

TitleExpress[®]

A service of Grant Street Group

**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: 12/07/2020

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 12/06/2020

CERTIFICATE # 2017-1491

ACCOUNT # 484136AA0840

ALTERNATE KEY # 74225

TAX DEED APPLICATION # 46427

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:

Apartment No. 615, of MARGATE GARDENS CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 3394, at page 893, and the corrections and amendments thereto, as recorded in Official Records Book 3555, at Page 562; Official Records Book 3632, at Page 569; Official Records Book 3654, at Page 201; Official Records Book 3821, at Page 145, and Official Records Book 4186, at Page 172, all of the Public Records of Broward County, Florida and any amendments thereto, together with its undivided share in the common elements.

****The legal description on the vesting deeds and Property Appraiser records do not match completely. The Property Appraiser includes Building 6, which is not included in the legal descriptions on any of the deeds.**

PROPERTY ADDRESS: 5800 MARGATE BOULEVARD #615-6, MARGATE FL 33063

OWNER OF RECORD ON CURRENT TAX ROLL:

ARELIS LESCAILLE RAMIREZ H/E

VICTOR M RAMIREZ LL

5800 MARGATE BLVD #615-6

MARGATE, FL 33063 (Matches Property Appraiser records. Name contains a spelling error, LL should be II.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ARELIS LESCAILLE RAMIREZ AND VICTOR M RAMIREZ, II

5800 MARGATE BLVD, #615

MARGATE, FL 33063 (Per Deed)

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:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4841 36 AA 0840

CURRENT ASSESSED VALUE: \$64,750

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:

No new documents found.

**Update search found no new recorded documents. Assessed value has been updated to reflect the 2020 Certified year.

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.

Karen Klein

Title Examiner



Site Address	5800 MARGATE BOULEVARD #615-6, MARGATE FL 33063	ID #	4841 36 AA 0840
Property Owner	RAMIREZ, ARELIS LESCAILLE H/E RAMIREZ, VICTOR M LL	Millage	1212
Mailing Address	5800 MARGATE BLVD #615-6 MARGATE FL 33063	Use	04
Abbr Legal Description	MARGATE GARDENS CONDO UNIT 615 BLDG 6 PER CDO BK/PG: 3394/893		

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
2020	\$7,650	\$68,890	\$76,540	\$64,750	
2019	\$7,280	\$65,530	\$72,810	\$63,300	\$639.82
2018	\$6,210	\$55,910	\$62,120	\$62,120	\$603.39

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$76,540	\$76,540	\$76,540	\$76,540
Portability	0	0	0	0
Assessed/SOH 18	\$64,750	\$64,750	\$64,750	\$64,750
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$14,750	0	\$14,750	\$14,750
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$39,750	\$25,000	\$25,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/24/2011	SWD-Q	\$32,000	48054 / 233			
1/31/2011	SWD-E	\$16,200	47804 / 422			
3/16/2011	DRR-T		47789 / 1332			
11/24/2010	SWD-O	\$10,600	47578 / 1613			
7/21/2010	CET		47289 / 1723			
				Adj. Bldg. S.F.		884
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1980/1979		

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.

TitleExpress[®]

A service of Grant Street Group

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 09/22/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/18/2020

CERTIFICATE # 2017-1491

ACCOUNT # 484136AA0840

ALTERNATE KEY # 74225

TAX DEED APPLICATION # 46427

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:

Apartment No. 615, of MARGATE GARDENS CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3394, at Page 893, and the corrections and amendments thereto, as recorded in Official Records Book 3555, at Page 562; Official Records Book 3632, at Page 569; Official Records Book 3654, at Page 201; Official Records Book 3821, at Page 145, and Official Records Book 4186, at Page 172, all of the Public Records of Broward County, Florida and any amendments thereto, together with its undivided share in the common elements.

** The legal description on the vesting deeds and Property Appraiser records do not match completely. The Property Appraiser includes Building 6, which is not included in the legal descriptions on any of the deeds.

PROPERTY ADDRESS: 5800 MARGATE BOULEVARD #615-6, MARGATE FL 33063

OWNER OF RECORD ON CURRENT TAX ROLL:

ARELIS LESCAILLE RAMIREZ H/E

VICTOR M RAMIREZ LL

5800 MARGATE BLVD #615-6

MARGATE, FL 33063 (Matches Property Appraiser records. Name contains a spelling error, LL should be IL.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ARELIS LESCAILLE RAMIREZ AND

OR: 48054, Page: 233

VICTOR M RAMIREZ, II

5800 MARGATE BLVD, #615

MARGATE, FL 33063 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

IDE TECHNOLOGIES, INC

3100 N. 29 COURT

HOLLYWOOD, FL 33020 (Tax Deed Applicant)

BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
(Per Judgment. No address found on document.)

OR: 45537, Page: 486

BROWARD COUNTY
CLERK OF THE CIRCUIT COURT
(Per Order. No address or image included per county's request.)

OR: 47608, Page: 32

INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH COURT, MS 5780
PLANTATION, FL 3324 (Per Tax Lien)

Instrument: 115800644

MARGATE GARDENS CONDOMINIUM, INC.
C/O M&M PROPERTY MANGEMENT, LLC
1280 SW 36 AVE #305
POMPANO BEACH, FL 33069 (Per Sunbiz. Declaration recorded in 3394-893.)

DAVID BAUMAN, ESQ., REGISTERED AGENT
O/B/O MARGATE GARDENS CONDOMINIUM, INC.
4050 W. BROWARD BLVD.
PLANTATION, FL 33317 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4841 36 AA 0840

CURRENT ASSESSED VALUE: \$63,300

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:

Quit Claim Deed	OR: 13409, Page: 957
Letters of Administration	OR: 33827, Page: 375
Order Authorizing Sale of Property	OR: 33827, Page: 376
Quit Claim Deed	OR: 33827, Page: 377
Quit Claim Deed	OR: 33827, Page: 378
Quit Claim Deed	OR: 33827, Page: 379
Quit Claim Deed	OR: 33827, Page: 380
Warranty Deed	OR: 33827, Page: 381
Death Certificate	OR: 33827, Page: 397
Certificate of Title	OR: 47289, Page: 1723
Warranty Deed	OR: 47578, Page: 1613
Corrective Deed (Corrects Deed in 47578-1613.)	OR: 47789, Page: 1332
Warranty Deed	OR: 47804, Page: 422
Power of Attorney	OR: 47952, Page: 277

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.

Wendy Carter

Title Examiner



Site Address	5800 MARGATE BOULEVARD #615-6, MARGATE FL 33063	ID #	4841 36 AA 0840
Property Owner	RAMIREZ, ARELIS LESCAILLE H/E RAMIREZ, VICTOR M LL	Millage	1212
Mailing Address	5800 MARGATE BLVD #615-6 MARGATE FL 33063	Use	04
Abbr Legal Description	MARGATE GARDENS CONDO UNIT 615 BLDG 6		

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
2019	\$7,280	\$65,530	\$72,810	\$63,300	
2018	\$6,210	\$55,910	\$62,120	\$62,120	\$603.39
2017	\$4,860	\$43,740	\$48,600	\$44,520	\$976.99

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$72,810	\$72,810	\$72,810	\$72,810
Portability	0	0	0	0
Assessed/SOH 18	\$63,300	\$63,300	\$63,300	\$63,300
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$13,300	0	\$13,300	\$13,300
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$38,300	\$25,000	\$25,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/24/2011	SWD-Q	\$32,000	48054 / 233			
1/31/2011	SWD-E	\$16,200	47804 / 422			
3/16/2011	DRR-T		47789 / 1332			
11/24/2010	SWD-O	\$10,600	47578 / 1613			
7/21/2010	CET		47289 / 1723			
				Adj. Bldg. S.F.		884
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1980/1979		

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.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

MARGATE GARDENS CONDOMINIUM, INC.

