

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: 09/15/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/09/2021

CERTIFICATE # 2018-1408

ACCOUNT # 484135D30050

ALTERNATE KEY # 71302

TAX DEED APPLICATION # 47698

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:

Unit No. 105 of ORIOLE GARDENS THREE CONDOMINIUM 85, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records book 5958, Page 895, together with any and all amendments thereto, and together with an undivided interest in the common elements appurtenant thereto, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 7490 NW 1 STREET #105, MARGATE FL 33063

OWNER OF RECORD ON CURRENT TAX ROLL:

URNALDO AGUIRRE

7490 NW 1 ST #105

MARGATE, FL 33063 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

URNALDO AGUIRRE

Instrument: 114080885

7490 NW 1ST STREET, #105

MARGATE, FL 33063 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FTL INC

8255 SW 108 STREET

MIAMI, FL 33156 (Tax Deed Applicant)

CAPITAL ONE BANK (USA), N.A.

OR: 51171, Page: 1349

4851 COX ROAD

GLEN ALLEN, VA 23060 (Per Judgment. No Sunbiz record found.)

JACKSON CONSTRUCTION GROUP INC.

Instrument: 116912910

13043 53RD CT N

WEST PALM BEACH, FL 33411 (Per Notice of Commencement)

ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC.
C/O SEACREST SERVICES, INC.
2101 CENTREPARK W. DR., STE 110
WEST PALM BEACH, FL 33409 (Per Sunbiz. Declaration recorded in 5958-895.)

DANIEL WASSERSTEIN, REGISTERED AGENT
O/B/O ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC.
301 YAMATO ROAD STE 2199
BOCA RATON, FL 33431 (Per Sunbiz. Corrected Boac to Boca.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4841 35 D3 0050

CURRENT ASSESSED VALUE: \$43,230

HOMESTEAD EXEMPTION: No

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: 28919, Page: 1615
Bill of Sale, Absolute	OR: 29010, Page: 1373
Warranty Deed (Best image available)	OR: 34624, Page: 1412
Warranty Deed	OR: 36665, Page: 1874
Death Certificate	OR: 44421, Page: 737
Order of Summary Administration	OR: 45047, Page: 1515
Order Determining Homestead	OR: 45047, Page: 1517
Certificate of Title	OR: 45829, Page: 432
Warranty Deed	OR: 46420, Page: 1798
Quit Claim Deed	OR: 48246, Page: 587

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	7490 NW 1 STREET #105, MARGATE FL 33063	ID #	4841 35 D3 0050
Property Owner	AGUIRRE, URNALDO	Millage	1212
Mailing Address	7490 NW 1 ST #105 MARGATE FL 33063	Use	04
Abbr Legal Description	ORIOLE GARDENS THREE 85 CONDO UNIT 105 PER CDO BK/PG: 5958/895		

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	\$4,320	\$38,910	\$43,230	\$35,110	
2019	\$3,640	\$32,740	\$36,380	\$31,920	\$732.51
2018	\$3,010	\$27,120	\$30,130	\$29,020	\$617.41

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$43,230	\$43,230	\$43,230	\$43,230
Portability	0	0	0	0
Assessed/SOH	\$35,110	\$43,230	\$35,110	\$35,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$35,110	\$43,230	\$35,110	\$35,110

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/6/2016	WD-Q	\$29,000	114080885			
10/5/2011	QCD-T	\$100	48246 / 587			
7/20/2009	SWD-Q	\$20,000	46420 / 1798			
11/18/2008	CET-T		45829 / 432			
1/22/2008	ODH-T		45047 / 1517			
				Adj. Bldg. S.F.		735
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 1975/1974		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47698

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of January 2022, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF MARGATE CITY MANAGER'S OFFICE 5790 MARGATE BLVD MARGATE, FL 33063	AGUIRRE,URNALDO 7490 NW 1 ST #105 MARGATE, FL 33063	AGUIRRE,URNALDO 2424 NW 91ST AVE CORAL SPRINGS, FL 33065-5113	ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. 7400 NW 1ST STREET MARGATE, FL 33063
ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. C/O SEACREST SERVICES, INC. 2101 CENTREPARK W. DR., STE 110 WEST PALM BEACH, FL 33409	DANIEL WASSERSTEIN, REGISTERED AGENT O/B/O ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC. 301 YAMATO ROAD STE 2199 BOCA RATON, FL 33431	CAPITAL ONE BANK (USA), N.A. 4851 COX ROAD GLEN ALLEN, VA 23060	CAPITAL ONE BANK (USA), N.A. AMANDA MARIE THOELE DEBSKI & ASSOCIATES, P.A. PO BOX 47718 JACKSONVILLE, FL 32247
JACKSON CONSTRUCTION GROUP INC. 13043 53RD CT N WEST PALM BEACH, FL 33411			

