey 231 NW 76th Avenue #78-107 Margate, FL 33063

Annual Reports

Report Year	Filed Date
2017	03/01/2017
2018	01/22/2018
2019	03/06/2019

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Document Images

<u>03/06/2019 ANNUAL REPORT</u>	View image in PDF format
01/22/2018 ANNUAL REPORT	View image in PDF format
03/01/2017 ANNUAL REPORT	View image in PDF format
06/29/2016 AMENDED ANNUAL REPORT	View image in PDF format
03/21/2016 ANNUAL REPORT	View image in PDF format
09/01/2015 AMENDED ANNUAL REPORT	View image in PDF format

. ____

4/22/2019

Detail by Entity Name

19	Detail by
<u>02/10/2015 ANNUAL REPORT</u>	View image in PDF format
<u>03/20/2014 ANNUAL REPORT</u>	View image in PDF format
<u>03/01/2013 ANNUAL REPORT</u>	View image in PDF format
02/29/2012 ANNUAL REPORT	View image in PDF format
<u>07/05/2011 Reg. Agent Change</u>	View image in PDF format
01/07/2011 REINSTATEMENT	View image in PDF format
02/06/2009 ANNUAL REPORT	View image in PDF format
03/06/2008 ANNUAL REPORT	View image in PDF format
01/29/2007 ANNUAL REPORT	View image in PDF format
02/06/2006 ANNUAL REPORT	View image in PDF format
01/29/2005 ANNUAL REPORT	View image in PDF format
<u> 10/01/2004 ANNUAL REPORT</u>	View image in PDF format
01/09/2003 ANNUAL REPORT	View image in PDF format
02/04/2002 ANNUAL REPORT	View image in PDF format
01/08/2001 ANNUAL REPORT	View image in PDF format
01/27/2000 ANNUAL REPORT	View image in PDF format
<u>01/20/1999 ANNUAL REPORT</u>	View image in PDF format
05/27/1998 ANNUAL REPORT	View image in PDF format
<u>06/20/1997 ANNUAL REPORT</u>	View image in PDF format
01/25/1996 ANNUAL REPORT	View image in PDF format
<u>01/30/1995 ANNUAL REPORT</u>	View image in PDF format

Florida Department of State, Division of Corporations

Instr# 115165712 , Page 1 of 1, Recorded 06/27/2018 at 10:50 AM Broward County Commission

> THIS INSTRUMENT PREPARED BY: Daniel Wasserstein, Esq. WASSERSTEIN, P.A. 301 Yamato Road, Suite 2199 Boca Raton, Florida 33431

CLAIM OF LIEN

KNOW ALL MEN BY THESE PRESENTS THAT: Oriole Gardens Condominium Three Association, Inc., a Florida not-for-profit corporation, whose mailing address is 2101 Centrepark W. Drive, Suite 110, West Palm Beach, FL 33409, claims this lien against the following property:

The Condominium Parcel known as Apartment 208 of ORIOLE GARDENS THREE CONDOMINIUM 83, according to the Declaration of Condominium thereof, recorded in Official Records Book 5858, Pages 779 through 846; and Certificate of Amendment recorded in Official Records Book 6175, Pages 850 through 859, both of the Public Records of Broward County, Florida; and any further amendments thereto.

Street Address: 7610 NW 1st Street, Unit 208, Margate, Florida 33063.

Record title to such property is currently held by Robert W. Fisher.

The total amount due to the Association is \$7,981.82, as follows:

Account Balance as of 9/30/16	\$337.17
Unpaid Quarterly Assessments (1 at \$876.20), Quarterly Special Assessments (1 at \$103.86), Late Fees, and	\$1,005.06
Collection Costs beginning 10/1/16 through 12/31/16	
Unpaid Quarterly Assessments (4 at \$876.27), Quarterly Special Assessments (4 at \$103.86), Late Fees, and	\$4,020.52
Collection Costs beginning 1/1/17 through 12/31/17	
Partial Payments Received 1/1/17 through 12/31/17	(\$1,960.26)
Unpaid Quarterly Assessments (2 at \$885.68), Quarterly Special Assessments (2 at \$103.86), Late Fees, and	\$2,029.08
Collection Costs beginning 1/1/18 through 6/22/18	
Interest at 18% on Unpaid Regular and Special Assessments from 10/1/16 through 6/22/18	\$1,205.25
Attorney's Fees	\$775.00
Attorney's Fee for Intent to Lien Letter	\$150.00
Attorney's Fee for Intent to Foreclose Letter and Claim of Lien	\$250.00
Recording Fee for Claim of Lien	\$10.00
Release of Claim of Lien and Recording Cost	\$160.00

This Claim of Lien shall also secure all unpaid assessments, interest, late fees, costs of collection, and attorney's fees which are due and which may accrue subsequent to the recording of this Claim of Lien.

The total amount due and owing to the Association as referenced in this Claim of Lien remains outstanding as of June 22, 2018.

Dated this 22nd day of June, 2018.

Oriole Gardens	Condominium
Three Associatio	n, Inc.
(<i>1 8 9 X) W</i> 1	MDEN
	UNY

Daniel Wasserstein, Esq.,

By:

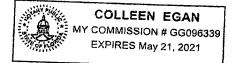
Attorney and Agent of the Association

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared Daniel Wasserstein as Attorney and Agent of Oriole Gardens Condominium Three Association, Inc. who is personally known to me, who did take an oath and who acknowledged before me this 22nd day of June, 2018 that he executed the above Claim of Lien as such Attorney and Agent of said corporation, and that the same is the free act and deed of said corporation.

My Commission Expires:



) SS

/s/ Print Name: Colleen Egan NOTARY PUBLIC, State of Florida

THIS INSTRUMENT PREPARED BY: Daniel Wasserstein, Esq. WASSERSTEIN, P.A. 301 Yamato Road, Suite 2199 Boca Raton, Florida 33431

CLAIM OF LIEN

KNOW ALL MEN BY THESE PRESENTS THAT: Oriole Gardens Condominium Three Association, Inc., a Florida not-for-profit corporation, whose mailing address is 2101 Centrepark W. Drive, Suite 110, West Palm Beach, FL 33409, claims this lien against the following property:

The Condominium Parcel known as Apartment 208 of ORIOLE GARDENS THREE CONDOMINIUM 83, according to the Declaration of Condominium thereof, recorded in Official Records Book 5958, Pages 799 through 846; and Certificate of Amendment recorded in Official Records Book 6175, Pages 850 through 859, both of the Public Records of Broward County, Florida; and any further amendments thereto.

Street Address: 7610 NW 1st Street, Unit 208, Margate, Florida 33063.

Record title to such property is currently held by Robert W. Fischer.

The total amount due to the Association is \$11,836.47, as follows:

Account Balance as of 9/30/16	\$337.17
Quarterly Assessments (1 at \$876.20), Quarterly Special Assessments (1 at \$103.86), Late Fees, and Collection	\$1,005.06
Costs beginning 10/1/16 through 12/31/16	
Quarterly Assessments (4 at \$876.27), Quarterly Special Assessments (4 at \$103.86), Late Fees, and Collection	\$4,020.52
Costs beginning 1/1/17 through 12/31/17	
Partial Payments Received 1/1/17 through 12/31/17	(\$1,960.26)
Quarterly Assessments (4 at \$885.68), Quarterly Special Assessments (4 at \$103.86), Late Fees, and Collection	\$4,058.16
Costs beginning 1/1/18 through 12/19/18	
Interest at 18% on Regular and Special Assessments from 10/1/16 through 12/19/18	\$1,935.82
Attorney's Fees and Costs	\$1,870.00
Attorney's Fee for Intent to Lien Letter	\$150.00
Attorney's Fee for Intent to Foreclose Letter and Claim of Lien	\$250.00
Recording Fee for Claim of Lien	\$10.00
Release of Claims of Lien and Recording Cost	\$160.00

This Claim of Lien shall also secure all unpaid assessments, interest, late fees, costs of collection, and attorney's fees which are due and which may accrue subsequent to the recording of this Claim of Lien.