Filing Information

Document Number 712188
FEI/EIN Number 59-1201679
Date Filed 02/01/1967
State FL
Status ACTIVE

Principal Address

C/O M&M PROPERTY MANGEMENT, LLC
 1280 SW 36 AVE #305
 POMPANO BEACH, FL 33069

Changed: 09/19/2015

Mailing Address

C/O M&M PROPERTY MANGEMENT, LLC
 1280 SW 36 AVE #305
 POMPANO BEACH, FL 33069

Changed: 09/19/2015

Registered Agent Name & Address

DAVID BAUMAN, ESQ.
 4050 W. BROWARD BLVD.
 PLANTATION, FL 33317

Name Changed: 03/16/2011

Address Changed: 01/03/2008

Officer/Director Detail

Name & Address

Title President

STROUSE, STEVEN
 C/O M&M PROPERTY MANGEMENT, LLC
 1280 SW 36 AVE #305
 POMPANO BEACH, FL 33069

POMPANO BEACH, FL 33069
Title Treasurer/Secretary

CANIK, RICHARD
C/O M&M PROPERTY MANGEMENT, LLC
1280 SW 36 AVE #305
POMPANO BEACH, FL 33069

Title Director

FLETT, STEPHEN
C/O M&M PROPERTY MANGEMENT, LLC
1280 SW 36 AVE #305
POMPANO BEACH, FL 33069

Title VP

Seward, Jonathan
C/O M&M PROPERTY MANAGEMENT
1280 SW 36TH AVE #305
POMPANO BEACH, FL 33069

Title Director

Velian, Lance
1280 SW 36th Ave #305
Pompano Beach, FL 33069

Annual Reports

Report Year	Filed Date
2018	02/05/2018
2019	01/28/2019
2020	03/03/2020

Document Images

03/03/2020 -- ANNUAL REPORT	View image in PDF format
01/28/2019 -- ANNUAL REPORT	View image in PDF format
02/05/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
09/19/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/24/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
01/08/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
02/13/2009 -- ANNUAL REPORT	View image in PDF format
04/03/2008 -- ANNUAL REPORT	View image in PDF format

[01/03/2008 -- ANNUAL REPORT](#)

View image in PDF format

[06/29/2007 -- ANNUAL REPORT](#)

View image in PDF format

[02/08/2007 -- ANNUAL REPORT](#)

View image in PDF format

[04/19/2006 -- ANNUAL REPORT](#)

View image in PDF format

[04/26/2005 -- ANNUAL REPORT](#)

View image in PDF format

[03/31/2004 -- ANNUAL REPORT](#)

View image in PDF format

[02/21/2003 -- ANNUAL REPORT](#)

View image in PDF format

[02/11/2002 -- ANNUAL REPORT](#)

View image in PDF format

[03/12/2001 -- ANNUAL REPORT](#)

View image in PDF format

[02/15/2000 -- ANNUAL REPORT](#)

View image in PDF format

[02/01/1999 -- ANNUAL REPORT](#)

View image in PDF format

[01/30/1998 -- ANNUAL REPORT](#)

View image in PDF format

[02/17/1997 -- ANNUAL REPORT](#)

View image in PDF format

[04/24/1996 -- ANNUAL REPORT](#)

View image in PDF format

[05/01/1995 -- ANNUAL REPORT](#)

View image in PDF format

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46427

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of March 2021, 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:

ARELIS LESCAILLE RAMIREZ 5800 MARGATE BLVD # 615-6 MARGATE, FL 33063- 3612	ARELIS LESCAILLE RAMIREZ 5800 MARGATE BLVD #615 MARGATE, FL 33063	VICTOR M RAMIREZ, II 5800 MARGATE BLVD # 615-6 MARGATE, FL 33063- 3612	VICTOR M RAMIREZ, II 5800 MARGATE BLVD #615 MARGATE, FL 33063
VICTOR RAMIREZ 5060 SW 64 AVENUE #312 DAVIE, FL 33314	BROWARD COUNTY CLERK OF THE CIRCUIT COURT 201 S.E. 6 STREET ROOM 18150 FORT LAUDERDALE, FL 33301	CITY OF MARGATE CITY MANAGER’S OFFICE 5790 MARGATE BLVD MARGATE, FL 33063- 3614	DAVID BAUMAN, ESQ., REGISTERED AGENT O/B/O MARGATE GARDENS CONDOMINIUM, INC. 4050 W. BROWARD BLVD. PLANTATION, FL 33317
INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP 7850 SW 6TH COURT, MS 5780 PLANTATION, FL 3324	MARGATE GARDENS CONDOMINIUM, INC. C/O M&M PROPERTY MANGEMENT, LLC 1280 SW 36 AVE #305 POMPANO BEACH, FL 33069		

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 1st day of March 2021 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

INSTR # 116972399

Recorded 01/07/21 at 10:34 AM

Broward County Commission

1 Page(s)

#6

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46427

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: 484136-AA-0840
Certificate Number: 1491
Date of Issuance: 05/24/2018
Certificate Holder: IDE TECHNOLOGIES, INC
Description of Property: MARGATE GARDENS CONDO
UNIT 615 BLDG 6
PER CDO BK/PG: 3394/893

Name in which assessed: RAMIREZ,ARELIS LESCAILLE H/E RAMIREZ,VICTOR M LL
Legal Titleholders: RAMIREZ,ARELIS LESCAILLE H/E
RAMIREZ,VICTOR M LL
5800 MARGATE BLVD #615-6
MARGATE, FL 33063

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

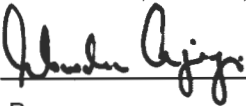
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of April, 2021. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

**Pre-registration is required to bid.*

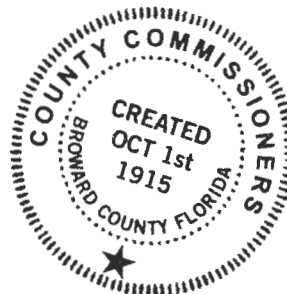
Dated this 4th day of January, 2021.

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: 03/18/2021, 03/25/2021, 04/01/2021 & 04/08/2021
Minimum Bid: 38447.51

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46427

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: 484136-AA-0840

Certificate Number: 1491

Date of Issuance: 05/24/2018

Certificate Holder: IDE TECHNOLOGIES, INC

Description of Property: MARGATE GARDENS CONDO
UNIT 615 BLDG 6
PER CDO BK/PG: 3394/893

Apartment No. 615, of MARGATE GARDENS CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof. as recorded in Official Records Book 3394, at page 893, and the corrections and amendments thereto, as recorded in Official Records Book 3555, at Page 562; Official Records Book 3632, at Page 569; Official Records Book 3654, at Page 201; Official Records Book 3821, at Page 145, and Official Records Book 4186, at Page 172, all of the Public Records of Broward County, Florida and any amendments thereto, together with it's undivided share in the common elements. **The legal description on the vesting deeds and Property Appraiser records do not match completely. The Property Appraiser includes Building 6, which is not included in the legal descriptions on any of the deeds.

Name in which assessed: RAMIREZ,ARELIS LESCAILLE H/E RAMIREZ,VICTOR M LL

Legal Titleholders: RAMIREZ,ARELIS LESCAILLE H/E
RAMIREZ,VICTOR M LL
5800 MARGATE BLVD #615-6
MARGATE, FL 33063

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

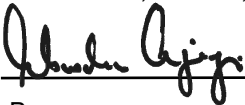
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of April, 2021. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

**Pre-registration is required to bid.*

Dated this 4th day of January, 2021.

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: 03/18/2021, 03/25/2021, 04/01/2021 & 04/08/2021

Minimum Bid: 38447.51

BROWARD DAILY BUSINESS REVIEW

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

STATE OF FLORIDA COUNTY OF BROWARD:

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

46427

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 1491

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

03/18/2021 03/25/2021 04/01/2021 04/08/2021

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

Scherrie A. Thomas

Sworn to and subscribed before me this
8 day of APRIL, A.D. 2021

Barbara Jean Cooper

(SEAL)

SCHERRIE A. THOMAS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 46427

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: 484136-AA-0840

Certificate Number: 1491

Date of Issuance: 05/24/2018

Certificate Holder:

IDE TECHNOLOGIES, INC

Description of Property:

MARGATE GARDENS CONDO
UNIT 615 BLDG 6

PER CDO BK/PG: 3394/893

Apartment No. 615, of MARGATE GARDENS CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof. As recorded in Official Records Book 3394, at page 893, and the corrections and amendments thereto, as recorded in Official Records Book 3555, at Page 562; Official Records Book 3632, at Page 569; Official Records Book 3654, at Page 201; Official Records Book 3821, at Page 145, and Official Records Book 4186, at Page 172, all of the Public Records of Broward County, Florida and any amendments thereto, together with it's undivided share in the common elements. **The legal description on the vesting deeds and Property Appraiser records do not match completely. The Property Appraiser includes Building 6, which is not included in the legal descriptions on any of the deeds.