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of January 2022 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 # 117709517
Recorded 11/03/21 at 11:36 AM
Broward County Commission
1 Page(s)
#1

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47698

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

Property ID: 484135-D3-0050
Certificate Number: 1408
Date of Issuance: 05/23/2019
Certificate Holder: FTL INC
Description of Property: ORIOLE GARDENS THREE 85 CONDO
UNIT 105
PER CDO BK/PG: 5958/895

Name in which assessed: AGUIRRE,URNALDO
Legal Titleholders: AGUIRRE,URNALDO
7490 NW 1 ST #105
MARGATE, FL 33063

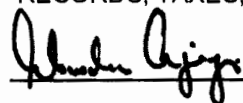
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of February, 2022. 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 1st day of November, 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: 01/13/2022, 01/20/2022, 01/27/2022 & 02/03/2022
Minimum Bid: 5518.55

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47698

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

Property ID: 484135-D3-0050

Certificate Number: 1408

Date of Issuance: 05/23/2019

Certificate Holder: FTL INC

Description of Property: ORIOLE GARDENS THREE 85 CONDO
UNIT 105
PER CDO BK/PG: 5958/895

A condominium, according to the declaration of condominium recorded on O R Book 5958, Page 895, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: AGUIRRE,URNALDO

Legal Titleholders: AGUIRRE,URNALDO
7490 NW 1 ST #105
MARGATE, FL 33063

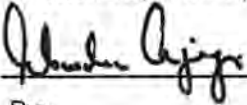
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of February, 2022. 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 10th day of November, 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: 01/13/2022, 01/20/2022, 01/27/2022 & 02/03/2022

Minimum Bid: 5856.55

BROWARD

**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

47698
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 1408

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

01/13/2022 01/20/2022 01/27/2022 02/03/2022

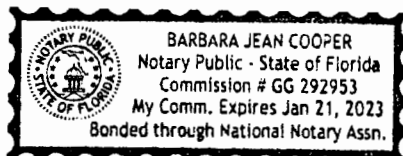
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Scherrie A Thomas

Sworn to and subscribed before me this
3 day of FEBRUARY, A.D. 2022

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 47698**

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

Property ID: 484135-D3-0050
Certificate Number: 1408
Date of Issuance: 05/23/2019
Certificate Holder:
FTL INC

Description of Property:
Unit No. 105 of ORIOLE GARDENS THREE CONDOMINIUM 85, Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5858, Page 895, together with any and all amendments thereto, and together with an undivided interest in the common elements appurtenant thereto, of the Public Records of Broward County, Florida.

Name in which assessed:
AGUIRRE, URNALDO
Legal Titleholders:
AGUIRRE, URNALDO
7490 NW 1 ST #105
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 16th day of February, 2022. 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 10th day of November, 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 successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 5856.55
401-314

1/13-20-27 2/3 22-04/0000572820B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22000407

Broward County, FL VS Umaldo Aguirre

RETURN OF SERVICE

Court Case # TD 47698

Hearing Date: 02/16/2022

Received by CCN 14966

01/06/2022 9:42 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Umaldo Aguirre 7490 NW 1 Street #105 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: 01/07/2022 Time: 6:40 AM

On Umaldo Aguirre 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:

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

/

COMMENTS: Posted Tax Notice

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 # 484135-D3-0050 (TD #47698)

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 January 31, 2022\$4,614.35

Or

* Amount due if paid by February 15, 2022\$4,670.78

*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 February 16, 2022 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

**AGUIRRE,URNALDO
7490 NW 1 ST #105
MARGATE, FL 33063**

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



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

Detail by Entity Name

Florida Not For Profit Corporation

ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC.