The total amount due and owing to the Association as referenced in this Claim of Lien remains outstanding as of December 19, 2018.

Dated this 19th day of December, 2018.

Oriole Gardens Condominium Three Association, Inc.

By:

Daniel Wasserstein, Esq.

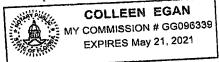
Attorney and Agent of the Association

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared Daniel Wasserstein as Attorney and Agent of Oriole Gardens Condominium Three Association, Inc. who is personally known to me, who did take an oath and who acknowledged before me this 19^{th} day of December, 2018 that he executed the above Claim of Lien as such Attorney and Agent of said corporation, and that the same is the free act and deed of said corporation.

My Commission Expires:



) SS

/s/ Print Name: Colleen Egan NOTARY PUBLIC, State of Florida

Instr# 115426841 , Page 1 of 1, Recorded 11/05/2018 at 08:57 AM Broward County Commission

THIS INSTRUMENT PREPARED BY: Daniel Wasserstein, Esq. WASSERSTEIN, P.A. 301 Yamato Road, Suite 2199 Boca Raton, Florida 33431

CLAIM OF LIEN

KNOW ALL MEN BY THESE PRESENTS THAT: Oriole Gardens Condominium Three Association, Inc., a Florida not-for-profit corporation, whose mailing address is 2101 Centrepark W. Drive, Suite 110, West Palm Beach, FL 33409, claims this lien against the following property:

The Condominium Parcel known as Apartment 208 of ORIOLE GARDENS THREE CONDOMINIUM 83, according to the Declaration of Condominium thereof, recorded in Official Records Book 5858, Pages 779 through 846; and Certificate of Amendment recorded in Official Records Book 6175, Pages 850 through 859, both of the Public Records of Broward County, Florida; and any further amendments thereto.

Street Address: 7610 NW 1st Street, Unit 208, Margate, Florida 33063.

Record title to such property is currently held by Robert W. Fischer.

The total amount due to the Association is \$11,316.71, as follows:

Account Balance as of 9/30/16	\$337.17
Quarterly Assessments (1 at \$876.20), Quarterly Special Assessments (1 at \$103.86), Late Fees, and Collection	\$1,005.06
Costs beginning 10/1/16 through 12/31/16	
Quarterly Assessments (4 at \$876.27), Quarterly Special Assessments (4 at \$103.86), Late Fees, and Collection	\$4,020.52
Costs beginning 1/1/17 through 12/31/17	
Partial Payments Received 1/1/17 through 12/31/17	(\$1,960.26)
Quarterly Assessments (4 at \$885.68), Quarterly Special Assessments (4 at \$103.86), Late Fees, and Collection	\$4,033.16
Costs beginning 1/1/18 through 10/26/18	
Interest at 18% on Regular and Special Assessments from 10/1/16 through 10/26/18	\$1,701.06
Attorney's Fees and Costs	\$1,610.00
Attorney's Fee for Intent to Lien Letter	\$150.00
Attorney's Fee for Intent to Foreclose Letter and Claim of Lien	\$250.00
Recording Fee for Claim of Lien	\$10.00
Release of Claims of Lien and Recording Cost	\$160.00

This Claim of Lien shall also secure all unpaid assessments, interest, late fees, costs of collection, and attorney's fees which are due and which may accrue subsequent to the recording of this Claim of Lien.

The total amount due and owing to the Association as referenced in this Claim of Lien remains outstanding as of October 26, 2018.

Dated this 26th day of October, 2018.

Oriole Gardens Condominium Three Association, Inc.

Daniel Wasserstein, Esd. Attorney and Agent of the Association

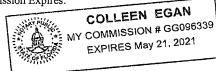
STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared Daniel Wasserstein as Attorney and Agent of Oriole Gardens Condominium Three Association, Inc. who is personally known to me, who did take an oath and who acknowledged before me this 26^{th} day of October, 2018 that he executed the above Claim of Lien as such Attorney and Agent of said corporation, and that the same is the free act and deed of said corporation.

By:

My Commission Expires:



) SS

Print Name: Colleen Ega

Instr# 115570621 , Page 1 of 1, Recorded 01/23/2019 at 04:04 PM Broward County Commission

Case Number: CACE-19-001572 Division: 18 Filing # 83760518 E-Filed 01/23/2019 11:49:58 AM

> IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT IN AND FOR BROWARD COUNTY, FLORIDA

> ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC.,

Plaintiff,

v.

ROBERT W. FISCHER, UNKNOWN TENANT IN POSSESSION #1, UNKNOWN TENANT IN POSSESSION #2,

> CASE NO.: DIVISION:

Defendants.

NOTICE OF LIS PENDENS

TO DEFENDANT: ROBERT W. FISCHER, UNKNOWN TENANT IN POSSESSION #1, UNKNOWN TENANT IN POSSESSION #2, AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED of the institution of this action by the Plaintiff against you

to foreclose a Claim of Lien on the following real property located in Broward County, Florida:

The Condominium Parcel known as Apartment 208 of ORIOLE GARDENS THREE CONDOMINIUM 83, according to the Declaration of Condominium thereof, recorded in Official Records Book 5958, Pages 799 through 846; and Certificate of Amendment recorded in Official Records Book 6175, Pages 850 through 859, both of the Public Records of Broward County, Florida; and any further amendments thereto.

Street Address: 7610 NW 1st Street, Unit 208, Margate, Florida 33063.

DATED this 23rd day of January, 2019.

WASSERSTEIN, P.A. 301 Yamato Road Suite 2199 Boca Raton, Florida 33431 Tel.: (561) 288-3999 Primary E-Mail: danw@wassersteinpa.com

By: <u>/s Daniel Wasserstein</u> DANIEL WASSERSTEIN, ESQ. Florida Bar No. 42840 Detail by Entity Name



Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Not For Profit Corporation	
ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC	

Filing Information

<u>r ning mormation</u>		
Document Number	730850	
FEI/EIN Number	59-1579420	
Date Filed	09/30/1974	
State	FL	
Status	ACTIVE	
Last Event	REINSTATEMENT	
Event Date Filed	01/07/2011	
Principal Address		
7400 N.W. 1ST STREET		
MARGATE, FL 33063		
Changed: 08/01/1984		
Mailing Address		
c/o Seacrest Services, Inc.		
2400 CENTREPARK W. D		
WEST PALM BCH, FL 33409		
Changed: 01/22/2018		
Registered Agent Name & Address		
WASSERSTEIN, DANIEL		
301 YAMATO RD		
STE #2199		
BOCA RATON, FL 33431		
Name Changed: 03/01/2017		
Address Changed: 03/01/2017		
Officer/Director Detail		
Name & Address		
Title Treasurer, VP		

REYNOLDS, FRANCES

7410 NW 1ST ST

#80-201 MARGATE, FL 33063

Title President

PLACKE, HARRY 271 NW 76th AVE #76-106 MARGATE, FL 33063

Title VP-3rd

KEEGAN, THERESA 7350 NW 1ST ST #88-101 MARGATE, FL 33063

Title VP-1st

DOUGHERTY, JIM 7360 NW 1ST STREET UNIT #106 MARGATE, FL 33063

Title Secretary

THEOGENE, HONEY 231 NW 76th AVE #78-107 MARGATE, FL 33063

Title VP, 2ND

MEADE, LARRY 7640 NW 1ST STREET UNIT #103 MARGATE, FL 33063

Annual Reports

Report Year	Filed Date
2016	03/21/2016
2017	03/01/2017
2018	01/22/2018

Document Images

01/22/2018 ANNUAL REPORT	View image in PDF format
03/01/2017 ANNUAL REPORT	View image in PDF format
06/29/2016 AMENDED ANNUAL REPORT	View image in PDF format
03/21/2016 ANNUAL REPORT	View image in PDF format
09/01/2015 AMENDED ANNUAL REPORT	View image in PDF format
02/10/2015 ANNUAL REPORT	View image in PDF format

