



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

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 THREE
ASSOCIATION, INC.

2101 CENTREPARK W. DRIVE, SUITE 110

WEST PALM BEACH, FL 33409 (Per Liens)

Instrument: 115165712

Instrument: 115426841

Instrument: 115525557

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

Instrument: 115570621

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.

Kim Pickett

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)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$4,850	\$43,660	\$48,510	\$26,820	
2017	\$3,750	\$33,720	\$37,470	\$26,270	\$27.12
2016	\$4,040	\$36,340	\$40,380	\$25,730	\$15.93

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$48,510	\$48,510	\$48,510	\$48,510
Portability	0	0	0	0
Assessed/SOH 02	\$26,820	\$26,820	\$26,820	\$26,820
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,820	\$1,820	\$1,820	\$1,820

Sales History			
Date	Type	Price	Book/Page or CIN
1/12/2001	WD	\$100	31186 / 811
3/1/1978	WD	\$29,500	7514 / 979
5/1/1975	WD	\$23,800	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		990
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1975/1974		

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.



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PITTSBURGH, PA 15222**
Phone: (412) 391-5555 Fax: (412) 391-7608
E-mail: TitleExpress@grantstreet.com

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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:

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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.
815 NW 57 STREET
FT. LAUDERDALE, FL 33309

Instrument: 114679665

Instrument: 114679666

Instrument: 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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Kim Pickett

Title Examiner



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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		

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Exempt Type	0	0	0	0
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Date	Type	Price	Book/Page or CIN	Price	Factor	Type
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3/1/1978	WD	\$29,500	7514 / 979			
5/1/1975	WD	\$23,800				
				Adj. Bldg. S.F.		990
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1975/1974		

[illegible]

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 7610 NW 1 STREET #208 MARGATE, FL 33063	ROBERT W. FISCHER 4697 N.W. 42ND STREET LAUDERDALE LAKES, FL 33319	UNKNOWN TENANT IN POSSESSION #1 7610 NW 1ST STREET, UNIT 208 MARGATE, FL 33063	UNKNOWN TENANT IN POSSESSION #2 7610 NW 1ST STREET, UNIT 208 MARGATE, FL 33063

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

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.deedauktion.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

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

RETURN OF SERVICE

Assignment # 14577 Service Sheet # 19-023928
BROWARD COUNTY, FL vs. FISHER, ROBERT W. TD 40889
TAX DELINQUENCY VS. COUNTY/BROWARD DEFENDANT 2/17/2019 CASE
TYPE OF WRIT COURT HEARING DATE
FISHER, ROBERT W. 7610 NW 1 STREET, #208
SERVE MIRGATE, FL 33063

14279

BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
JULIE AIKMAN, SUPV.

9884

Attorney

FISHER, ROBERT W.

Received this process on 6/12/19 6:12 AM
Date JA-14577

☒ Served

☐ Not Served - see comments

6-12-19

Date

1:22 PM

Time

On FISHER, ROBERT W., 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

1st attempt date/time: _____

2nd attempt date/time: _____

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

1st attempt date/time: _____

2nd attempt date/time: _____

☒ **OTHER RETURNS:** See comments

COMMENTS: 6-12-19 6:21 PM N/A - Posted

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"

_____, SHERIFF
BROWARD COUNTY, FLORIDA

BY: J. A. [Signature] D.S.

ORIGINAL

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

RECEIVED SHERIFF

2019 JUN 11 AM 8:30

BROWARD COUNTY, FLORIDA

WARNING

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; PERSONAL OR 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

Or

* 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.

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

www.broward.org/recordstaxestreasury

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

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, Inc.
2101 CENTREPARK W. DR., STE 110
West Palm Beach, FL 33409

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
#00 100

#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

Document Images[03/06/2019 -- ANNUAL REPORT](#)[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](#)

02/10/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
03/01/2013 -- ANNUAL REPORT	View image in PDF format
02/29/2012 -- ANNUAL REPORT	View image in PDF format
07/05/2011 -- Reg. Agent Change	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
10/01/2004 -- ANNUAL REPORT	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
01/20/1999 -- ANNUAL REPORT	View image in PDF format
05/27/1998 -- ANNUAL REPORT	View image in PDF format
06/20/1997 -- ANNUAL REPORT	View image in PDF format
01/25/1996 -- ANNUAL REPORT	View image in PDF format
01/30/1995 -- ANNUAL REPORT	View image in PDF format

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 Collection Costs beginning 10/1/16 through 12/31/16	\$1,005.06
Unpaid Quarterly Assessments (4 at \$876.27), Quarterly Special Assessments (4 at \$103.86), Late Fees, and Collection Costs beginning 1/1/17 through 12/31/17	\$4,020.52
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 Collection Costs beginning 1/1/18 through 6/22/18	\$2,029.08
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 Association, Inc.