Filing Information

Document Number 730850
FEI/EIN Number 59-1579420
Date Filed 09/30/1974
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 01/07/2011

Principal Address

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

Changed: 03/06/2019

Mailing Address

C/O Seacrest Services, Inc.
 2101 CENTREPARK W. DR., STE 110
 West Palm Beach, FL 33409

Changed: 03/06/2019

Registered Agent Name & Address

WASSERSTEIN, DANIEL
 301 Yamato Road
 Ste 2199
 Boac Raton, FL 33431

Name Changed: 03/01/2017

Address Changed: 03/06/2019

Officer/Director Detail

Name & Address

Title President

Dougherty, James V

7310 N W 1st Street

Unit 90-103

Margate, FL 33063

Title VP - 1ST

Meade, Larry

7640 NW 1st Street

Unit 82-103

Margate, FL 33063

Title VP - 3RD

Placke, Harry

271 N W 76th Avenue

Unit 76-106

Margate, FL 33063

Title Treasurer, 2nd VP

Reynolds, Frances

7390 NW 1st Street

Unit 87-107

Margate, FL 33063

Title Secretary

DuPont, Stacey

101 N W 76th Avenue

Unit 80-201

Margate, FL 33063

Annual Reports

Report Year	Filed Date
2020	02/26/2020
2020	08/11/2020
2021	01/25/2021

Document Images

01/25/2021 -- ANNUAL REPORT	View image in PDF format
08/11/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
02/26/2020 -- ANNUAL REPORT	View image in PDF format
03/06/2019 -- ANNUAL REPORT	View image in PDF format
01/22/2018 -- ANNUAL REPORT	View image in PDF format
03/01/2017 -- ANNUAL REPORT	View image in PDF format
06/29/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/21/2016 -- ANNUAL REPORT	View image in PDF format
09/01/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/10/2015 -- ANNUAL REPORT	View image in PDF format

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

AFTER RECORDING - RETURN TO:

Name: _____
Address: _____

PERMIT NUMBER: _____

NOTICE OF COMMENCEMENT

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

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 484135043380

SUBDIVISION Oricle Margate BLOCK _____ TRACT _____ LOT _____ BLDG _____ UNIT _____
7400 NW 1 St Margate, FL 33068

2. GENERAL DESCRIPTION OF IMPROVEMENT: pour concrete Patio Extension

3. OWNER INFORMATION: a. Name Oricle Garden condominium Three Association
b. Address 7400 N.W. 1st St Margate FL 33063 c. Interest in property INC.

d. Name and address of fee simple titleholder (if other than Owner) _____

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:
Jackson Construction Group Inc.
561-308-0730 13043 53rd Ct N West Palm Bch, FL 33411

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

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER:
N/A

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

NAME, ADDRESS AND PHONE NUMBER:
N/A

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

NAME, ADDRESS AND PHONE NUMBER:
N/A

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

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

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

State of Florida
County of Broward

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

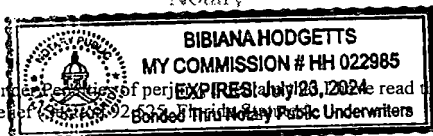
The foregoing instrument was acknowledged before me this 29 day of October, 2020

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

For _____
(name of party on behalf of whom instrument was executed)

Personally known or _____ produced the following type of identification: D.C.

Notary



[Signature]
(Signature of Notary Public)

Under penalties of perjury, I hereby certify that I read the foregoing and that the facts in it are true to the best of my knowledge and belief.

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

By [Signature] By _____

FAZAL KHAN, (954) 971-8468
PARALEGAL ASSOCIATES
6878 W. ATLANTIC BLVD
MARGATE, FLORIDA 33068
Folio No 8135-D3-0050

98-607847 T#001
10-16-98 09:50AM

\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
COUNTY ADMIN.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 13th day of October 1998, by **WALTER HAND** a single man whose post office address is : 7490 N.W. 1st street, #105, Margate, Florida 33063, hereinafter referred to as "Grantor" to **MARY ACHORN**, whose post office address is 7490 N.W. 1st Street, #105, Margate, Florida 33063, hereinafter referred to as "Grantee"

WITNESSETH

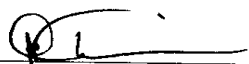
That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever all the right, title interest claim and demand which the said Grantor has in and to the following described real property, situate, lying and being in the County of Broward, State of Florida to wit

Unit 105 of **ORIOLE GARDENS THREE CONDOMINIUM 85**, according to the Declaration of Condominium thereof, recorded in Official Records Book 5958, Page 895, 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

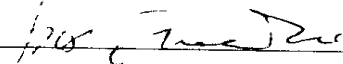
IN WITNESS WHEREOF, the said parties hereto signed and sealed these presents the day and year first above written

Signed, Sealed and Delivered in the Presence of



Print Name NORMAN ALBERT.