Name in which assessed:

RAMIREZ, ARELIS LESCAILLE

H/E RAMIREZ, VICTOR M LL

Legal Titleholders:

RAMIREZ, ARELIS LESCAILLE

H/E RAMIREZ, VICTOR M LL

5800 MARGATE BLVD #615-6

MARGATE, FL 33063

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

Unless such certificate shall be redeemed according to law the property

SEE ATTACHED

46427

described in such certificate will be sold to the highest bidder on the 21st day of April, 2021. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

*Pre-registration is required to bid.

Dated this 4th day of January, 2021.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The suc-

cessful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 38447.51

401-314

3/18-25 4/1-8 21-06/0000516836B

2/2

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21008193

Broward County, FL VS Arelis Lescaille Ramirez and/or Victor M. LL Ramirez

RETURN OF SERVICE

Court Case # TD 46427

Hearing Date: 04/21/2021

Received by CCN 14966

03/12/2021 9:07 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Arelis Lescaille Ramirez and/or Victor M. LL Ramirez 5800 Margate Boulevard #615-6 Margate FL 33063**

Served:

X

Not Served:

Broward County Revenue-Delinquent Tax Section
115 S. Andrews Ave.
Room A-100
Fort Lauderdale FL 33301

Date: 03/12/2021 Time: 11:30 AM

On Arelis Lescaille Ramirez and/or Victor M. LL Ramirez 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 copy of the complaint petition or initial pleading by the following method:

Other Returns: Other Returns

/

COMMENTS: Posted @ door

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"

Gregory Tony, Sheriff
Broward County, Florida

By:

D.S.

K. Lo, #14966

RECEIPT INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484136-AA-0840 (TD #46427)

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 March 31, 2021\$5,375.31

Or

* Amount due if paid by April 20, 2021\$5,444.76

*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 April 21, 2021 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

RAMIREZ, ARELIS LESCAILLE AND/OR
RAMIREZ, VICTOR M LL
5800 MARGATE BLVD

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

IN THE CIRCUIT COURT OF THE
SEVENTEENTH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA

Case Number: 07-0009670-CA

In Re:
ROMAN, MICHELLE
* CONFIDENTIAL ADDRESS *

Petitioner

vs.

RAMIREZ, VICTOR
5060 SW 64 AVE #312
DAVIE, FL 33314-5231
Respondent

JUDGMENT / CERTIFICATE OF DELINQUENCY

The undersigned, being the duly authorized and responsible local depository for court-ordered support payments pursuant to F.S. 61.181, in BROWARD County hereby certifies that

RAMIREZ, VICTOR

has failed to pay into the depository the court-ordered support payment as mandated by the current Support Order in this cause. As of this date, the total support arrearage is \$4640.00 balance at terms, not including any costs or fees.

I further certify that RAMIREZ, VICTOR was issued a Notice of Delinquency on 6/10/2008, and thirty (30) or more days have elapsed since the delinquent payment referenced above was due. Pursuant to F.S. 61.14 this Certificate evidences a Final Judgment by operation of law for all past due and future payments together with all applicable costs and fees as otherwise provided by law for which execution may issue and which has the full force, effect and attributes of a Judgment entered by a Court in the State of Florida.

Dated this 18th day of July, 2008

JUDITH M. FINK

DIRECTOR, REVENUE COLLECTION DIVISION

By: *L Martin*

PREPARED BY:
Bonnie Johnston
Title Partners of South Florida
2651 N. Federal Highway
Ft. Lauderdale, FL 33306
File # 02-3485

QUIT CLAIM DEED

THIS INDENTURE made this 5th day of JUNE, 2002, between **ELFIE MANDICH, an unremarried widow**, whose address is 3170 Holiday Springs Boulevard, # 204, Margate, FL 33063, GRANTOR*, and **LUIS TABARES, a married man**, of 5800 Margate Blvd., #615, Margate, FL 33063, GRANTEE*.

PARCEL IDENTIFICATION #: 8136-AA-0840

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever all of the right, title, interest, claim and demand which the said Grantor has in and to the following described land located in the County of Broward, State of Florida, to wit:

Apartment No. 615 of MARGATE GARDENS CONDOMINIUM, according to the Declaration thereof, recorded in O.R. Book 3394, Page 893, and the Corrections and Amendments thereto, recorded in O.R. Book 3555, Page 562; O.R. Book 3632, Page 569; O.R. Book 3654, Page 201; O.R. Book 3821, Page 145; O.R. Book 4186, Page 172, all of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

*Singular and plural are interchangeable as context requires.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 5 day of JUNE, 2002.

Witnesses:

witness sign:

(printed name of witness) DAVID A. ...

Elfie Mandich
ELFIE MANDICH

witness sign:

(printed name of witness) MARIA DOLMAS

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument was acknowledged before me by ELFIE MANDICH, an unremarried widow is personally known to me or produced Elia Dumas as identification and who did take an oath.

Lorraine E. Hoffman
NOTARY PUBLIC, STATE OF FLORIDA

My commission expires: 12-19-02



Lorraine E. Hoffman
MY COMMISSION # CC777815 EXPIRES
December 19, 2002
BONDED THRU TROY FAIR INSURANCE, INC.

6

PREPARED BY:
Bonita L. Johnston
Title Partners of South Florida
2651 N. Federal Highway, Ste 200
Ft. Lauderdale, FL 33306

Parcel Identification #8136-AA-0840

QUIT CLAIM DEED

THIS INDENTURE made this 9-11-02 day of September, 2002, between VALERIE CRIBBS, a married woman, joined by her husband, DOUGLAS CRIBBS, whose post office address is 5866 Robin Oak Drive, Angelis Oaks, CA 92305, GRANTOR*, and LUIS E. TABARES, a married man,, whose address is 5800 Margate Boulevard, #615, Margate, FL 33063, GRANTEE*.

WITNESSETH, That said Grantor, for and in consideration of Ten Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever all of the right, title, interest, claim and demand which the said Grantor has in and to the following described land located in the County of Broward, State of Florida, to wit:

Apartment No. 615 of MARGATE GARDENS CONDOMINIUM, according to the Declaration thereof, recorded in Official Records Book 3394, Page 893, and the Corrections and Amendments thereto, recorded in Official Records Book 3555, Page 562; Official Records Book 3632, Page 569; Official Records Book 3654, Page 201; Official Records book 3821, Page 145; Official Records Book 4186, Page 172, all of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

*Singular and plural are interchangeable as context requires.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 11th day of September, 2002.

Witnesses:

[Signature]
Print name of witness JARIE SANCHEZ

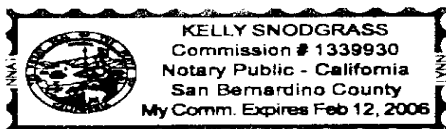
[Signature]
Print name of witness Staci Klimpel

[Signature]
Valerie Cribbs
[Signature]
Douglas Cribbs

KS CALIFORNIA
STATE OF ~~FLORIDA~~)
KS :
COUNTY OF ~~BROWARD~~)
SAU BERNARDINO

This instrument was acknowledged before me by VALERIE CRIBBS, a married woman, joined by her husband, DOUGLAS CRIBBS, on this 11 day of September, 2002, who () is personally known to me or (X) produced a valid US driver's license as identification and who did/did not take an oath.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA KS
My commission expires: Feb. 12, 2006



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Bonnie Johnston

TITLE PARTNERS OF SOUTH FLORIDA, INC.

2651 NORTH FEDERAL HIGHWAY

FORT LAUDERDALE, FLORIDA 33306

WIC #165

Property Appraisers Parcel Identification (Folio) Numbers:

8136-AA-0840

Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **12th** day of **September, A.D. 2002** by **VALERIE CRIBBS, as Pers. Rep., of the Estate of Emerson Wayne Sanders, deceased**, herein called the grantor, to **LUIS E. TABARES, a married man** whose post office address is **5800 Margate Blvd., #615, Margate, FL 33063**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz:

Apartment No. 615 of MARGATE GARDENS CONDOMINIUM, according to the Declaration thereof, recorded in O.R. Book 3394, Page 893, and the Corrections and Amendments thereto, recorded in O.R. Book 3555, Page 562; O.R. Book 3632, Page 569; O.R. Book 3654, Page 201; O.R. Book 3821, Page 145; O.R. Book 4186, Page 172, all of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2002 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Jamie Salazar

Witness #1 Printed Name

Jamie Salazar

Witness #2 Signature

Staci Klimpel

Witness #2 Printed Name

Staci Klimpel

STATE OF CALIFORNIA

COUNTY OF San Bernardino

The foregoing instrument was acknowledged before me this 11th day of Sept., 2002 by VALERIE CRIBBS, as Pers. Rep. who is personally known to me or has produced CA Drivers Lic. as identification.