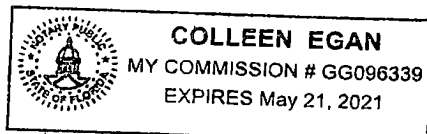
By:

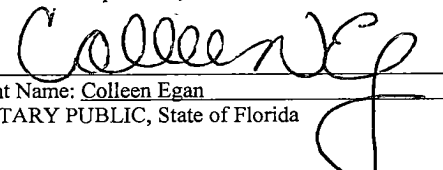

Daniel Wasserstein, Esq.,
Attorney and Agent of the Association

STATE OF FLORIDA)
) SS
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:



/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 Costs beginning 10/1/16 through 12/31/16	\$1,005.06
Quarterly Assessments (4 at \$876.27), Quarterly Special Assessments (4 at \$103.86), Late Fees, and Collection Costs beginning 1/1/17 through 12/31/17	\$4,020.52
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 Costs beginning 1/1/18 through 12/19/18	\$4,058.16
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.**

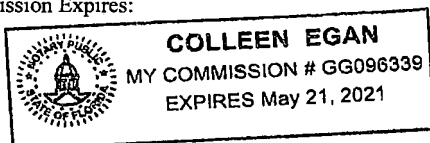
By:


Daniel Wasserstein, Esq.,
Attorney and Agent of the Association

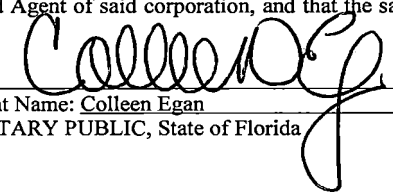
STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

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 19th 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:



/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 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 Costs beginning 10/1/16 through 12/31/16	\$1,005.06
Quarterly Assessments (4 at \$876.27), Quarterly Special Assessments (4 at \$103.86), Late Fees, and Collection Costs beginning 1/1/17 through 12/31/17	\$4,020.52
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 Costs beginning 1/1/18 through 10/26/18	\$4,033.16
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

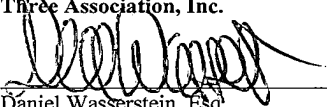
This Claim of Lien shall also secure all unpaid assessments, interest, late fees, costs of collection, and attorney's fees which are due and which may accrue subsequent to the recording of this Claim of Lien.

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.

By:


Daniel Wasserstein, Esq.,
Attorney and Agent of the Association

STATE OF FLORIDA)
) SS
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 26th 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.

My Commission Expires:



/s/


Print Name: Colleen Egan

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,

Defendants.

CASE NO.:
DIVISION:

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: /s Daniel Wasserstein
DANIEL WASSERSTEIN, ESQ.
Florida Bar No. 42840



[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

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. DR., STE 175
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
#200 33411

#88-201
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

03/20/2014 -- ANNUAL REPORT	View image in PDF format
03/01/2013 -- ANNUAL REPORT	View image in PDF format
02/29/2012 -- ANNUAL REPORT	View image in PDF format
07/05/2011 -- Reg. Agent Change	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
10/01/2004 -- ANNUAL REPORT	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
01/20/1999 -- ANNUAL REPORT	View image in PDF format
05/27/1998 -- ANNUAL REPORT	View image in PDF format
06/20/1997 -- ANNUAL REPORT	View image in PDF format
01/25/1996 -- ANNUAL REPORT	View image in PDF format
01/30/1995 -- ANNUAL REPORT	View image in PDF format

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 Statutes 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 Maragto Sec 4 78-20 Rec area BLOCK _____ TRACT _____ LOT 24 BLDG _____ UNIT _____
7400 NW 1st Street Margate, Florida 33068 CLUBHOUSE FACILITY

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

3. OWNER INFORMATION: a. Name Harry Placke-President Oriole Gardens III

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) _____
4. 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:
NA

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 713.13, 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. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

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

Harry Placke President
Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 6th day of October, 2017