4/26/2018

Detail by Entity Name

18	Detail by
<u>03/20/2014 ANNUAL REPORT</u>	View image in PDF format
<u>03/01/2013 ANNUAL REPORT</u>	View image in PDF format
02/29/2012 ANNUAL REPORT	View image in PDF format
<u>07/05/2011 Reg. Agent Change</u>	View image in PDF format
01/07/2011 REINSTATEMENT	View image in PDF format
02/06/2009 ANNUAL REPORT	View image in PDF format
<u>03/06/2008 ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2007 ANNUAL REPORT</u>	View image in PDF format
02/06/2006 ANNUAL REPORT	View image in PDF format
01/29/2005 ANNUAL REPORT	View image in PDF format
<u> 10/01/2004 ANNUAL REPORT</u>	View image in PDF format
<u>01/09/2003 ANNUAL REPORT</u>	View image in PDF format
<u>02/04/2002 ANNUAL REPORT</u>	View image in PDF format
<u>01/08/2001 ANNUAL REPORT</u>	View image in PDF format
<u>01/27/2000 ANNUAL REPORT</u>	View image in PDF format
<u>01/20/1999 ANNUAL REPORT</u>	View image in PDF format
<u>05/27/1998 ANNUAL REPORT</u>	View image in PDF format
<u>06/20/1997 ANNUAL REPORT</u>	View image in PDF format
01/25/1996 ANNUAL REPORT	View image in PDF format
<u>01/30/1995 ANNUAL REPORT</u>	View image in PDF format

Florida Department of State, Division of Corporations

AFTER RECORDING - RETURN TO:

P	E	R	М	IT	N	UN	ſB	ER	:

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713,
Florida Statues the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 4841 35 04 3380

SUBDIVISION Oriole Maragte Sec 4 78-20 Rec area BLOCK LOT 24 TRACT BLDG UNIT

CLUBHOUSE FACILITY 7400 NW 1st Street Margate, Florida 33068

2. GENERAL DESCRIPTION OF IMPROVEMENT: shingle and flat roof repair

elv wd0 3. OWNER INFORMATION: a. Name_Harry Placke-President Driole Gard

b. Address 7400 NW 1st Street Margate, Florida 33068 c. Interest in property d. Name and address of fee simple titleholder (if other than Owner)

CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER: Commercial Systems Contracting, Inc. 815 NW 57 Street Fort Lauderdale, Florida 33309 954-772-7662

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER: NA

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes: NAME, ADDRESS AND PHONE NUMBER:

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER:

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): 2-26 , 20 18

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713, S. FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY, A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION, IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

elle Signature of Owner or

Owner's Authorized Officer/Director/Partner/Manager

anun Alachte Presi Star Name and Provide Signatory's Title Office

~...

State of Florida County of Broward

wledged before me this The nike prosiden By e.g. officer, trustee, attorney in fact) (type LONDS Three (iname ouperson) on behalf of whom instrument was executed)

or produced the following type of identification Notary, Public State of Florida Michelle Castillo Public My Commission FF 900989 Expires 08/15/2019

I declare that I I ad the foregoing and that the facts in Hare true to the best of my knowledge and Under Pe belief (Section 92.525, Florida Statutes).

re(s) والموجور or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above: By

Rev .08-09-07 (S.Recording)

By

AFTER RECORDING - RETURN TO:

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statues the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 4841 35 04 3380

SUBDIVISION Oriole Maragte Sec 4 78-20 Rec area BLOCK TRACT LOT 24 BLDG UNIT

CLUBHOUSE FACILITY 7400 NW 1st Street Margate, Florida 33068

2. GENERAL DESCRIPTION OF IMPROVEMENT: shingle and flat roof repair

3. OWNER INFORMATION: a. Name_Harry Placke-President

(Lavdens Condo Three Uriole

c. Interest in property

b. Address 7400 NW 1st Street Margate, Florida 33068 d. Name and address of fee simple titleholder (if other than Own

CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER: Commercial Systems Contracting, Inc. 815 NW 57 Street Fort Lauderdale, Florida 33309 954-772-7662

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER: NA

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes: NAME, ADDRESS AND PHONE NUMBER:

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes: NAME, ADDRESS AND PHONE NUMBER:

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): 2-26 ____, 20___18

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROFER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. JF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner or Owner's Authorized Officer/Director/Partner/Manager

NERE rovide Signatory

(name of person)

Notary Public State of Florida Michelle Castillo

(name of party on behalf of whom in

was acknowledged before me this

strument was executed)

State of Florida County of Broward

PIDE

The fo

For

L

By

e.g. officer, trustee, attorney in fact) LONDO THREE

ally known or produced the following type of identification of Notary Public)

My Commission FF 900989 Expires 08/15/2019 ry, I declare that I have read the foregoing and that the facts in thare true to the best of my knowledge and Under Pa belief (Section 92.525, Florida Statutes).

> Sigpature(s) مو Qwner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above: allo By

Rev .08-09-07 (S.Recording)