SEAL

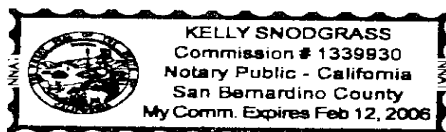
My Commission Expires: Feb. 12, 2006

Kelly Snodgrass

Notary Signature

Kelly Snodgrass

Printed Notary Signature



RECORDED & RETURNED TO: 2031 N.E. 1st St., FL, INC.
FILE NO. 02-3485 11/05/02 65 FL 33303

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT LUIS TABARES
HAS BEEN APPROVED BY THE MARGATE GARDENS CONDOMINIUM
ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, AS THE
PURCHASER / **RENTER** OF THE FOLLOWING DESCRIBED REAL PROPERTY
IN BROWARD COUNTY, FLORIDA:

CONDOMINIUM UNIT NO. 615

According to the Declaration of Condominium thereof, recorded in Official
Records Book 3394 at page 907, of the Public Records of Broward County,
Florida.

SUCH APPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS OF THE
DECLARATION OF DOCUMENTS AND ALL EXHIBITS ATTACHED TO THE
DECLARATION OF DOCUMENTS AND ANY AMENDMENTS THERETO, IF ANY.

DATE Jul. 10. 02

PROPERTY MANAGER DANIEL ELIAHU [Signature]

WITNESS Patti Winter [Signature]

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this day
of _____ by DANIEL ELIAHU, **Property Manager** and Patti Winter
Witness, respectively of Margate Gardens Condominium, a Florida not for
profit corporation, on behalf of the corporation.

[Signature] (Seal)
Notary Signature

Helena M. Barrett
Typed, Printed, or Stamped name of Notary



38
33 W U

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

CITIMORTGAGE INC
Plaintiff

CACE-10-005938

VS.

Division: 08

TABARES, LUIS E ; TABARES, REINA E ; CITIBANK NA ; FHP
TECTONICS CORP ; MARGATE GARDENS CONDO INC
Defendant

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on July 21, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

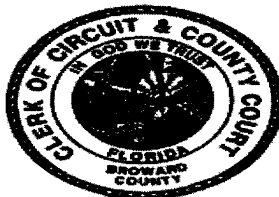
The following property in Broward County, Florida:

Property Address: 5800 Margate Boulevard, Condo Unit #615, Building #6, Margate, FL 33063

a. Legal Description: APARTMENT NO. 615, OF MARGATE GARDENS CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3394, PAGE 893, AND THE CORRECTIONS AND AMENDMENTS THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 3555, PAGE 562; OFFICIAL RECORDS BOOK 3632, PAGE 569; OFFICIAL RECORDS BOOK 3654, PAGE 201; OFFICIAL RECORDS BOOK 3821, PAGE 145; OFFICIAL RECORDS BOOK 4186, PAGE 172; ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
Parcel ID No. 484136-AA-0840

Was sold to: FEDERAL NATIONAL MORTGAGE ASSOCIATION
1000 Technology Drive O'Fallon, MO, 63368-2240

Witness my hand and the seal of this court on August 03, 2010.



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration: \$100.00

Doc Stamps: \$0.70

Return to:

HARBOUR PORTFOLIO VI, LP
8214 WESTCHESTER, SUITE 635
DALLAS, TX 75225

This Instrument Prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031
Job #: T010-055807

Property Appraiser's Parcel
ID #: 4841-36-AA-0840

This space reserved for Clerk's use.

SPECIAL WARRANTY DEED

This Indenture, Made this 11/24/10 **, Between**

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a Corporation, whose mailing address is P. O. Box 650043, Dallas, TX 75265 hereinafter called the "Grantor"*, and

HARBOUR PORTFOLIO VI, LP
whose post office address is: 8214 WESTCHESTER, SUITE 635, DALLAS, TX 75225, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of TEN THOUSAND FIVE HUNDRED SIXTY ONE AND 00/100 (\$10,561.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey, and confirm 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:

SEE ATTACHED EXHIBIT "A".

Prior instrument reference: Book 47289, Page 1723, Document Number 109510713, Recorded: 08/09/2010

and, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good-right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other; and that said land is free of all encumbrances.

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

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes.
See, 12 U.S.C. 1723a (c)(2).

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$10,561.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$10,561.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Witness Name: Jason R. Bell

Witness Name: William Morrison

FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION

BY: Loreen J. Kuntz
LOREEN J. KUNTZ, AUTHORIZED
REPRESENTATIVE OF NATIONAL REAL ESTATE
INFORMATION SERVICES, LP AS POWER OF
ATTORNEY RECORDED ON 08/26/2010 IN BOOK
617 AND PAGE 561 RECORDED IN ALLEGHANY
COUNTY, COMMONWEALTH OF
PENNSYLVANIA

State of Pennsylvania)
County of Allegheny) ss.

The foregoing instrument was acknowledged by me this 11/24/10, by: LOREEN J. KUNTZ, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHANY COUNTY, COMMONWEALTH OF PENNSYLVANIA FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION and he/she is personally known to me and did not take an oath.

Gina Barbour (SEAL)
Notary Public

State of Pennsylvania

My Commission Expires:

1/10/2011

Our File No. ANA201025019

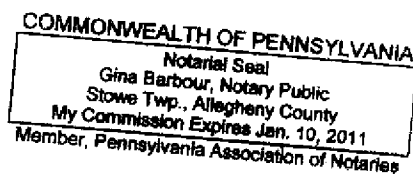


EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING PROPERTY IN BROWARD COUNTY, FLORIDA:

APARTMENT NO, 615, OF MARGATE GARDENS CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3394, PAGE 893, AND THE CORRECTIONS AND AMENDMENTS THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 3555, PAGE 562; OFFICIAL RECORDS BOOK 3632, PAGE 569; OFFICIAL RECORDS BOOK 3654, PAGE 201; OFFICIAL RECORDS BOOK 3821, PAGE 145; OFFICIAL RECORDS BOOK 4186, PAGE 172; ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX MAP OR PARCEL ID NO.: 4841-36-AA-0840

PROPERTY COMMONLY KNOWN AS: 5800 MARGATE BOULEVARD 615, MARGATE, FL 33063

Return to:

HARBOUR PORTFOLIO VI, LP
8214 WESTCHESTER, SUITE 635
DALLAS, TX 75225

This Instrument Prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031
Job #: T010-055807

Property Appraiser's Parcel
ID #: 4841-36-AA-0840

This space reserved for Clerk's use.

CORRECTIVE DEED

THIS Deed is being re-recorded to correct Special Warranty Deed recorded 12/10/2010, book 47578, page 1613, instrument 109751075, to remove the clause regarding conveyance prohibition.

This Indenture, Made this 3/14/11, Between

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a Corporation, whose mailing address is P. O. Box 650043, Dallas, TX 75265 hereinafter called the "Grantor"*, and

HARBOUR PORTFOLIO VI, LP
whose post office address is: 8214 WESTCHESTER, SUITE 635, DALLAS, TX 75225, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of TEN THOUSAND FIVE HUNDRED SIXTY ONE AND 00/100 (\$10,561.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey, and confirm 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:

SEE ATTACHED EXHIBIT "A".

Prior instrument reference: Book 47578, Page 1613, Document Number 109751075, Recorded: 12/10/2010

and, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other; and that said land is free of all encumbrances.

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

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.

Thus, Grantor is exempt from any and all transfer taxes.

See, 12 U.S.C. 1723a (c) (2)

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Lillian Merriam
Witness Name: Lillian Merriam

Carl Wasiela
Witness Name: Carl Wasiela

FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION

BY: Loreen J. Kuntz
LOREEN J. KUNTZ, AUTHORIZED
REPRESENTATIVE OF NATIONAL REAL ESTATE
INFORMATION SERVICES, LP AS POWER OF
ATTORNEY RECORDED ON 08/26/2010 IN BOOK
617 AND PAGE 561 RECORDED IN ALLEGHANY
COUNTY, COMMONWEALTH OF
PENNSYLVANIA

State of Pennsylvania)
County of Allegheny) ss.