WALTER HAND

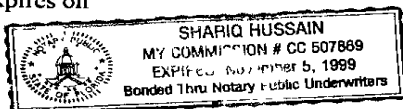

Print Name ASIF WADKI

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME personally appeared **WALTER HAND**, known to me to be the person described in and who executed the foregoing instrument, who did take an oath and acknowledged to and before me that they executed said instrument for the purposes therein expressed

WITNESS my hand and official seal this 13th day of October, 1998

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires on



RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

3K28919PG1615

Prepared by & Returned to:
ARTHUR N. RAZOR, ESQ
2630 Hollywood Blvd. #104
Hollywood, FL 33020
(954) 929-2111

Folio#8135-D3-0050

WARRANTY DEED

THIS INDENTURE, made this 23rd day of January, 2003, by first party, MARY ACHORN, whose post office address is: 7490 NW 1st Street, #105, Margate, Florida 33063, to second party MARY ACHORN, whose post office address is: 7490 NW 1st Street, #105, Margate, Florida 33063, to herself for her lifetime and the remainder interest upon her death to her son DANIEL ACHORN, whose post office address is: 3976 Winefield, Wayne Michigan 48184.

WITNESSETH:

THAT the said party of the first part, for and in good consideration and for the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to it in hand paid by the said party of the second party, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, their successors, heirs, legal representatives, and assigns forever the following described property, lying and being in the County of Broward, State of Florida, to wit:

Unit 105 of ORIOLE GARDENS THREE CONDOMINIUM 85, according to the Declaration of Condominium thereof, recorded in Official Records Book 5958, Page 895, of Public Records of Broward County, Florida.

This conveyance, and the warranty of the Grantor set forth below, are subject to taxes and assessments for the current year and subsequent years; matters appearing on the above referenced plat; covenants, conditions, restrictions, agreements, limitations, reservations and easements of record (provided that this provision shall not reimpose same); and existing zoning ordinances.

The Grantor does hereby fully warrant title to the aforesaid property and will defend same against the lawful claims of all persons whomsoever claiming by, through, under or against the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, said party of the parties has caused these presents to be signed, the day and year first above written.

Signed, sealed and delivered in presence of:

Joan Salade
WITNESS
PRINT NAME Joan Salade
Arthur N. Razor
WITNESS
PRINT NAME ARTHUR N. RAZOR

Mary Achorn
MARY ACHORN

State of Florida
County of Broward

SS. January 23rd, 2003.

Then personally appeared MARY ACHORN, to me known to the person described in and who executed the foregoing instrument and acknowledged before me that executed the same.

ME
NOTARY PUBLIC
My Commission Expires:



Prepared by and return to:

Bob J. Howell
Attorney at Law
Bob J. Howell, P.A.
4801 S. University Drive Suite 138
Davie, FL 33328

File Number: 0300928
Recording Code No.: 826

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of December, 2003 between Mary Achorn, a single woman and Daniel Achorn, a married man, whose post office addresses are 7490 N.W. 1st Street, Unit 101, Margate, FL 33063 and 3976 Winnifred, Wayne, MI 48184, respectively, grantor, and Betty Figley, a single woman whose post office address is 7490 N.W. 1st Street, #105, Margate, FL 33063, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Unit No. 105 of ORIOLE GARDENS THREE CONDOMINIUM 85, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5958, Page 895, of the Public Records of Broward County, Florida.

Parcel Identification Number: 18135-D3-00500

Subject to taxes for 2003 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Further subject to the terms and conditions of the above described Declaration of Condominium, which Grantee herein agrees to observe and perform, including the payment of assessments for the maintenance and operation of said condominium.

Grantor Daniel Achorn warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 3976 Winefield, Wayne, MI 48184.