By Harold Placke, as PRESIDENT
(name of person) (type of authority,....e.g. officer, trustee, attorney in fact)

For Oriole Gardens Cond Three
(name of party on behalf of whom instrument was executed)

☒ Personally known or produced the following type of identification:



Michelle Castillo
(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:

By Harry Placke By _____

2
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 Statutes 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
7400 NW 1st Street Margate, Florida 33068 CLUBHOUSE FACILITY

2. GENERAL DESCRIPTION OF IMPROVEMENT:

shingle and flat roof repair

3. OWNER INFORMATION: a. Name Harry Placke-President

Oriole Gardens Condo Three

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)

4. 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:

NA

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 713.13, 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. IF 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

Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this

6th day of October, 2017

By Harold Placke

(name of person)

as President

(type of authority,....e.g. officer, trustee, attorney in fact)

For Oriole Gardens Condo Three
(name of party on behalf of whom instrument was executed)

✓ Personally known or produced the following type of identification:



Signature of Notary Public

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in here are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:

By

Signature of Owner or Authorized Officer

By

This instrument was prepared by:

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

EPHRAIM COLLINS
Attorney at Law
Palm Lakes Plaza
7308 West Atlantic Blvd.
MARGATE, FLORIDA 33063
Telephone: (305) 972-4700

China Indenture. Made this 12th day of May 1982 , **Between**

 GEORGE J. FISHER joined by his wife EVELYN P. FISHER
of the County of Broward , State of Florida , grantor*, and

 GEORGE J. FISHER and EVELYN P. FISHER, His Wife
whose post office address is 7610 N.W. 1st Street, Apartment 208, Margate
of the County of Broward State of Florida , grantee*.

~~Witnesseth~~, That said grantor, for and in consideration of the sum of
TEN (\$10.00)

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward** County, Florida, to wit:

The Condominium Parcel Known as Apartment 208 of ORIOLE GARDENS THREE CONDOMINIUM 83, A Condominium, according to the Declaration of Condominium thereof, recorded in the Official Records Book 5858, pages 799 through 846, of the Public Records of Broward County, Florida, and Certificate of Amendment recorded in Official Records Book 6175, pages 850 through 859 of the Public Records of Broward County, Florida; and any further Amendments thereto. This deed is given for the purpose of creating a tenancy by the entireties.

F. T. JOHNSON
SUNNYVALE, CALIF.

73. Northern pike
in Howard's pond, the first of the
season. Taken on July 18, 1902.
A. S. P. (1902)

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

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

An Affidavit Verbal.

Grantor has hereunto set grafter's hand and seal the day and year first above written

Signed sealed and delivered in our presence

GEORGE J. FISHER

(Seal)

EVERLYN J. FISHER

(Secret)

(Seal)

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me an officer duly qualified to take acknowledgments, personally appeared

GEORGE J. FISHER & EVELYN P. FISHER

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

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of July 1982

My commission expires.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR 18 1985
BONDED THRU GENERAL INS, UNDERWRITERS

Notary Public

OFF 10397 PG 763

LD

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

INSTR # 100768643
OR BK 31186 PG 0811
RECORDED 01/12/2001 04:52 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1034

Parcel ID Number: 8135-D1-0160

Grantee #1 TIN:

Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 12th day of January, 2001 A.D., 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, grantees.

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:

Doris E. Aurelius
Printed Name: DORIS E. AURELIUS
Witness

Georgette R. Costa
Printed Name: GEORGETTE R. COSTA
Witness

Joanne Schroeder (Seal)
Joanne Schroeder, Individually and
as Co-Personal Representative
P.O. Address: 21 N.W. 56th Court, Fort Lauderdale, FL 33309

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

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 12 day of January, 2001 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's license as identification.

NOTARY PUBLIC - STATE OF FLORIDA
GEORGETTE R. COSTAS
COMMISSION # CC840484
EXPIRES 9/4/2003
BONDED THRU ASA 1-888-NOTARY1

Georgette R. Costa
Printed Name: GEORGETTE R. COSTA
Notary Public
My Commission Expires: 9/4/2003

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

2

IN THE COUNTY COURT, IN AND FOR BROWARD COUNTY, FLORIDA

PROGRESSIVE EXPRESS INSURANCE
COMPANY, as Subrogee for
Sharon Lee,

Plaintiff,

vs.

CASE NO.: 11-12330-COWE (83)

ROBERT FISHER,

Defendant.