The foregoing instrument was acknowledged by me this 3/16/2011, by: LOREEN J. KUNTZ, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHANY COUNTY, COMMONWEALTH OF PENNSYLVANIA FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION and he/she is personally known to me and did not take an oath.

(SEAL)

Gina Barbour

Notary Public Gina Barbour
State of Pennsylvania

My Commission Expires: 1/10/2015

Our File No. ANA201025019

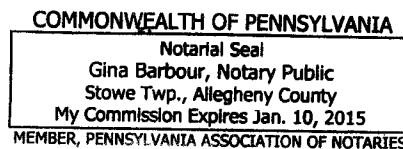


EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING PROPERTY IN BROWARD COUNTY, FLORIDA:

APARTMENT NO, 615, OF MARGATE GARDENS CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3394, PAGE 893, AND THE CORRECTIONS AND AMENDMENTS THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 3555, PAGE 562; OFFICIAL RECORDS BOOK 3632, PAGE 569; OFFICIAL RECORDS BOOK 3654, PAGE 201; OFFICIAL RECORDS BOOK 3821, PAGE 145; OFFICIAL RECORDS BOOK 4186, PAGE 172; ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TAX MAP OR PARCEL ID NO.: 4841-36-AA-0840

PROPERTY COMMONLY KNOWN AS: 5800 MARGATE BOULEVARD 615, MARGATE, FL 33063

This Document prepared
by, and return original to:
REID ALAN SCHAEFFER, ESQ.
13155 SW 42 Street, Suite 200
Miami, FL 33175

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 31 day of January 2011, by and between

HARBOUR PORTFOLIO VI, LP, whose mailing address is: 8214 WESTCHESTER, SUITE 635, DALLAS, TX 75225, hereinafter called "**GRANTOR**",

and

HCR1110, LLC, whose post office address is: 784 MORRIS AVENUE, SUITE 331, SHORT HILLS, NJ 07078, hereinafter called the "**GRANTEE**": (the words "GRANTOR" and "GRANTEE" to include the respective heirs, successors and assigns of each where the context requires or permits)

WITNESSETH: GRANTOR, for and in consideration of TEN 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents does grant, bargain, sell and confirm unto the said GRANTEE, his heirs and assigns forever, all that certain piece, parcel, lot or tract of land situate, lying and being in the County of BROWARD, FLORIDA, and more particularly described on **EXHIBIT A** attached hereto and incorporated herein by this reference.

TOGETHER with all and singular, the tenements, **hereditaments** and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the said GRANTOR.

TO HAVE AND TO HOLD the same unto GRANTEE, his heirs, successors and assigns, to their proper use, benefits and **behold** forever and the said GRANTOR, subject to, and excepting, current taxes and other assessments, reservations in patents, and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, does hereby **SPECIALLY WARRANT** the title to said land for all matters which may have arisen during the period of time wherein the GRANTOR was the fee owner of the property, and will defend the same against those lawfully claiming or to claim the same by through, under or against GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed in its name by its representative thereunto authorized on the date first above written.

HARBOUR PORTFOLIO VI, LP

AFFIX SEAL

BY: [Signature] L.S.
Charles A. Vose III, President

Signed, sealed and delivered in the presence of:

[Signature] L.S.
Print or Type Name under signature Julie Majure

[Signature] L.S.
Print or Type Name, under signature Phet Mixayarak

State of Texas)
County of Dallas)

I CERTIFY THAT on this 31st day of January, 2011, before me, the undersigned authority, personally appeared **Charles A. Vose III**, on behalf of **HARBOUR PORTFOLIO VI, LP**, who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed for the uses and purposes herein mentioned, and who did take an oath.

Charles A. Vose III is personally known to me.

WITNESS my hand and official stamp the date aforesaid.



[Signature]
Notary Public, State of Texas

My Commission expires: 7-13-2011

EXHIBIT "A"

To

SPECIAL WARRANTY DEED

Property Description

APARTMENT NO, 615, OF MARGATE GARDENS CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3394, PAGE 893, AND THE CORRECTIONS AND AMENDMENTS THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 3555, PAGE 562; OFFICIAL RECORDS BOOK 3632, PAGE 569; OFFICIAL RECORDS BOOK 3654, PAGE 201; OFFICIAL RECORDS BOOK 3821, PAGE 145; OFFICIAL RECORDS BOOK 4186, PAGE 172; ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY COMMONLY KNOWN AS: 5800 MARGATE BLVD 615, MARGATE, FL 33063

Property appraisers parcel identification
(Folio) number(s): 4841-36-AA-0840

This Document prepared by:
LYDIA ESTHER BALDA
First Service Title Agency
13155 SW 42 Street, Suite 200
Miami, FL 33175

Our File # TB-24-11-0331-28415

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24th day of June, 2011, by and between **HCR1110, LLC, a Florida Limited Liability Company**, by and through its Attorney in Fact, **24 Asset Management Corp**, a Florida Corporation, hereinafter called **GRANTOR**, whose mailing address is 784 Morris Avenue Short Hills, New Jersey 07078

and

Arelis Lescaille Ramirez, a single woman and Victor M. Ramirez, II, a single man, as joint tenants with full rights of survivorship

hereinafter, whether one or more, called **GRANTEE**, whose mailing address is 5800 Margate Blvd, #615, Margate, FL 33063 (the words "**GRANTOR**" and "**GRANTEE**" to include the respective heirs, successors and assigns of each where the context requires or permits)

WITNESSETH THAT:

GRANTOR, for and in consideration of **TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOODS AND VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents does grant, bargain, sell and confirm unto the said **GRANTEE**, his heirs and assigns forever, all that certain piece, parcel, lot or tract of land situate, lying and being in the County of **BROWARD, FLORIDA**, and more particularly described on **EXHIBIT "A"** attached hereto and incorporated herein by this reference.

TOGETHER with all and singular, the tenements, **hereditaments** and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the said **GRANTOR**.

TO HAVE AND TO HOLD the same unto **GRANTEE**, his heirs, successors and assigns, to their proper use, benefits and **behold** forever and the said **GRANTOR**, subject to, and excepting, current taxes and other assessments, reservations in patents, and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear

5

of record, does hereby **SPECIALLY WARRANT** the title to said land for all matters which may have arisen during the period of time wherein the **GRANTOR** was the fee owner of the property, and will defend the same against those lawfully claiming or to claim the same by through, under or against **GRANTOR**, but not otherwise.

IN WITNESS WHEREOF, the said **GRANTOR** has caused these presents to be executed and sealed in its name by its representative thereunto authorized on the date first above written.

HCR1110, LLC,
A Florida Limited Liability Company
by and through its Attorney in fact
24 Asset Management Corporation
a Florida Corporation

AFFIX SEAL

BY:



FRANCESCA SCHAEFFER, ESQ..

Signed, sealed and delivered in the presence of:


Witness: Mercy Aquino

Witness:



STATE OF Florida

COUNTY OF MIAMI DADE

I CERTIFY THAT on this 24th day of June, 2011, before me, the undersigned authority, personally appeared **Francesca Schaeffer**, (personally known to me) on behalf of **HCR1110, LLC, a Florida Limited Liability Company** as its Attorney in Fact, who executed the foregoing instrument and acknowledged the execution thereof to be her free act and deed for the uses and purposes herein mentioned, and who did not take an oath.

WITNESS my hand and official stamp the date aforesaid.



Notary Public, State of Florida
My Commission expires:

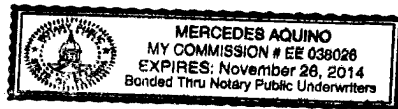


EXHIBIT "A"

To

SPECIAL WARRANTY DEED

Property Description

Apartment No. 615, of **MARGATE GARDENS CONDOMINIUM**, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3394, at Page 893, and the corrections and amendments thereto, as recorded in Official Records Book 3555, at Page 562; Official Records Book 3632, at Page 569; Official Records Book 3654, at Page 201; Official Records Book 3821, at Page 145 and Official Records Book 4186, at Page 172, all of the Public Records of Broward County, Florida and any amendments thereto, together with its undivided share in the common elements.