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; that the grantor hereby fully 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, 2002**.

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

Signed, sealed and delivered in our presence:

Witness Name: Bob J. Howell

Witness Name: Kelly Chin

Mary Achorn (Seal)
Mary Achorn

Kathryn E. Howard
Witness Name: KATHRYN E. HOWARD

Deborah Jackson
Witness Name: Deborah Jackson

Daniel Achorn (Seal)
Daniel Achorn

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 5 day of December, 2003 by Mary Achorn, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]

Notary Public

Printed Name:



Bob J. Howell
My Commission DD008029
Expires March 18, 2005

My Commission Expires:

State of MICHIGAN
County of Wayne

The foregoing instrument was acknowledged before me this 28th day of November, 2003 by Daniel Achorn, who
☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Kathryn E. Howard
Notary Public

Printed Name: KATHRYN E. HOWARD

My Commission Expires:

KATHRYN E. HOWARD
Notary Public, Wayne County, Michigan
My Commission Expires: September 17, 2006

ORIOLE GARDENS PHASE III7400 N.W. 1st STREET
MARGATE, FL 33063Phone 954-971-2590
Fax 954-971-1842**CERTIFICATE OF APPROVAL AND STATEMENT OF ASSESSMENT****IN REFERENCE TO:**

Condominium unit number 105 of building 85 a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records

Book 5958 at page 895 of the Public Records of Broward County, Florida.

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

1. That, **BETTY FIGLEY** as purchaser(s), has/have been duly approved by the undersigned Condominium Association, pursuant to provisions of the above described Declaration of Condominium, and further,
2. that the sum of \$0- is due and owing for unpaid assessments against the unit for common expenses as of this date and that the next payment is due on the 1st Day of JAN 2004

In the amount of \$441.00 for the period JAN. 1st to MARCH 31, 2004

DATED; this 3rd day of DECEMBER 2003

(CORPORATE SEAL)

BY Max Pincus

President

ATTEST Nathan Levine

1st Vice President

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 3rd day of DEC 2003

by MAX PINCUS President and NATHAN LEVINE, as Vice President

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

NO RENTALS **NO PETS

Catherine P Gray
Notary Public,
State of Florida

(NOTARY SEAL)



Catherine P Gray
My Commission DO188888
Expires March 08, 2007

n/s

~~\$100.00~~

FOLIO No. 18135-D3-00500

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

CHASE HOME FINANCE LLC, SUCCESSOR BY MERGER TO
CHASE MANHATTAN MORTGAGE CORPORATION,
Plaintiff,

vs.

CASE NO. 07011661
DIVISION 13

SPACE FOR RECORDING ONLY F.S. §695.26

THE UNKNOWN HEIRS, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS, CREDITORS, TRUSTEES,
OR OTHER CLAIMANTS CLAIMING BY,
THROUGH, UNDER, OR AGAINST, BETTY
FIGLEY A/K/A BETTY DOSSETT FIGLEY A/K/A
BETTY GAIL FIGLEY, DECEASED; RICHARD
KENNETH FIGLEY, AS AN HEIR OF THE
ESTATE OF BETTY FIGLEY A/K/A BETTY
DOSSETT FIGLEY A/K/A BETTY GAIL FIGLEY,
DECEASED; RONALD KEITH FIGLEY, AS AN
HEIR OF THE ESTATE OF BETTY FIGLEY A/K/A
BETTY DOSSETT FIGLEY A/K/A BETTY GAIL
FIGLEY, DECEASED; ANY AND ALL UNKNOWN
PARTIES CLAIMING BY, THROUGH, UNDER,
AND AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIMANTS; ORIOLE
GARDENS CONDOMINIUM THREE
ASSOCIATION, INC.;
Defendant(s).

CERTIFICATE OF TITLE

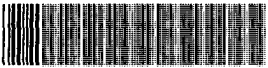
The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on
November 6, 2008, for the property described herein and that no objections to the
sale have been filed within the time allowed for filing objections.