EXAMPLE 1 CONTACT NOT NOT ANY ANY ANY ANY ANY ANY ANY ANY ANY ANY	80-0151-	7 -7			Ţ	his instrument was pi	epared by:	
Warranty Deel (IATUIDAY IDEA - SIGNA 489 87 15) Interview of the structure in the	82-24517					EPHRAIM CO	DLLINS	
GEORGE J. FISHER joined by his wife EVELYN P. FISHER at the Caseby at Broward Same at Florida grante*, and florida GEORGE J. FISHER and EVELYN P. FISHER, His Wife where post alke and even in 7610 N.W. 1st Street, Apartment 208, Margate of the Caseby at Broward Same at Florida where post alke and even in 7610 N.W. 1st Street, Apartment 208, Margate Online, and atter grant and endode independent to used grante in the sent grante the interpret benefit to hereby the sent grante. Dalker, and atter grant and endode independent to used grante in the sent grante. Dalker, and atter grant and endode independent in used grante in the sent grante. Dalker, and atter grant and endode independent in used grante. Dalker, and atter grant and endode independent in used grante. The Condomini Im Parcol Known as Apartment 200 of ORIGE CARDNENS The Condomini Im Parcol Known as Apartment records of Broward County, Florida, and Cort Herbik Canadamin the theored. County, Florida, and Cort Herbik And any Futher Amendmants the theored. The Condomini Im Parcol Known as Apartment and and the sent and the intermation of a second and the sent and the sent and the sent and the sent theored. The Condomini Im Parcol Known for the purpose of creating a tenancy by the entireties. The Condomini Im Parcol Known for the bard for the purpose of creating a ten	Warranty	Deed	(STATUTORY FC	DRM — SECTION 6	89.02 FS.)	Atterney at 1 Palm Lakes (7308 West Atlan MARGATE, FLOR	-	
at the Game, of Broward GEORGE J. PISHER and EVELVN P. PISHER, His Wife GEORGE J. PISHER and EVELVN P. PISHER, His Wife whate pool affee address a 7610 N.W. 1st Stroet, Apartment 208, Margate of the Convert Broward Street Plorida grantee. This George and enhance to end a consideration of the sum of This George and enhance to end on consideration of the sum of This George and enhance to end on consideration of the sum of This George 199 through 846, of the Public Records of Broward George 199 through 846, of the Public Records of Broward George 199 through 850 through 859 of the Public Records Book S858, pages 799 through 850 through 859 of the Public Records Book S858, pages 799 through 850 through 859 of the Public Records of George 10, Florida This George 10, and Certificate of Amendment records of Broward County, Florida, and Certificate of Amendment records of Broward County, Florida, and Certificate of Amendment records of Broward County is given for the purpose of cruating a tenancy by the entireties. The Conformation the bide to sud head and and and and and and and the sum of the theory of the sud tenancy by the control of the substant the bide to sud head and and and and the theory of the substant and the bide to sud head and and and and and and and and the bide to sud head and and the sum of the theory of the substant and the bide to sud head and and and and and the bide to substant and the bide to sud head and and and and the tenance of the bide to the order tenance of the order tenance	This Indenture,	Made this	12th	day of	Мау	1982	, Between	
at the Game, of Broward GEORGE J. PISHER and EVELVN P. PISHER, His Wife GEORGE J. PISHER and EVELVN P. PISHER, His Wife whate pool affee address a 7610 N.W. 1st Stroet, Apartment 208, Margate of the Convert Broward Street Plorida grantee. This George and enhance to end a consideration of the sum of This George and enhance to end on consideration of the sum of This George and enhance to end on consideration of the sum of This George 199 through 846, of the Public Records of Broward George 199 through 846, of the Public Records of Broward George 199 through 850 through 859 of the Public Records Book S858, pages 799 through 850 through 859 of the Public Records Book S858, pages 799 through 850 through 859 of the Public Records of George 10, Florida This George 10, and Certificate of Amendment records of Broward County, Florida, and Certificate of Amendment records of Broward County, Florida, and Certificate of Amendment records of Broward County is given for the purpose of cruating a tenancy by the entireties. The Conformation the bide to sud head and and and and and and and the sum of the theory of the sud tenancy by the control of the substant the bide to sud head and and and and the theory of the substant and the bide to sud head and and and and and and and and the bide to sud head and and the sum of the theory of the substant and the bide to sud head and and and and and the bide to substant and the bide to sud head and and and and the tenance of the bide to the order tenance of the order tenance		GEORGE J.	FISHER	joined by	his wife E	VELYN P. FIS	IER	
GEORGE J. PISHER and EVELVN P. PISHER, His Wife whow post after address of 7610 N.W. 1st Street, Apartment 208, Margate at the Gounty of Broward Street of Plorida grantew. TEN (\$10.00) TE	of the County of Brov							
a the County of Broward Broward Stone of Plorida granter,		GEORGE J.	FISHER	and EVELY	N P. FISHER	His Wife		
of the County of Broward Store at Florida granteet Bittergeth , thus use granter for men a conselection of the sum of TEN (\$10.00] Deline, the store of the set of the sum of t	whose post office addre		I.W. 1st	Street, A	partment 208	8, Margate		- - -
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COMMISSION

BROWARD COUNTY

DOC STMP-D

DEPUTY CLERK 1034

INSTR # 100768643 OR BK 31186 PG 0811

0.70

, grantees.

This Document Prepared By and Return to: John E. Aurelius, Esquire John E. Aurelius, P.A. 4367 N. Federal Highway, Ste. 101 Fort Lauderdale, Florida 33308

Parcel ID Number: 8135-D1-0160 Grantee #1 TIN: Grantee #2 TIN:

Warranty Deed

/2⁻⁻ day of Made this , 2001 A.D., This Indenture, January Between Joanne Schroeder, a married woman, Individually and as Co-Personal Representative of the Estate of Evelyn P. Fisher a/k/a Evelyn P. Fischer, deceased and Robert W. Fischer, a single man, Individually and as Co-Personal Representative of the Estate of Evelyn P. Fisher a/k/a Evelyn P. Fischer, deceased of the County of Broward State of Florida , grantors, and Robert W. Fischer, a single man

whose address is: 4697 N.W. 42nd Street, Lauderdale Lakes, FL 33319

of the County of Broward

State of Florida

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)-----DOLLARS. and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Broward** State of Florida to wit: The Condominium Parcel known as Apartment 208 of ORIOLE GARDENS THREE CONDOMINIUM 83, according to the Declaration of Condominium thereof, recorded in Official Records Book 5858, Pages 799 through 846; and Certificate of Amendment recorded in Official Records Book 6175, Pages 850 through 859, both of the Public Records of Broward County, Florida; and any further amendments thereto.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2000.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor, Joanne Schroeder. The Grantor, Joanne Schroeder's HOMESTEAD address is located at 21 N.W. 56th Court, Fort Lauderdale, Florida.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

<u>rors</u> Æ Printed Name: Doris E Witness Printed Name: EORGETTE R. COSTAS

Witness

STATE OF Florida COUNTY OF Broward

chra banne (Seal) anne Schroeder, Individually and

as Co-Personal Representative ₽**∕₽**) Address: 21 NAV Soth Court, Fort Lauderdale, FL 33309

AN UN 110 (Seal) Fischer, Individually and Robert W. as Co-Personal Representative P.O. Address: 4697 N.W. 42nd Street, Lauderdale Lakes, FL 33319

12 The foregoing instrument was acknowledged before me this day of ,2001 January by Joanne Schroeder, a married woman, Individually and as Co-Personal Representative on behalf of said estate and Robert W. Fischer, a single man, Individually and as Co-Personal Representative on behalf of said estate,

who are personally known to me or who have produced their Florida driver

NOTARY PUBLIC - STATE OF FLORIDA GEORGETTE R. COSTAS COMMISSION # CC840484 EXPIRES 944/2003 BONDED THRU ASA 1-888-NOTARY1

ense dentification jost lor Printed Name: GEORGEITE R - CoSTI Notary Public 9/4/2003 My Commission Expires: Laser Generated by © Display Systems, Inc., 2000 (863) 763-5555 Form FLWD-1

FISCHER

AFTER RECORDING - RETURN TO:

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statues the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 4841-35-04-3380