DEFAULT FINAL JUDGMENT

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 [REDACTED] for damages in the amount of \$7,500.00, costs in the amount of \$491.73, and prejudgment interest in the amount of \$1,232.00, for the sum of \$9,223.73, which shall bear interest at the rate of 4.75% a year, for which let execution issue.

(2)

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 25, 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 correct copy of the original as it appears on record
and file in the office of the Clerk of Broward
County, Florida.
WITNESS my hand and Official Seal, Fort Lauderdale,
Florida, this the 15 day of July, A.D. 2012.

Howard C. Forman
Clerk of the Courts
Deputy Clerk

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

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



ORIOLE GARDENS PHASE III7400 N.W. 1st STREET
MARGATE, FL 33063Phone 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 799 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, **ROBERT FISCHER**
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 \$0 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 \$ 442.00, for the period JAN 1st to MAR. 31, 2001

DATED; this 10th day of JANUARY 2001

(CORPORATE SEAL)

BY Max Pincus
President
ATTEST Nathan Levine
Vice President

STATE OF FLORIDA)

COUNTY OF BROWARD)

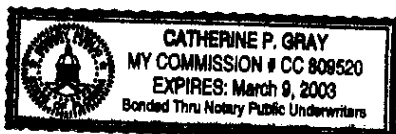
The foregoing instrument was acknowledged before me this 10th day of JANUARY 2001

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.

Catherine Gray
Notary Public,
State of Florida

(NOTARY SEAL)



400
8850
3245

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:

EPHRAIM COLLINS, ESQ.

78- 91277

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

ATLANTIC PLAZA
6856 W. ATLANTIC BLVD.
MARGATE, FLA. 33063

This Indenture, Made this 29th day of March 1978 Between

AIME BLANCHARD and ESTHER BLANCHARD (his wife)

of the County of Broward, State of Florida, grantor, and

GEORGE J. FISHER

whose post office address is 7610 N.W. 1st Street, Apartment 208, Margate

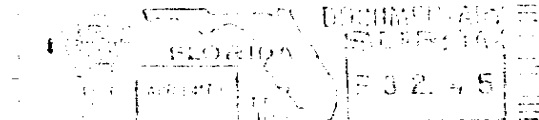
of the County of Broward, State of Florida, grantee.

Witnesseth, That said grantor for and in consideration of the sum of

-----TEN (\$10.00)----- Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

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, pages 799 through 846, of the Public Records of Broward County, Florida, and Certificate of Amendment recorded in Official Records Book 6175, pages 850 through 859 of the Public Records of Broward County, Florida; and any further Amendments thereto.



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

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

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

L. A. Hester
Esther Blanchard

Aime Blanchard (Seal)
AIME BLANCHARD
Esther Blanchard (Seal)
ESTHER BLANCHARD
____ (Seal)
____ (Seal)

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

AIME BLANCHARD and ESTHER BLANCHARD, his wife

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

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of March 1978.

My commission expires:

Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 19 1981
BONDED THRU GENERAL INS. UNDERWRITERS

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

78 APR 14 AM 11:34

OFF 7514 PAGE 979

4/10

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 14 day of Dec., 2017.


JUDGE JENNIFER WIGAND HILAL

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: PLEADINGS@HODGESAVRUTIS.COM, P. O. Box 4137, Sarasota, Fl 34230 and to: Robert Fischer, 7610 Nw 1st St Apt 208, Pompano Beach, FL 33063-7549 .

Judicial Assistant

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 [REDACTED]

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 Clerk of Broward County, Florida.

WITNESS my hand and official seal at Fort Lauderdale, Florida, this the ____ day of ____.


Brenda D. Forman
Clerk of the Courts
Deputy Clerk

DATE: June 3rd, 2019

PROPERTY ID # 484135-D1-0160 (TD # 40889)

WARNING

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

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.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER 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 NOTICE.

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO 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 July 17, 2019 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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: June 3rd, 2019

PROPERTY ID # 484135-D1-0160 (TD # 40889)

WARNING

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

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: June 3rd, 2019
PROPERTY ID # 484135-D1-0160 (TD # 40889)

WARNING

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

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

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: June 3rd, 2019

PROPERTY ID # 484135-D1-0160 (TD # 40889)

WARNING

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

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

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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www.broward.org/recordstaxestreasury

DATE: June 3rd, 2019

PROPERTY ID # 484135-D1-0160 (TD # 40889)

WARNING

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

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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www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: June 3rd, 2019
PROPERTY ID # 484135-D1-0160 (TD # 40889)

WARNING

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

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

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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www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: June 3rd, 2019

PROPERTY ID # 484135-D1-0160 (TD # 40889)

WARNING

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

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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: June 3rd, 2019
PROPERTY ID # 484135-D1-0160 (TD # 40889)

WARNING

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

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

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER 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 NOTICE.