The following property in BROWARD County, Florida:

UNIT NO. 105 OF ORIOLE GARDENS THREE CONDOMINIUM 85, A CONDOMINIUM, TO

FILE_NUMBER: F07015782

DOC_ID: M900011



2

**THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL
RECORDS BOOK 5958, PAGE 895, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA**

A/K/A 7490 NW 1ST STREET UNIT 105, MARGATE, FL 330630000

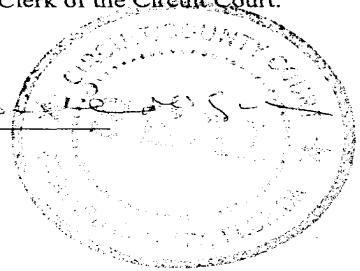
was sold to: Federal Home Loan Mortgage Corporation, whose address is: 8200 Jones Branch Drive, Mailstop
202, McLean, VA 22102-3110.

WITNESS my hand and seal of the Court on November 18, 2008, as Clerk of the Circuit Court.

(SEAL)

Howard C. Forman
Clerk of the Circuit Court

By: [Signature]
Deputy Clerk



Copies furnished to:
Florida Default Law Group, P.L.
P.O. Box 25018
Tampa, Florida 33622-5018

ORIOLE GARDENS CONDOMINIUM THREE ASSOCIATION, INC.
c/o Marcus Aguirre, Esq.
3111 Stirling Drive
Fort Lauderdale, FL 33312

RICHARD KENNETH FIGLEY, AS AN HEIR OF THE ESTATE OF BETTY FIGLEY A/K/A BETTY
DOSSETT FIGLEY A/K/A BETTY GAIL FIGLEY, DECEASED
7119 Wimbledon Drive #108

RONALD KEITH FIGLEY, AS AN HEIR OF THE ESTATE OF BETTY FIGLEY A/K/A BETTY
DOSSETT FIGLEY A/K/A BETTY GAIL FIGLEY, DECEASED
411 O'Farrell Streetf Apt 308
San Francisco, CA 94102

Prepared by:

The Florida Default Law Group, PL
John Mesker
9119 Corporate Lake Drive, Suite 300
Tampa, Florida 33634
File Number: R08095774

RETURN TO:

New House Title, L.L.C.
9119 Corporate Lake Drive, Suite 300
Tampa, FL 33634

\$29,000.00

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Special Warranty Deed

This Special Warranty Deed made this 20 day of July, 2009 between Federal Home Loan Mortgage Corporation whose post office address is c/o ~~JPM~~ Morgan Chase Dallas National Wholesale LockBox TX-1-0029 Attn: LockBox 730453 14800 Frye Rd, Fort Worth, TX, 76155, grantor, and Rose Scarfuto, an unmarried person, Michelle Scarfuto, an unmarried person, whose post office address is 240 SW 2nd Ave., Pompano beach, FL 33060, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Broward County, Florida**, to-wit:

UNIT NO. 105 OF ORIOLE GARDENS THREE CONDOMINIUM 85, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5958, PAGE 895, TOGETHER WITH ANY AND ALL AMENDMENTS THERETO, AND TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 18135-D3-00500

This deed is being executed by virtue of a power of attorney originally recorded in Hillsborough County, Florida September 29, 2008 in Official Records Book 18884, Page 1293, of the Public Records of Hillsborough County, Florida.

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Witness Name: Tara Banducci

Witness Name: Becky Barga

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 20 day of July, 2009,
by Diane Reese who is/are personally known to me or
has/have produced _____ as identification.



Federal Home Loan Mortgage Corporation
By Florida Default Law Group
as attorney in fact

By: Diane Reese
Its authorized signor

Notary Public

Printed Name: Rebecca Barga

My Commission Expires: _____

Exhibit "A"**ORIOLE GARDENS PHASE III**

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

7400 N.W. 1st STREET
MARGATE, FL 33063

CERTIFICATE OF APPROVAL AND STATEMENT OF ASSESSMENT**IN REFERENCE TO:**

Condominium unit number 105 building 85 a Condominium, according to the Declaration
of Condominium thereof, recorded in Official Records

Book 5958 at page 895 of the Public Records of Broward County, Florida.