SUBDIVISION Oriole Ma	rgate Sec 4/rec area	for ogthree BLOCK	TR	АСТ	LOT	BLDG	UNIT_		
see attached logal.	7400	DNW	1st-C	Street	<u>- Ma</u>	wgale	FZ	3306	3
2. GENERAL DESCRIPT flat roof replacement	ION OF IMPROVEN	IENT:	ŕ			,			
3. OWNER INFORMATI	ON: a. Name_Oriol	e Gardens Condomini	ium Three Asso	ciation Inc					
b. Address 7400 NW 1 Stre	eet-Margate, Florida	33063			_ c. Interest in	property 100%			
d. Name and address of fee s 4. CONTRACTOR'S NAI Commercial Sys			t-Ft.Lauderdale	Florida 33309	954-772-7	662			
5. SURETY'S NAME, AD N/A	DRESS AND PHONI	E NUMBER AND BON	ND AMOUNT;						
6. LENDER'S NAME, AI	DDRESS AND PHON	E NUMBER: N/A							
7. Persons within the S Section 713.13 (1) (a) 7 NAME, ADDRESS AND F	7., Florida Statutes:		upon whom n	otices or other	documents i	may be served	as provid	led by	
·		N/A							
8. In addition to himse 713.13 (1) (b), Florida NAME, ADDRESS AND P.	Statutes:	er designates the fol	llowing to rec	eive a copy of	f the Lienor's	Notice as pro	wided in S	Section	
		N/A		3					
9. Expiration date of n specified):	otice of commence		on date is 1 ye	ar from the da	ate of recordi	ng unless a dif	ferent dat	te is	
WARNING TO OWNER ARE CONSIDERED IM RESULT IN YOUR PAY RECORDED AND POST WITH YOUR LENDER (PROPER PAYMENT ING TWICE FOR II ED ON THE JOB S	IS UNDER CHAPTE MPROVEMENTS TO ITE BEFORE THE F	ER 713, PART O YOUR PROI FIRST INSPEC	I, SECTION 71 PERTY. A NO TION. IF YOU	13.13, FLORI TICE OF CON J INTEND TO	DA STATUTES MMENCEMEN O OBTAIN FIN	S, AND CA T MUST I ANCING,	AN BE CONSULT	
Signature of Owner of Owner's Authorized O		 artner/Manager	(A) Pr	int Name an	d Provide Si	<u>JAC</u> gnatory's Tit	le/Office		
State of Florida									
County of Broward			2nth	×λ	ard	18			
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By Harry	<u>ria</u>	CKE_	, as	presi	iden	+			
For	(name of person)	trument was execu	(1 	ype of author	ity,e.g. off	ficer, trustee, a	ttorney in	(fact)	
Personally know	m or produc	ed the following ty	me of identific	ation:	Λ				1
		Lisa Barnel Commission # Expires: Novembe Bonded thru Aarol	tî FF937649 r 19, 2019		(Signatur	R F re of Notary Pu	iblic)	<u>Inl</u>	大
Under Penalties of perjudent penalties of perjudent belief (Section 92.525,		have read the fore	going and tha	t the facts in i	t are true to t	he best of my	knowledg	e and	
Signati	ire(s) of Owner(s) o	r Owner(s)' Author	_		ner/Manager	who signed abo	ove:		
By KL	Walk		Ву	/					

Rev .08-09-07 (S.Recording)



INSTR # 100768637 OR BK 31186 PG 0771 RECORDED 01/12/2001 04:49 PM COMMISSION BROWARD COUNTY DEPUTY CLERK 1034

COVER SHEET

TO: EVELYN P. FISHER a/k/a EVELYN P. FISCHER, DECEASED

ADDRESS: 4697 N.W. 42nd Street, Lauderdale Lakes, FL 33319

TYPE OF DOCUMENT: CERTIFICATE OF DEATH

LEGAL DESCRIPTION: Lot 8, Block 9, OAKLAND ESTATES 2ND SECTION, according to the Plat thereof, as recorded in Plat Book 63, Page 46, of the Public Records of Broward County, Florida.

Record & Return To: John E. Aurelius, Esquire John E. Aurelius, P.A. 4367 N. Federal Highway, Ste. 101 Fort Lauderdale, FL 33308



CFN # 111026603, OR BK 49112 Page 1173, Page 1 of 2, Recorded 09/27/2012 at 09:35 AM, Broward County Commission, Deputy Clerk 3405

IN THE COUNTY COURT, IN AND FOR BROWARD COUNTY, FLORIDA PROGRESSIVE EXPRESS INSURANCE COMPANY, as Subrogee for Sharon Lee, Plaintiff,

vs.

ROBERT FISHER,

Defendant.

DEFAULT FINAL JUDGMENT

CASE NO.: 11-12330-COW

THIS ACTION was considered pursuant to a Default entered by this Court against Defendant, ROBERT FISHER, on June 25, 2012, for failure to serve or file any paper as required by law, and upon review of the court file and otherwise being advised in the premises,

IT IS ORDERED AND ADJUDGED that Plaintiff, PROGRESSIVE EXPRESS INSURANCE COMPANY, P.O. Box 89480, Cleveland, OH 44101, recover from Defendant, ROBERT FISHER whose last known address is 400 N.W. 65th Avenue, Apt. 112, Margate, FL 33063, and whose Social Security Number is **Defendention**, for damages in the amount of <u>\$7,500.00</u>, costs in the amount of <u>\$491.73</u>, and prejudgment interest in the amount of <u>\$1,232.00</u>, for the sum of <u>\$9,223.73</u>, which shall bear interest at the rate of 4.75% a year, for which let execution issue.

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PROGRESSIVE EXPRESS INSURANCE COMPANY v. ROBERT FISHER DEFAULT FINAL JUDGMENT CASE NUMBER: 11-12330-COWE (83)

IT IS FURTHER ORDERED AND ADJUDGED, pursuant to Rule 1.570, Fl. R. Civ. P., that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney, within 45 days from the date of this Default Final Judgment, unless the Default Final Judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor(s) to complete Form 1.977, including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney.

DONE AND ORDERED in Chambers in Broward, Florida, on July 2012.

JUDGE ELLEN FELD

Copies Furnished to:

Mr. Robert Fisher 400 N.W. 65th Avenue, Apt. 112 Margate, FL 33063 with Fact Information Sheet 1.977

Plaintiff's Attorney: Steven J. Jacobson, Esq. Law Offices of Steven J. Jacobson, P.A. 5701 N. Pine Island Rd., Suite 320 Fort Lauderdale, FL 33321 (954) 726-6626 STATE OF FLORIDA BROWARD COUNTY I DO HEREBY CERTIFY the within and foregoing is a true and connect copy of the origination is appears on record and file in the office of the origination is appears on record County, Plotte. WITNESS my herefore Official States of the Landardsia Florida, this the true of the origination of the Cart of the Cart

\\SERVER\Client Files\PROGRESSIVE\Prog. vs. Fisher, Robert\Prog. vs. Fisher, Robert.DFJ.Broward.ng.wpd

Page 2



INSTR # 100768644 OR BK 31186 PG 0812 RECORDED 01/12/2001 04:52 PM COMMISSION BROWARD COUNTY DEPUTY CLERK 1034

COVER SHEET

FROM: ORIOLE GARDENS PHASE III CONDOMINIUM ASSOCIATION

ADDRESS: 7400 N.W. 1st Street, Margate, FL 33063

TO: ROBERT FISCHER

ADDRESS: 4697 N.W. 42nd Street, Lauderdale Lakes, FL 33319

TYPE OF DOCUMENT: CERTIFICATE OF APPROVAL

LEGAL DESCRIPTION: The Condominium Parcel known as Apartment 208 of ORIOLE GARDENS THREE CONDOMINIUM 83, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5858, Page 799 through 846; and Certificate of Amendment recorded in Official Records Book 6175, Pages 850 through 859, both of the Public Records of Broward County, Florida; and any further amendments thereto.

Record & Return To: John E. Aurelius, Esquire John E. Aurelius, P.A. 4367 N. Federal Highway, Ste. 101 Fort Lauderdale, FL 33308



DRIGLE GARDENS PHASE III

Phone 954-971-2590	
Fax 954-971-1842	

CERTIFICATE OF APPROVAL AND STATEMENT OF ASSESSMENT

IN REFERENCE TO:

Condominium unit number 208 of building 83 a Condominium, according to the Declaration

of Condominium thereof, recorded in Official Records

Book 5958 at page _______ of the Public Records of Broward County, Florida.

At the request of the present owner, the undersigned officers of ORIOLE GARDENS PHASE III, operating the above described Condominium, hereby certify as follows

1. That, <u>ROBERT FISCHER</u>

as purchaser(s), has/have been duly approved by the undersigned Condominium Association, pursuant to provisions of the above described Declaration of Condominium, and further,

2. that the sum of S-O-____is due and owing for unpaid assessments against the unit for

common expenses as of this date and that the next payment is due on the 1st_Day of JAN 2001

In the amount of S_442.00, for the period JAN 1st_to MAR. 31, 2001

DATED; this _10th_day of _JANUARY 2001.