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO 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 July 17, 2019 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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: June 3rd, 2019

PROPERTY ID # 484135-D1-0160 (TD # 40889)

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

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DATE: June 3rd, 2019

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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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: June 3rd, 2019

PROPERTY ID # 484135-D1-0160 (TD # 40889)

WARNING

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

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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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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DATE: June 3rd, 2019

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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

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

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

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

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☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

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City

TD 40889 JULY 2019 WARNING
UNKNOWN TENANT IN POSSESSION #2
7610 NW 1ST STREET, UNIT 208
MARGATE, FL 33063

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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☐ Adult Signature Required \$ _____
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TD 40889 JULY 2019 WARNING
UNKNOWN TENANT IN POSSESSION #1
7610 NW 1ST STREET, UNIT 208
MARGATE, FL 33063

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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

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To	TD 40889 JULY 2019 WARNING
\$	ROBERT W. FISCHER
\$	4697 N.W. 42ND STREET
\$	LAUDERDALE LAKES, FL 33319
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Extra Services & Fees (check box, add fee as appropriate)	
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TD 40889 JULY 2019 WARNING
ROBERT W FISHER
7610 NW 1 STREET #208
MARGATE, FL 33063

7019 0140 0000 3869 8303

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☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

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TD 40889 JULY 2019 WARNING

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

PS Form 3800, April 2015 PSN 7530-02-000-9001

See back for Instructions

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TD 40889 JULY 2019 WARNING
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400 N.W. 65TH AVENUE, APT. 112
MARGATE, FL 33063

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0140 0000 3869 8280

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OFFICIAL USE

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
Here

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

7019 0140 0000 3869 8273

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Certified Mail Fee	
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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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Postage	
\$	
TD 40889 JULY 2019 WARNING	
PROGRESSIVE EXPRESS INSURANCE COMPANY	
AS SUBROGEE FOR SHARON LEE	
P.O. BOX 89480	
CLEVELAND, OH 44101	

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0140 0000 3869 8266

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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 Signature Restricted Delivery \$ _____

Postmark
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Postage

TD 40889 JULY 2019 WARNING
HODGES, AVRUTIS & FOELLER, ATTORNEY FOR
BRANCH BANKING AND TRUST COMPANY
P.O. BOX 4137
SARASOTA, FL 34230

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0140 0000 3869 8259

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OFFICIAL USE

Certified Mail Fee

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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 Signature Restricted Delivery \$ _____

Postmark
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Postage

TD 40889 JULY 2019 WARNING
BRANCH BANKING AND TRUST COMPANY
4251 FAYETTEVILLE ROAD
LUMBERTON, NC 28358

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0140 0000 3869 8242

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

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
Here

Postage

TD 40889 JULY 2019 WARNING
ORIOLE GARDENS CONDOMINIUM
THREE ASSOCIATION, INC.
7400 N.W. 1ST STREET
MARGATE, FL 33063

7019 0140 0000 3869 8235

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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OFFICIAL USE

Certified Mail Fee

\$

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

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|--------------------------------------------------------------|----|-------|
| <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

TD 40889 JULY 2019 WARNING
ORIOLE GARDENS CONDOMINIUM THREE
ASSOCIATION, INC. C/O SEACREST SERVICES, INC.
2101 CENTREPARK W. DR., STE 110
WEST PALM BEACH, FL 33409

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0140 0000 3869 822A

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

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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 Signature Restricted Delivery \$ _____

Postmark
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TD 40889 JULY 2019 WARNING
ORIOLE GARDENS CONDOMINIUM
THREE ASSOCIATION, INC.
2101 CENTREPARK W. DRIVE, SUITE 110
WEST PALM BEACH, FL 33409

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0140 0000 3869 8211

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Certified Mail Fee

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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 Signature Restricted Delivery \$ _____

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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

PSN 0011 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0140 0000 3869 8204

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

\$

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

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| <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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TD 40889 JULY 2019 WARNING
COMMERCIAL SYSTEMS CONTRACTING, INC.
815 NW 57 STREET
FT. LAUDERDALE, FL 33309

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0140 0000 3869 8198

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Certified Mail Fee

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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
Here

Postage

TD 40889 JULY 2019 WARNING

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0140 0000 3869 8358

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CERTIFIED MAIL[®] RECEIPT
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OFFICIAL USE

Certified Mail Fee

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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
Here

Postage

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Se

St

City

TD 40889 JULY 2019 WARNING
COMMERCIAL SYSTEMS CONTRACTING, INC.
2197 N POWERLINE RD STE 2
POMPANO BEACH, FL 33309

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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.