Property Address: 5800 Margate Blvd #615, Pompano Beach, FL 33063

Property appraisers parcel identification
(Folio) number: 484136-AA-0840

LIMITED POWER OF ATTORNEY

HCR1110,LLC, organized and existing under the laws of the State of Florida, ("Owner") hereby constitutes and appoints 24 Asset Management a Corporation organized and existing under the laws of the State of Florida ("Vendor"), as its true and lawful attorney-in-fact, in its name, place and stead, and for its benefit, in connection with certain real estate owned by Owner necessary and incidental to managing and disposing of real properties and performing the obligations of Vendor thereunder, including but not limited to:

1. Endorsing to the order of Vendor any checks received in connection with the aforementioned REO property that are made payable to the order of Owner;
2. Selling, transferring, or disposing of, or leasing, real property or personal property constituting Designated Assets as much terms is defined under that certain Statement of Work dated October, 2010 and executing all contracts, agreements, deeds, assignments and other instruments necessary to effect any such sale, transfer or disposition or any lease and to receive proceeds checks payable to the order of Vendor all in a manner consistent with such Statement of Work.
3. Preparing, executing and delivering deeds, certificates of title or other title documents to vest title to real or personal property in the purchase of any Designated Assets.

Owner further grants to Vendor full power and authority to do and perform all acts necessary in the sole discretion of service to carry into effect the powers granted by or under this Limited Power of Attorney as fully an Owner might or could do with the same validity as if all and every such act had been herein particularly stated, expressed, and especially provided for, and hereby ratifies and confirms all the Vendor shall lawfully do or cause to be done by virtue of the powers and authority granted and contemplated hereby.

This limited power of attorney shall apply retroactively from January 10, 2011.

IN WITNESS WHEREOF, this power of attorney is duly executed the day and year written below.

IN PRESENCE OF:

Anna Brown

HCR1110,LLC

By:

Richard Stewart
Richard Stewart, CEO

A. Key

State of New Jersey

County of Essex

On the 1 day of March, 2011 before me personally came Richard Stewart to me known, who being by me duly sworn, did depose and say that he/she maintains an office at 784 Morris Ave, Suite 201, Short Hills, NJ 07078 that he/she is CEO of HCR1110,LLC, who is the person who executed the foregoing instruments and that she/he knows the seal of said corporation, that the seal affixed to said instrument is such corporation seal, that it was so affixed by order of the board of directors of said corporation and that he/she signed his/her name thereto by like order and swore to and acknowledge the same as his free act and deed, and the free act and deed on behalf of the corporation.

Joan Eberhardt
Notary Public **JOAN EBERHARDT**
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 18, 2013

QUIT-CLAIM DEED

WILL C-1
RAMCO FORM BRECORD & RETURN TO: *Edson*
GOLDBERG, YOUNG & BORKSON, P.A.
1630 North Federal Highway
P. O. Box 23800
Fort Lauderdale, Florida 33307

86-178632

This Quit-Claim Deed, Executed this *14* day of *March*, A. D. 19 *86*, by
MARY ELEANOR SANDERS, Trustee of the Mary Eleanor Sanders Revocable Trust dtd 5/14/85
M/B Mary Eleanor Sanders, with the power and authority to protect, conserve and to
sell, lease, encumber or otherwise manage and dispose of the real property conveyed
first party, to

EMERSON WAYNE SANDERS, a married man

whose postoffice address is 5800 Margate Boulevard, Apt. 615
Margate, Florida 33063

second party:

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

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-
lease and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which
the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being
in the County of Broward State of Florida, to-wit:

Apartment No. 615 of MARGATE GARDENS CONDOMINIUM, INC.
according to the Declaration thereof, recorded in Official
Records Book 3394, Page 893, of the Public Records of
Broward County, Florida, as corrected and amended.

50 has been Paid
in Broward County for Documentary
Stamp Tax as required by law.
Debra E. [Signature] Deputy

To Have and to Hold the same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim what-
soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said
second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in presence of:
Witnessed as to both signatures:

Karen [Signature]

Mary Eleanor Sanders **L.S.**
MARY ELEANOR SANDERS, Trustee

Alan J. [Signature]

Mary E. Sanders **L.S.**
MARY E. SANDERS, a widow and Individually

STATE OF FLORIDA,
COUNTY OF Broward }

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
MARY ELEANOR SANDERS, Trustee and MARY E. SANDERS, a widow and Individually

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

WITNESS my hand and official seal in the County and State last aforesaid this *14* day of
May A. D. 19 *86*.

NOTARY PUBLIC STATE OF FLORIDA
MY COMM. EXPIRES AUG. 15, 1987
BONDED THIS 15th DAY OF APRIL 1980 AND

Miriam [Signature]
Notary Public, State of Florida at Large

This Instrument prepared by:
Address

This Instrument prepared by
PAUL S. GRAVENHORST
Goldberg, Young & Borkson, P.A.
1630 North Federal Highway
P. O. Box 23800
Fort Lauderdale, Florida 33307

86 MAY 15 1986 2 12
REC 13409PG 957

3
PREPARED BY:
Bonnie Johnston
Title Partners of South Florida
2651 N. Federal Highway
Ft. Lauderdale, FL 33306
File # 02-3485

WIC#165

QUIT CLAIM DEED

THIS INDENTURE made this 11 day of JUNE, 2002, between **STEPHANIE CUNNINGHAM, a married woman joined by her husband, EDWARD CUNNINGHAM**, whose address is 787 Shaw Road, Woddruff, S.C. 29388, GRANTOR*, and **LUIS TABARES, a married man**, of 5800 Margate Blvd., #615, Margate, FL 33063, GRANTEE*.

PARCEL IDENTIFICATION #: 8136-AA-0840

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever all of the right, title, interest, claim and demand which the said Grantor has in and to the following described land located in the County of Broward, State of Florida, to wit:

Apartment No. 615 of MARGATE GARDENS CONDOMINIUM, according to the Declaration thereof, recorded in O.R. Book 3394, Page 893, and the Corrections and Amendments thereto, recorded in O.R. Book 3555, Page 562; O.R. Book 3632, Page 569; O.R. Book 3654, Page 201; O.R. Book 3821, Page 145; O.R. Book 4186, Page 172, all of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

*Singular and plural are interchangeable as context requires.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 11 day of JUNE, 2002.

Witnesses:

witness sign:

Tara Donlin
(printed name of witness)

witness sign:

Kim Cochran
(printed name of witness)

Stephanie Cunningham
STEPHANIE CUNNINGHAM

Edward Cunningham
EDWARD CUNNINGHAM

STATE OF SOUTH CAROLINA

County of Greenville

This instrument was acknowledged before me by STEPHANIE CUNNINGHAM, a married woman joined by her husband EDWARD CUNNINGHAM, is personally known to me or produced Driver's License as identification and who did take an oath.

Roddy K. Kline
NOTARY PUBLIC, STATE OF SOUTH CAROLINA

My commission expires:

My Commission Expires
February 10, 2003

4
PREPARED BY:
Bonnie Johnston
Title Partners of South Florida
2651 N. Federal Highway
Ft. Lauderdale, FL 33306
File # 02-3485

W/C #165

QUIT CLAIM DEED

THIS INDENTURE made this 30th day of MAY, 2002, between VICKIE EVERSOLE, a married woman joined by her husband, STEVEN EVERSOLE, whose address is 4893 N. Winans Road, Alma, MI 48801, GRANTOR*, and LUIS TABARES, a married man, of 5800 Margate Blvd., #615, Margate, FL 33063, GRANTEE*.

PARCEL IDENTIFICATION #: 8136-AA-0840

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever all of the right, title, interest, claim and demand which the said Grantor has in and to the following described land located in the County of Broward, State of Florida, to wit:

Apartment No. 615 of MARGATE GARDENS CONDOMINIUM, according to the Declaration thereof, recorded in O.R. Book 3394, Page 893, and the Corrections and Amendments thereto, recorded in O.R. Book 3555, Page 562; O.R. Book 3632, Page 569; O.R. Book 3654, Page 201; O.R. Book 3821, Page 145; O.R. Book 4186, Page 172, all of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

*Singular and plural are interchangeable as context requires.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 3RD day of JUNE, 2002.