(CORPORATE SEAL)

-mar President Mathan Lurne

STATE OF **FLORIDA**)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this _10th_day of JANUARY 2001

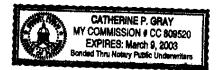
by MAX PINCUS _____ President and NATHAN LEVINE_, as Vice President

of ORIOLE GARDENS PHASE 3 a Florida Corporation, not-for-profit, on behalf of the Corporation.

atherine

Notary Public, State of Florida

(NOTARY SEAL)



1900 S	0 4						
.29			Florida			nt was prepared by: I COLLINS, ESQ.	
	Warranty I	91277 Jeed (STATUTOR	Y FORM — SECTION 68	9.02 F.S.)	6856 W. An	FIC PLAZA Flantic Blvd, , Fla. 3306 3	
	This Indenture, Made	this 29th	day of	March		1978 . Betwee	11
	AIME BI	ANCHARD and	ESTHER BLANC	HARD (his	wife)		
4.5	of the County of E	roward	, State of	Flori	da	. grantor*, an	ત
	>	GEORG	E J. FISHER				
Srawts	whose post office address is	7610 N.W.	lst Street,	Apartmer	nt 208, Ma	rgate	
5		ward	. State of	Flori	.da	. grantee*	·.
10	mitnesseth. That said go					Dollars	
RETURN TO	and other good and valuable acknowledged, has granted, lowing described land, situat	considerations to sa bargained and sold	id grantor in hand to the said grante	paid by said g e and grantee	rantee, the rece 's heus and as	ipt whereof is hereb agns forever, the fol	y .
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	DOCUMENTARY DEPT. OF PEVENUE RB. APR 1478	2 8 8. 5 0				111101-2857 E NGER: 164 - 3 2. 4 5	AN 11:34
	and said grantor does hereby of all persons whomsoever. ° "Grante	fully warrant the '					8
	In Mitness Mhereof,	Grantor has herein	ito set grantor's ha	nd and seal th	a day and yea	r first above writter	1.
	Signed, sealed and delivered	in our presence:			Rem	$1 \leq 1$	`
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	STATE OF FLOR COUNTY OF BROW I HEREBY CERTIFY that appeared AIME	ARD				edgments, personal	LA PAG
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Instr# 114823179 , Page 1 of 1, Recorded 01/10/2018 at 11:51 AM Broward County Commission

Instr# 114780157 , Page 1 of 1, Recorded 12/15/2017 at 01:07 PM Broward County Commission

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 12/15/2017 10:50:03 AM.****

IN THE COUNTY COURT IN AND FOR BROWARD COUNTY, FLORIDA CIVIL DIVISION CASE NO: COWE-17-020189 BRANCH BANKING AND TRUST COMPANY, Plaintiff,

VS.

ROBERT FISCHER,

#### Defendant.

#### DEFAULT FINAL JUDGMENT

THIS CAUSE, coming before the Court, and with the Defendant, ROBERT FISCHER, after being properly served, having failed to respond, and with a Default being previously entered, and the Court being fully advised in the premises,

#### IT IS HEREBY ORDERED AND ADJUDGED:

That Plaintiff, BRANCH BANKING AND TRUST COMPANY, recover of and from Defendant, ROBERT FISCHER the sum of \$13,231.03 on principal, costs in the sum of \$365.85, reasonable attorney's fees of \$1,250.00, and pre-judgment interest of \$1,362.83, for a total of \$16,209.71 with interest accruing at the prevailing statutory interest rate of 5.350% per year from this date through December 31 of this current year, for which let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes.

It is further ordered and adjudged that the defendant(s) shall complete Florida Rules of Civil Procedure Form 1.977 (Fact Information Sheet) and return it to the plaintiff's attorney, or to the plaintiff if the plaintiff is not represented by an attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete form 1.977 and return it to the plaintiff's attorney, or the plaintiff if the plaintiff is not represented by an attorney.

The Fact Information Sheet is being provided to the Defendant upon entry of the Final Judgment, but is not a part of the Final Judgment for recording purposes.

DONE AND ORDERED in Chambers, Broward County West Regional Courthouse, Plantation, FL, this day of ______, 2017.

JENNIFER WIGAND MILAL 6œ

Judicial Assistant

I HEREBY CERTIFY that a true and correct copy of the foregoing has been forwarded this ____ day of _____, 20__, to Hodges, Avrutis & Foeller, Attorney for Plaintiff, via Email Service to: <u>PLEADINGS@HODGESAVRUTIS.COM</u>, P. O. Box 4137, Sarasota, Fl 34230 and to: Robert Fischer, 7610 Nw 1st St Apt 208, Pompano Beach, FL 33063-7549.

For info and satisfaction call (941) 955-7300 ref. QL#41750 Plaintiff's address: 4251 FAYETTEVILLE ROAD LUMBERTON,NC 28358 Defendant's S.S./FEI STATE OF FLORIDA BROWARD COUNTY I DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Circuit Court CO1 of Broward County, Florida. WITNESS my hand and chical Sectors is adderedate. Florida, this the ______ day of ______ Sectors forman Clerk of the Deputy deriv

### **WARNING** PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

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AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

#### MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by June 28, 2019 ......\$1,988.07

Or

* Estimated Amount due if paid by July 16, 2019 ......\$2,006.40

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON <u>July 17, 2019</u> UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

# WARNING

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UNKNOWN TENANT IN POSSESSION #2 7610 NW 1ST STREET, UNIT 208 MARGATE, FL 33063

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CITY OF MARGATE CITY MANAGER'S OFFICE 5790 MARGATE BLVD MARGATE, FL 33063

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COMMERCIAL SYSTEMS CONTRACTING, INC. 815 NW 57 STREET FT. LAUDERDALE, FL 33309

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ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. DANIEL WASSERSTEIN, ESQ. WASSERSTEIN, P.A. 301 YAMATO ROAD SUITE 2199 BOCA RATON, FL 33431

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7610 NW 1 STREET #208, MARGATE, FL 33063 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. 2101 CENTREPARK W. DRIVE, SUITE 110 WEST PALM BEACH, FL 33409

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ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. C/O SEACREST SERVICES, INC. 2101 CENTREPARK W. DR., STE 110 WEST PALM BEACH, FL 33409

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ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. 7400 N.W. 1ST STREET MARGATE, FL 33063

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BRANCH BANKING AND TRUST COMPANY 4251 FAYETTEVILLE ROAD LUMBERTON, NC 28358

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7610 NW 1 STREET #208, MARGATE, FL 33063 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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HODGES, AVRUTIS & FOELLER, ATTORNEY FOR BRANCH BANKING AND TRUST COMPANY P.O. BOX 4137 SARASOTA, FL 34230

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PROGRESSIVE EXPRESS INSURANCE COMPANY AS SUBROGEE FOR SHARON LEE P.O. BOX 89480 CLEVELAND, OH 44101

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STEVEN J. JACOBSON, ESQ. ATTORNEY FOR PROGRESSIVE EXPRESS INSURANCE COMPANY LAW OFFICES OF STEVEN J. JACOBSON, P.A. 5701 N. PINE ISLAND RD., SUITE 320 FORT LAUDERDALE, FL 33321

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ROBERT FISHER 400 N.W. 65TH AVENUE, APT. 112 MARGATE, FL 33063

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ROBERT W FISHER 7610 NW 1 ST UNIT 208 MARGATE, FL 33063-7549

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7610 NW 1 STREET #208, MARGATE, FL 33063 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by June 28, 2019 ......\$1,988.07

Or

* Estimated Amount due if paid by July 16, 2019 ......\$2,006.40

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON <u>July 17, 2019</u> UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

> **WARNING** PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

ROBERT W FISHER 7610 NW 1 STREET #208 MARGATE, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7610 NW 1 STREET #208, MARGATE, FL 33063 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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### **WARNING** PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