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

1. That, MICHELLE SCARFUTO & ROSE SCARFUTO
as purchaser(s), has/have been duly approved by the undersigned Condominium
Association, pursuant to provisions of the above described Declaration of Condominium, and further,

DATED; this 5TH day of JUNE, 2009

(CORPORATE SEAL)

BY

Donald J. Malone

President

ATTEST

Nick Dimola
Vice president

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 5TH Day of JUNE 2009
By NICK DIMOLA vice President and Donald Malone President, as Official Officers

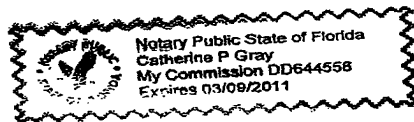
of ORIOLE GARDENS PHASE 3 a Florida Corporation, not-for-profit, on behalf of the Corporation.

NO RENTALSNO PETS**

NO TRUCKS

Catherine P. Gray
Notary Public,
State of Florida

(NOTARY SEAL)



RS

Prepared By:
Title Network Services, Inc.
5491 N. University Dr. #104-B
Coral Springs, FL 33067

RETURN TO:
Michelle Scarfuto
7490 NW 1st Street. #105
Margate, FL 33063

Property Control #4841 D3 0050

This deed has been prepared without
the benefit of a title search

QUITCLAIM DEED

This Quitclaim Deed, made this 5th day of October 2011, between ROSE SCARFUTO, an unmarried woman, and MICHELLE SCARFUTO, an unmarried woman, whose address is 7490 NW 1st Street, #105, Margate, FL 33063, Grantor and MICHELLE SCARFUTO, an unmarried woman, and TONI ANN SCARFUTO, an unmarried woman, as joint tenants with rights of survivorship, whose address is 7490 NW 1st Street, #105, Margate, FL 33063, Grantee.


Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----
----DOLLARS, and other good and valuable consideration to Grantors in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of BROWARD, State of Florida, to-wit:

UNIT NO. 105 of ORIOLE GARDENS THREE CONDOMINIUM 85, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5958, Page 895, together with any and all amendments thereto, and together with an undivided interest in the common elements appurtenant thereto, 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 Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, the Grantors have hereunto set they hands and seals the day and year first above written.


Signed, sealed and delivered in our presence:


Witness #1 Signature

K.R. Banks
Witness #1 Printed Name


Witness #2 Signature

TOM SALOMONE
Witness #2 Printed Name



ROSE SCARFUTO


MICHELLE SCARFUTO

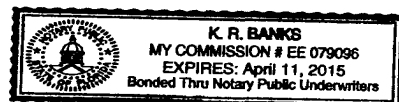
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 5th day of October, 2011, by ROSE SCARFUTO and MICHELLE SCARFUTO who have produced their FL Drivers License as identification.

SEAL


Notary Signature
K. R. BANKS
Notary Public

My Commission Expires:



(1)

Prepared by:

Elias R Hilal, Esq.
Williams Hilal Wigand Grande, PLLC
633 Southeast 3rd Avenue - Suite 301
Fort Lauderdale, FL 33301

Return to:

First International Title, Inc.
Jim Leffler
1999 N. University Drive, Suite 201
Coral Springs, Florida 33071

File Number: 92405-20

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 6 day of December 2016, between MICHELLE SCARFUTO, a married person whose post office is 331 NW 76th Ave #101 Margate, Florida 33063 and TONI ANN SCARFUTO, a single person, whose post office address is 3071 N Course Drive, Unit 108, Pompano Beach, Florida 33069, Grantors, and URNALDO AGUIRRE, a single person, whose post office address is 7490 NW 1st Street, #105, Margate Florida 33063, Grantee:

(Whenever 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, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum of **TWENTY NINE THOUSAND AND 00/100 DOLLARS (U.S. \$29,000.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Broward County, Florida**, to-wit:

UNIT NO. 105 of ORIOLE GARDENS THREE CONDOMINIUM 85, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5958, PAGE 895, TOGETHER WITH ANY AND ALL AMENDMENTS THERETO, AND TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 18135-D3-00500

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

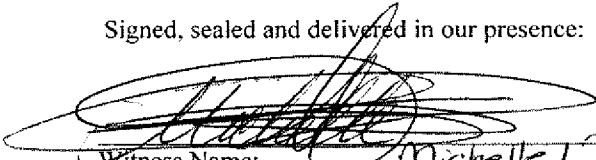
To Have and to Hold, the same in fee simple forever.

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; that the grantor hereby fully 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, 2016.