TD 40889 JULY 2019 WARNING
ORIOLE GARDENS CONDOMINIUM
THREE ASSOCIATION, INC.
7400 N.W. 1ST STREET
MARGATE, FL 33063



9590 9402 4473 8248 0095 86

2. Article Number (Transfer from service label)

7019 0140 0000 3869 8242

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

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

Full

Mail Restricted Delivery

(0)

- ☐ 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 on the front if space permits.

1. Article Addressed to:

TD 40889 JULY 2019 WARNING
 ORIOLE GARDENS CONDOMINIUM THREE
 ASSOCIATION, INC. C/O SEACREST SERVICES, INC.
 2101 CENTREPARK W. DR., STE 110
 WEST PALM BEACH, FL 33409



9590 9402 4473 8248 0095 93

2. Article Number (Transfer from online label)

7019 0140 0000 3869 8235

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

L. Polly

C. Date of Delivery

- 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
☐ II Restricted Delivery
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

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 Address only

TD 40889 JULY 2019 WARNING
CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063



9590 9402 4473 8248 0096 30

2.

7019 0140 0000 3869 8198

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

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

3. Service Type

- | | |
|--------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery | |

(over \$500)

06/10/19 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 Addressed to:

TD 40889 JULY 2019 WARNING
HODGES, AVRUTIS & FOELLER, ATTORNEY FOR
BRANCH BANKING AND TRUST COMPANY
P.O. BOX 4137
SARASOTA, FL 34230



9590 9402 4473 8248 0095 62

2.

7019 0140 0000 3869 8266

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

6/9/19

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

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery☐ Insured Mail Restricted Delivery (over \$500)

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

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.

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



9590 9402 4473 8248 0096 16

2. Article Number (Free-Form)

7019 0140 0000 3869 8211

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *D. Kellyman*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

elivery Restricted Delivery

☐ Registered Mail 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.

TD 40889 JULY 2019 WARNING
ORIOLE GARDENS CONDOMINIUM
THREE ASSOCIATION, INC.
2101 CENTREPARK W. DRIVE, SUITE 110
WEST PALM BEACH, FL 33409



9590 9402 4473 8248 0096 09

2

7019 0140 0000 3869 8228

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery | |

(over \$500)

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 Addressed to:

TD 40889 JULY 2019 WARNING
BRANCH BANKING AND TRUST COMPANY
4251 FAYETTEVILLE ROAD
LUMBERTON, NC 28358



9590 9402 4473 8248 0095 79

2. Article Number (Transfer from service label)

7019 0140 0000 3869 8259

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

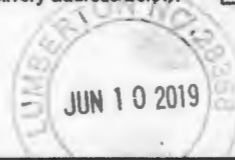
Keith Sampson

☐ Agent☒ Addressee

B. Received by (Printed Name)

Keith Sampson

C. Date of Delivery

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

3. Service Type

- | | |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> 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 on the front if space permits.

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



9590 9402 4473 8248 0097 91

7019 0140 0000 3869 8280

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Y Motta

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ n Delivery Restricted Delivery

Mail

☐ Restricted Delivery

(over \$500)

☐ 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 on the front if space permits.

4. Article Addressed to:

TD 40889 JULY 2019 WARNING
COMMERCIAL SYSTEMS CONTRACTING, INC.
POWERLINE RD STE 2
PANAMA BEACH, FL 33309



9590 9402 4473 8248 0097 46

7019 0140 0000 3869 8358

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

6/2/19

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
- ☐ Delivery Restricted Delivery
- ☐ Registered Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

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 Addressed to:

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

7019 0140 0000 3869 8273

RS Form 3811, July 2015 PSN 7530-02-000-9853

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery | |

(over \$500)

Domestic Return Receipt