Witnesses:

witness sign: Brian Taffs
(printed name of witness)
BRIAN TAFFS

witness sign: Larry Squires
(printed name of witness)
LARRY SQUIRES

Vickie Eversole
VICKIE EVERSOLE
Steven Eversole
STEVEN EVERSOLE

STATE OF FLORIDA

COUNTY OF BROWARD

This instrument was acknowledged before me by VICKIE EVERSOLE, a married woman joined by her husband STEVEN EVERSOLE, is personally known to me or produced _____ as identification and who did take an oath.

Sharon L. Salisbury
NOTARY PUBLIC, ~~STATE OF FLORIDA~~
My commission expires: March 31, 2006
SHARON L. SALISBURY
Notary Public, Mecosta Co., MI
Acting in Alcona Co., MI
My Commission Expires March 31, 2006

RECORDED & INDEXED
2651 N. E. 1st Ave., Ft. Lauderdale, FL 33306
FILE NO. 02-3485 MOD 105

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

IN RE: ESTATE OF:

EMERSON SANDERS,

Deceased.

FILE NO.: 02-59

JUDGE SPEISER

ORDER AUTHORIZING SALE OF PROPERTY

On the Petition of the Personal Representative of this Estate for an Order authorizing the sale of real property, and the Court finding that it is in the best interests of the Estate to sell the property described in the Petition at private sale, upon the terms and at the price described in the Petition, it is

ADJUDGED that the Personal Representative is authorized to sell the condominium located at 5800 Margate Blvd., #615, Margate, Florida, whose legal description is as follows:

Apartment No. 615 of MARGATE GARDENS CONDOMINIUM, INC.
according to the Declaration thereof, recorded in Official Records Book
3394, Page 893, of the Public Records of Broward County, Florida, as
corrected and amended.

Pursuant to the Contract for Sale and Purchase, the Personal Representative is authorized to sell the above-described condominium at private sale for the sum of \$40,000.00, and the Personal Representative is authorized to execute all documents necessary to effect such sale.

ORDERED this 28th day of August, 2002.

MARK A. SPEISER

CIRCUIT COURT JUDGE

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, and that same is in full force and effect.

WITNESS my hand and Official Seal at Fort Lauderdale,
Florida, this the 28 day of August, 2002.

Deputy Clerk

RECORDED & INDEXED: TITLE BARNES & NOBLES, INC.
2651 N. FLORIDA AVE., SUITE 100, FORT LAUDERDALE, FL 33303
FILE NO. 02-3485 W/O BOX 100

IN THE CIRCUIT COURT FOR BROWARD COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

EMERSON SANDERS,

File Number 02-59

Division _____

Deceased.

LETTERS OF ADMINISTRATION
(Single Personal Representative)

TO ALL WHOM IT MAY CONCERN

WHEREAS, EMERSON SANDERS

a resident of Broward County, Florida

died on , XX owning assets in the State of Florida, and

WHEREAS, VALERIE CRIBBS

has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare VALERIE CRIBBS

to be duly qualified under the laws of the State of Florida to act as personal representative of the estate of EMERSON SANDERS

deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

WITNESS my hand and the seal of this court this 21 day of June, 2002, XX

Mark A. Speiser

Circuit Judge

MARK A. SPEISER

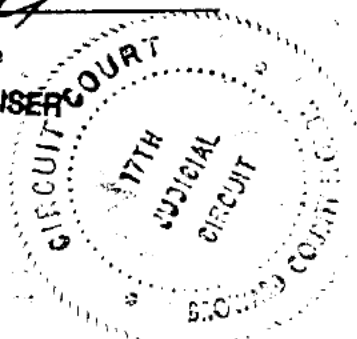
STATE OF FLORIDA
BROWARD COUNTY

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 Clerk of Broward County, Florida, and that same is all for a and effect.

WITNESS my hand and the seal of this court at Fort Lauderdale, Florida, this the 28 day of June, 2002.

Howard C. Forman

Deputy Clerk



Upon entry to a safe deposit box, an inventory of the contents must be made in the presence of a bank employee witnessed, and filed with the court.

THIS ESTATE MUST BE
CLOSED WITHIN 12 MONTHS
IF NOT CONTESTED.



CFN 2011R0270433
OR Bk 27666 Pg 3533; (1pg)
RECORDED 04/26/2011 14:36:51
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

LIMITED POWER OF ATTORNEY

HCR1110,LLC, organized and existing under the laws of the State of Florida, ("Owner") hereby constitutes and appoints 24 Asset Management a Corporation organized and existing under the laws of the State of Florida ("Vendor"), as its true and lawful attorney-in-fact, in its name, place and stead, and for its benefit, in connection with certain real estate owned by Owner necessary and incidental to managing and disposing of real properties and performing the obligations of Vendor thereunder, including but not limited to:

1. Endorsing to the order of Vendor any checks received in connection with the aforementioned REO property that are made payable to the order of Owner;
2. Selling, transferring, or disposing of, or leasing, real property or personal property constituting Designated Assets as much terms is defined under that certain Statement of Work dated October, 2010 and executing all contracts, agreements, deeds, assignments and other instruments necessary to effect any such sale, transfer or disposition or any lease and to receive proceeds checks payable to the order of Vendor all in a manner consistent with such Statement of Work.
3. Preparing, executing and delivering deeds, certificates of title or other title documents to vest title to real or personal property in the purchase of any Designated Assets.

Owner further grants to Vendor full power and authority to do and perform all acts necessary in the sole discretion of service to carry into effect the powers granted by or under this Limited Power of Attorney as fully an Owner might or could do with the same validity as if all and every such act had been herein particularly stated, expressed, and especially provided for, and hereby ratifies and confirms all the Vendor shall lawfully do or cause to be done by virtue of the powers and authority granted and contemplated hereby.

This limited power of attorney shall apply retroactively from January 10, 2011.

IN WITNESS WHEREOF, this power of attorney is duly executed the day and year written below.

IN PRESENCE OF:

[Signature]

[Signature]

State of New Jersey

County of Essex

HCR1110,LLC

By: [Signature]

Richard Stewart, CEO

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on _____ day of _____

WITNESS my hand and Official Seal, A D 20.

HARVEY RUVIN, CLERK, of Circuit and County Courts

By: [Signature]



On the 1 day of March, 2011 before me personally came Richard Stewart to me known, who being by me duly sworn, did depose and say that he/she maintains an office at

784 Morris Ave, Suite 331, Short Hills, NJ 07078 that he/she is CEO of HCR1110,LLC, who is the person who executed the foregoing instruments and that she/he knows the seal of said corporation, that the seal affixed to said instrument is such corporation seal, that it was so affixed by order of the board of directors of said corporation and that he/she signed his/her name thereto by like order and swore to and acknowledge the same as his free act and deed, and the free act and deed on behalf of the corporation.

[Signature]

Notary Public

JOAN EBERHARDT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 18, 2013

①

67
Form 668 (Y)(c)
(Rev. February 2004)

16999

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone: (800) 829-3903

Serial Number

357138619

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer ARELIS LESCAILLE RAMIREZ

Residence 5800 MARGATE BLVD
MARGATE, FL 33063-3612

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2015	XXX-XX- [REDACTED]	02/26/2018	03/27/2028	67810.45

Place of Filing

County Courthouse
Broward County
Ft. Lauderdale, FL 33301

Total \$ 67810.45

This notice was prepared and signed at BALTIMORE, MD , on this,

the 07th day of May, 2019.