ROBERT W. FISCHER 4697 N.W. 42ND STREET LAUDERDALE LAKES, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7610 NW 1 STREET #208, MARGATE, FL 33063 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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Or

* Estimated Amount due if paid by July 16, 2019 ......\$2,006.40

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON <u>July 17, 2019</u> UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

# WARNING

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

UNKNOWN TENANT IN POSSESSION #1 7610 NW 1ST STREET, UNIT 208 MARGATE, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7610 NW 1 STREET #208, MARGATE, FL 33063 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by June 28, 2019 ......\$1,988.07

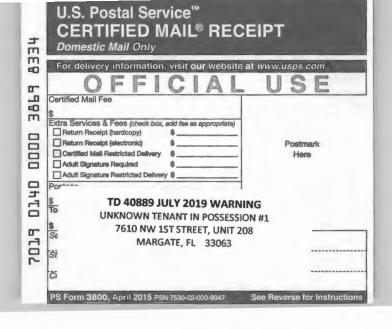
Or

* Estimated Amount due if paid by July 16, 2019 ......\$2,006.40

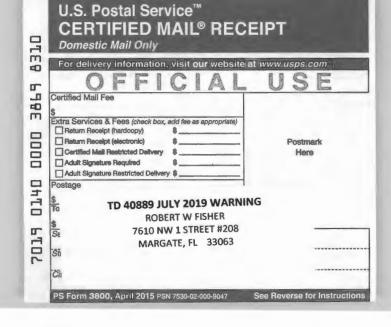
THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON <u>July 17, 2019</u> UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

LHEB	U.S. Postal Service [™] CERTIFIED MAIL [®] RECEIPT Domestic Mail Only			
Ē	For delivery information, visit our website at www.usps.com .			
5	Certified Mail Fee			
386	\$ Extra Services & Fees (check box, add fee as appropriate)			
0000	Return Receipt (hardcopy)     Return Receipt (electronic)     Return Receipt (electronic)     S     Cartified Meil Restricted Delivery     Adult Signature Restricted Delivery     Adult Signature Restricted Delivery			
0410 6102	Postage  Tot: Tot: Tot: UNKNOWN TENANT IN POSSESSION #2 Sen 7610 NW 1ST STREET, UNIT 208 MARGATE, FL 33063 City			
	PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions			

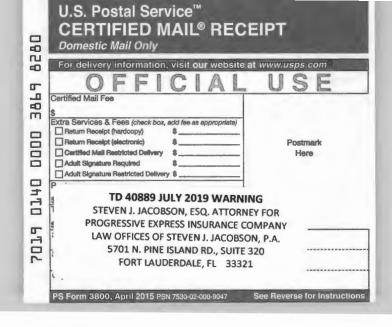


27	U.S. Postal Service [™] CERTIFIED MAIL [®] RECEIPT Domestic Mail Only				
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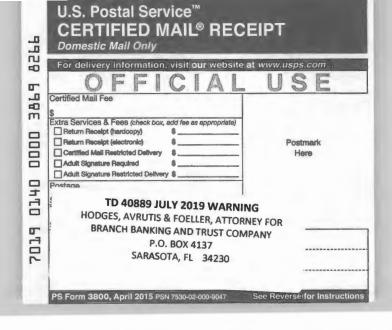


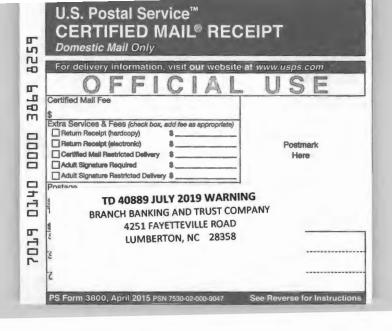
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For delivery information, visit our website at www.usps.com						
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0000		Postmark Here				
OHTO LTOL	Postage \$ T D 40889 JULY 2019 WARNING					
PL05	ROBERT W FISHER 7610 NW 1 ST UNIT 208 MARGATE, FL 33063-7549					
1	PS Form 3800, April 2015 PSN1/530402400049044	or Instructions				

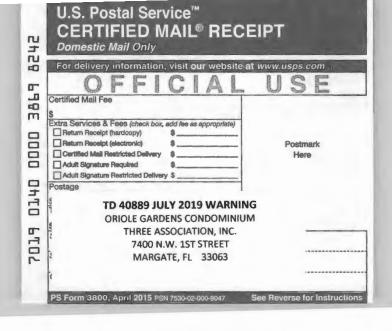
8297	U.S. Postal Service [™] CERTIFIED MAIL [®] RECEIPT Domestic Mail Only				
-0	For delivery information, visit our website at www.usps.com .				
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00 04TO	Adult Signature Required  Adult Signature Restricted Delivery  Postage 4				
	TD 40889 JULY 2019 WARNING ROBERT FISHER				
7019	400 N.W. 65TH AVENUE, APT. 112 MARGATE, FL 33063				
	PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction	ons			

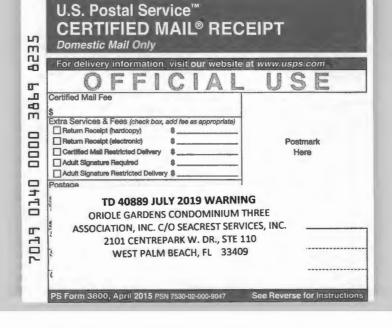


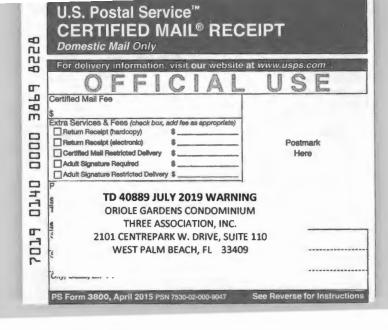






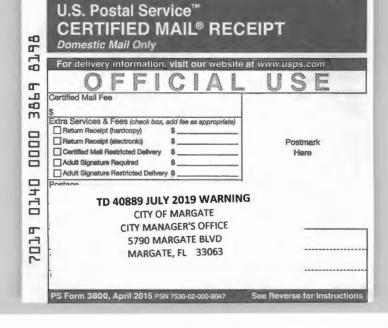










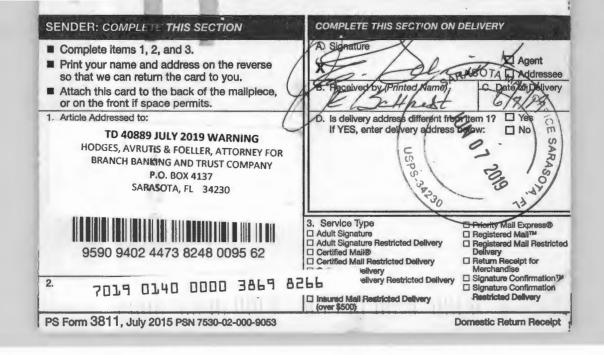


58	U.S. Postal Service [™] CERTIFIED MAIL [®] RECEIPT Domestic Mail Only				
m D	For delivery information, visit our website at www.usps.com ² .				
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0410 6107	5 TD 40889 JULY 2019 WARNING				
	S COMMERCIAL SYSTEMS CONTRACTING, INC.				
F	Se 2197 N POWERLINE RD STE 2				
2	Sh         POMPANO BEACH, FL 33309				
	Ch				
	PS Form 3800, April 2015 PSN 7530-02-000-8047 See Reverse for Instructions				

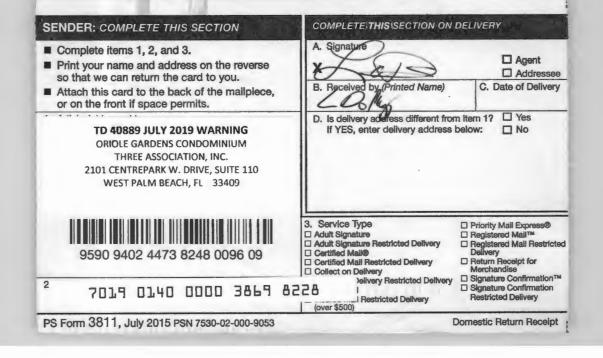
COMPLETE THIS SECTION ON	DELIVERY
A. Signature X Statuto B. Received by (Printed Name)	C. Date of Delivery
3. Service Type Adult Signature Adult Signature Restricted Delivery	<ul> <li>□ Priority Mail Express®</li> <li>□ Registered Mall[™]</li> <li>□ Registered Mall Restricted</li> </ul>
Certified Mail® Certified Mail Restricted Delivery Collect on Delivery	Delivery  Return Receipt for Merchandise  Signature Confirmation III
Certified Mail Restricted Delivery	Return Receipt for
	Service Type     Adult Signature Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY
A. Signature
D. Is delivery address different from item 1?  Yes If YES, enter delivery address below: No
3. Service Type       □ Priority Mail Express®         □ Aduit Signature       □ Registered Mail™         □ Aduit Signature Restricted Delivery       □ Registered Mail™         □ Collect on Delivery       □ Return Receipt for Merchandise

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailplece, or on the front if space permits.</li> </ul>	A. Signature X Agent B. Received by (Printed Name) C. Date of Delivery	
TD 40889 JULY 2019 WARNING CITY OF MARGATE CITY MANAGER'S OFFICE 5790 MARGATE BLVD MARGATE, FL 33063	D. Is delivery address different from Item 1?  Yes If YES, enter delivery address below: No	
9590 9402 4473 8248 0096 30	3. Service Type       □ Priority Mail Express®         □ Adult Signature       □ Registered Mail™         □ Adult Signature Restricted Delivery       □ Registered Mail™         □ Certified Mail®       □ Registered Mail™         □ Certified Mail Restricted Delivery       □ Recipitered Mail™         □ Certified Mail Restricted Delivery       □ Recipitered Mail™         □ Certified Mail®       □ Restricted Delivery         □ Recipitered Mail™       □ Recipitered Mail™         □ Certified Mail®       □ Recipitered Mail™         □ Recipitered Mail®       □ Recipitered Mail®         □ Recipitered Mail®       □ Recipitered Mail®         □ Recipitered Mail®       □ Recipitered Mail®         □ Recipitered Mail®	
2 7019 0140 0000 3869	>elivery Restricted Delivery       □ Signature Confirmation™         □ Signature Confirmation™       □ Signature Confirmation™         □ Signature Confirmation       □ Signature Confirmation         ■ Confirmation       □ Signature Confirmation         ■ Signature Confirmation       ■ Signature Confirmation         ■ Signature Confirmation       <	
PS Form 3811, July 2015 PSN 7530-02-000-9053	06 Tolder FMU Record	

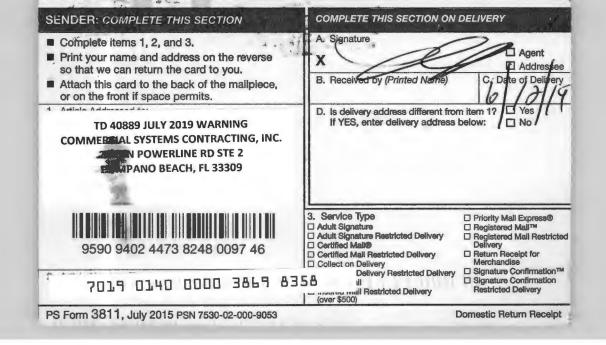


SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailplece, or on the front if space permits.</li> </ul>	A. Signature X MARIANA Addressee B. Received by (Printed Name) C. Date of Delivery	
TD 40889 JULY 2019 WARNING ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. DANIEL WASSERSTEIN, ESQ. WASSERSTEIN, P.A. 301 YAMATO ROAD SUITE 2199 BOCA RATON, FL 33431	<ul> <li>D. Is delivery address different from item 1? </li> <li>Tes If YES, enter delivery address below: </li> <li>No</li> </ul>	
9590 9402 4473 8248 0096 16	3. Service Type       □ Priority Mail Express®         □ Adult Signature       □ Registered Mail™         □ Adult Signature Restricted Delivery       □ Registered Mail Restricted Delivery         □ Certified Mail®       □ Registered Mail Restricted Delivery         □ Collect on Delivery       □ Receipt for Merchandise         ■ elivery Restricted Delivery       □ Signature Confirmation™	
2. Article Number 7019 0140 0000 3869 8	Signature Confirmation Signature Confirmation Restricted Delivery (over \$500)	
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt	



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signer with Samp Agent X B. Received by (Printed Name) C. Date of Delivery	
1 Article Addressed to: <b>TD 40889 JULY 2019 WARNING</b> BRANCH BANKING AND TRUST COMPANY 4251 FAYETTEVILLE ROAD LUMBERTON, NC 28358	D. Is delivery address different from item 22 Yes If YES, enter delivery address below: No JUN 1 0 2019	
9590 9402 4473 8248 0095 79	Service Type     Aduit Signature     Aduit Signature Restricted Delivery     Certified Mail®     Certified Mail Restricted Delivery     Certified Mail Restricted Delivery     Certified mail®     Collect on Delivery     Collect on Delivery     Collect on Delivery     Collect on Delivery     Collect on Delivery	
2. Article Number (Transfer from service label) 7017 0140 0000 3869 82	ail	
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
<ul> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature X MOHA B. Received by (Printed Name)	Agent Addressee C. Date of Delivery	
1. Article Addressed to: TD 40889 JULY 2019 WARNING STEVEN J. JACOBSON, ESQ. ATTORNEY FOR PROGRESSIVE EXPRESS INSURANCE COMPANY LAW OFFICES OF STEVEN J. JACOBSON, P.A. 5701 N. PINE ISLAND RD., SUITE 320 FORT LAUDERDALE, FL 33321	D. Is delivery address different from If YES, enter delivery address be		
9590 9402 4473 8248 0097 91	Adult Signature     Adult Signature     Adult Signature Restricted Delivery     Certified Mail®     Certified Mail Restricted Delivery     Collect on Delivery     n Delivery Restricted Delivery     fail	<ul> <li>Priority Mail Express®</li> <li>Registered Mall™</li> <li>Registered Mall Restricted Delivery</li> <li>Return Receipt for Merchandise</li> <li>Signature Confirmation™</li> <li>Signature Confirmation</li> </ul>	
7019 0140 0000 3869 820 PS Form 3811, July 2015 PSN 7530-02-000-9053	(over \$500)	Restricted Delivery	



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailplece, or on the front if space permits.</li> </ul>	A. Signature X B. Received by (Printed Name)	C. Date of Delivery
1. Article Addressed to:	D. Is delivery address different from item 1?  Yes If YES, enter delivery address below: No	
TD 40889 JULY 2019 WARNING PROGRESSIVE EXPRESS INSURANCE COMPANY AS SUBROGEE FOR SHARON LEE P.O. BOX 89480 CLEVELAND, OH 44101		
9590 9402 4473 8248 0098 07	3. Service Type Adult Signature Adult Signature Restricted Delivery Certified Mall®	□ Priority Mail Express® □ Registered Mall™ □ Registered Mail Restricted Delivery
7019 0140 0000 3869 82	Certified Mall Restricted Delivery	Return Receipt for Merchandise         Signature Confirmation™         Signature Confirmation Restricted Delivery
R\$ Form 3811, July 2015 PSN 7530-02-000-9653		Domestic Return Receipt