Signature

Shirley Dean Conway

for S. MCGUIGAN

Title

ACS SBSE

(800) 829-3903

23-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

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

DATE: March 1st, 2021

PROPERTY ID # 484136-AA-0840 (TD # 46427)

WARNING

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

ARELIS LESCAILLE RAMIREZ
5800 MARGATE BLVD # 615-6
MARGATE, FL 33063-3612

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5800 MARGATE BOULEVARD #615-6, 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 March 31, 2021\$5,375.31

Or

* Estimated Amount due if paid by April 20, 2021\$5,444.76

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 21, 2021 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: March 1st, 2021

PROPERTY ID # 484136-AA-0840 (TD # 46427)

WARNING

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

ARELIS LESCAILLE RAMIREZ
5800 MARGATE BLVD #615
MARGATE, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5800 MARGATE BOULEVARD #615-6, 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 March 31, 2021\$5,375.31

Or

* Estimated Amount due if paid by April 20, 2021\$5,444.76

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 21, 2021 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: March 1st, 2021

PROPERTY ID # 484136-AA-0840 (TD # 46427)

WARNING

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

VICTOR M RAMIREZ, II
5800 MARGATE BLVD # 615-6
MARGATE, FL 33063-3612

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5800 MARGATE BOULEVARD #615-6, 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 March 31, 2021\$5,375.31

Or

* Estimated Amount due if paid by April 20, 2021\$5,444.76

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 21, 2021 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: March 1st, 2021

PROPERTY ID # 484136-AA-0840 (TD # 46427)

WARNING

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

VICTOR M RAMIREZ, II
5800 MARGATE BLVD #615
MARGATE, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5800 MARGATE BOULEVARD #615-6, 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 March 31, 2021\$5,375.31

Or

* Estimated Amount due if paid by April 20, 2021\$5,444.76

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 21, 2021 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: March 1st, 2021

PROPERTY ID # 484136-AA-0840 (TD # 46427)

WARNING

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

VICTOR RAMIREZ
5060 SW 64 AVENUE #312
DAVIE, FL 33314

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5800 MARGATE BOULEVARD #615-6, 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 March 31, 2021\$5,375.31

Or

* Estimated Amount due if paid by April 20, 2021\$5,444.76

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 21, 2021 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: March 1st, 2021

PROPERTY ID # 484136-AA-0840 (TD # 46427)

WARNING

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

BROWARD COUNTY CLERK OF THE CIRCUIT COURT
201 S.E. 6 STREET ROOM 18150
FORT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5800 MARGATE BOULEVARD #615-6, 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 March 31, 2021\$5,375.31

Or

* Estimated Amount due if paid by April 20, 2021\$5,444.76

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 21, 2021 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: March 1st, 2021
PROPERTY ID # 484136-AA-0840 (TD # 46427)

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 33063-3614

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5800 MARGATE BOULEVARD #615-6, 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 March 31, 2021\$5,375.31
Or
* Estimated Amount due if paid by April 20, 2021\$5,444.76

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 21, 2021 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: March 1st, 2021
PROPERTY ID # 484136-AA-0840 (TD # 46427)

WARNING

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

DAVID BAUMAN, ESQ., REGISTERED AGENT O/B/O MARGATE GARDENS
CONDOMINIUM, INC.
4050 W. BROWARD BLVD.
PLANTATION, FL 33317

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5800 MARGATE BOULEVARD #615-6, 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 March 31, 2021\$5,375.31
Or
* Estimated Amount due if paid by April 20, 2021\$5,444.76

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 21, 2021 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: March 1st, 2021
PROPERTY ID # 484136-AA-0840 (TD # 46427)

WARNING

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

INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP

7850 SW 6TH COURT, MS 5780
PLANTATION, FL 3324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5800 MARGATE BOULEVARD #615-6, 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 March 31, 2021\$5,375.31
Or
* Estimated Amount due if paid by April 20, 2021\$5,444.76

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 21, 2021 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: March 1st, 2021

PROPERTY ID # 484136-AA-0840 (TD # 46427)

WARNING

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

MARGATE GARDENS CONDOMINIUM, INC. C/O M&M PROPERTY MANGEMENT, LLC

1280 SW 36 AVE #305
POMPANO BEACH, FL 33069

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5800 MARGATE BOULEVARD #615-6, 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 March 31, 2021\$5,375.31
Or
* Estimated Amount due if paid by April 20, 2021\$5,444.76

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 21, 2021 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

7020 3160 0000 7905 5227

U.S. Postal Service
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 46427 APRIL 2021 WARNING
MARGATE GARDENS CONDOMINIUM, INC.
C/O M&M PROPERTY MANGEMENT, LLC
1280 SW 36 AVE #305
POMPANO BEACH, FL 33069

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

See Reverse for Instructions

0125 5062 0000 7962 5210

U.S. Postal Service
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

TD 46427 APRIL 2021 WARNING
INTERNAL REVENUE SERVICE COLLECTION
ADVISORY GROUP
7850 SW 6TH COURT, MS 5780
PLANTATION, FL 3324

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

See Reverse for Instructions

7020 3160 0000 7905 5203

U.S. Postal Service
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

TD 46427 APRIL 2021 WARNING
DAVID BAUMAN, ESQ., REGISTERED
AGENT O/B/O MARGATE GARDENS
CONDOMINIUM, INC.
4050 W. BROWARD BLVD.
PLANTATION, FL 33317

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

See Reverse for Instructions

U.S. Postal Service
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

TD 46427 APRIL 2021 WARNING
CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063-3614

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

See Reverse for Instructions

7020 3160 0000 7905 5180

7020 3160 0000 7905 5197

U.S. Postal Service
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

Post

\$

Tot

\$

Ser

Str

City, State, ZIP+4®

TD 46427 APRIL 2021 WARNING
BROWARD COUNTY CLERK OF THE CIRCUIT
COURT
201 S.E. 6 STREET ROOM 18150
FORT LAUDERDALE, FL 33301

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

See Reverse for Instructions

7020 3160 0000 7905 5173

U.S. Postal Service
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

P
S
E
C
S

TD 46427 APRIL 2021 WARNING
VICTOR RAMIREZ
5060 SW 64 AVENUE #312
DAVIE, FL 33314

City, State, ZIP+4®

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

See Reverse for Instructions

7020 3160 0000 7905 5166

U.S. Postal Service
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

Pos	
\$	
Tot	
\$	
Se	
Str	
City	

TD 46427 APRIL 2021 WARNING
VICTOR M RAMIREZ, II
5800 MARGATE BLVD #615
MARGATE, FL 33063

7020 3160 0000 7905 5159

U.S. Postal Service
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

TD 46427 APRIL 2021 WARNING
VICTOR M RAMIREZ, II
5800 MARGATE BLVD # 615-6
MARGATE, FL 33063-3612

City, State, ZIP+4®

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

See Reverse for Instructions

7020 3160 0000 7905 5142

U.S. Postal Service
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

TD 46427 APRIL 2021 WARNING
ARELIS LESCAILLE RAMIREZ
5800 MARGATE BLVD #615
MARGATE, FL 33063

City, State, ZIP+4®

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

See Reverse for Instructions

7020 3160 0000 7905 5135

U.S. Postal Service
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

TD 46427 APRIL 2021 WARNING
ARELIS LESCAILLE RAMIREZ
5800 MARGATE BLVD # 615-6
MARGATE, FL 33063-3612

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.

1. Article Addressed to:

TD 46427 APRIL 2021 WARNING
ARELIS LESCAILLE RAMIREZ
5800 MARGATE BLVD # 615-6
MARGATE, FL 33063-3612



9590 9402 6004 0069 2060 12

2. Article Number (Transfer from service label)

7020 3160 0000 7905 5135

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
☐ Insured Mail
☐ Insured 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.

1. Article Addressed to:

**FD 46427 APRIL 2021 WARNING
VICTOR M RAMIREZ, II
5000 MARGATE BLVD # 615-6
MARGATE, FL 33063-3612**



9590 9402 6004 0069 2060 50

2. Article Number (Transfer from service label)

7020 3160 0000 7905 5159

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

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

03/25/21 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 46427 APRIL 2021 WARNING
ARELIS LESCAILLE RAMIREZ
5800 MARGATE BLVD #615
MARGATE, FL 33063



9590 9402 6004 0069 2060 36

2. Article Number (Transfer from service label)

7020 3160 0000 7905 5142

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"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500) | |

03/25/21 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:

7D 46427 APRIL 2021 WARNING
CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063-3614



9590 9402 6004 0069 2060 98

2. Article Number (Transfer from service label)

7020 3160 0000 7905 5180

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"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500) | |

03/25/21 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 46427 APRIL 2021 WARNING
VICTOR M RAMIREZ, II
5800 MARGATE BLVD #615
MARGATE, FL 33063



9590 9402 6004 0069 2060 74

2. Article Number (Transfer from service label)

7020 3160 0000 7905 5166

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

03/25/21 Domestic Return Receipt

RECEIVER: 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 46427 APRIL 2021 WARNING
INTERNAL REVENUE SERVICE COLLECTION
ADVISORY GROUP
7850 SW 6TH COURT, MS 5780
PLANTATION, FL 3324



9590 9402 6004 0069 2061 11

2. Article Number (Transfer from service label)

7020 3160 0000 7905 5210

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Carrie*

☒ Agent

☐ Addressee

B. Received by (Printed Name)

COV19

C. Date of Delivery

0322

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

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

03/25/21

Domestic Return Receipt