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

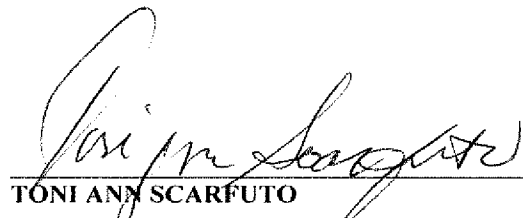
Grantor Michelle Scarfuto represents and warrants that the property herein does not constitute her homestead, domicile or principal residence nor is it contiguous thereto. Grantor Michelle Scarfuto's address is 331 NW 76th Ave #101 Margate, Florida 33063

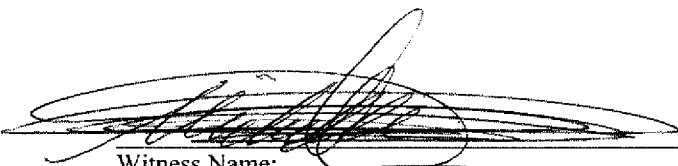
Signed, sealed and delivered in our presence:


Witness Name: Michelle L. Ponte


MICHELLE SCARFUTO

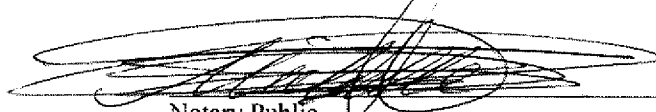

Witness Name: Eric H. W.


TONI ANN SCARFUTO


Witness Name: Eric H. W.

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 6th day of December, 2016, by
MICHELLE SCARFUTO AND TONI ANN SCARFUTO, they (☒) are personally known to me or (☐) have produced
FL DL as identification.


Notary Public
Printed Name: Michelle L. Ponte
My Commission Expires: _____



ORIOLE GARDENS PHASE III

PHONE 954-971-2590
FAX 954-971-1842

7400 N.W. 1ST STREET
MARGATE, FL 33063

CERTIFICATE OF APPROVAL AND STATEMENT OF ASSESSMENT

Condominium unit number 105 of Building 85 a Condominium, according to the
Declaration of Condominium thereof, recorded in Official Records

Legal Description: Oriole Gardens Three
Building 85 Unit 105
7490 NW 1st Street
Margate, Florida 33063

ID#4841 35 D1 0100 Millage 1212

1. That Urnaldo Aguirre purchaser(s), has/have been duly approved by the undersigned
Condominium Association, pursuant to provisions of the above described Declaration of
Condominium and further,
2. That the sum of \$2,007.92 is due and owing for unpaid assessments against the unit for
Common expenses as of this date and the next payment is due on the 1st Day January 1,
2017, in the amount of \$670.27 for the quarter of January 1st, 2017 to March 31st, 2017.

Amount due at closing for Special Assessment is \$2,007.92

Dated: November 30, 2016

(CORPORATE SEAL)

BY James M. O'Connell

WITNESS Joanie Meade

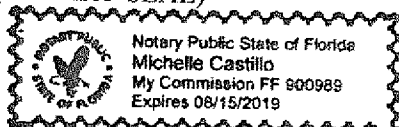
APPROVED BY Joanie Meade

STATE OF (FLORIDA)
COUNTY OF (BROWARD)

The foregoing instrument was acknowledged before me this 30th day of November 2016
By James O'Connell and Joanie Meade of
ORIOLE GARDENS PHASE III a Florida Corporation, not-for-profit of the Corporation.

NO RENTALS **NO PETS 55/OLDER COMMUNITY**

(NOTARY SEAL)



Michelle Castillo
Notary Public
State of Florida



**PARALEGAL
ASSOCIATES**

6878 W. ATLANTIC BLVD
MARGATE, FL 33063
PHONE: (954) 971 8400

BILL OF SALE, ABSOLUTE

98-675961 T#001
11-20-98 04:48PM

KNOW ALL MEN BY THESE PRESENTS:

That **WALTER A. HAND** and, of the city of Margate, in the County of Broward and State of Florida, of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to be paid by **MARY ACHORN**, a single woman, of Margate, Florida, of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred, and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the party of the second part, his/her executors, administrators and assigns, the following goods and chattels:

Unit 105 of ORIOLE GARDENS THREE CONDOMINIUM 85, according to the Declaration of Condominium thereof, recorded in Official Records Book 5958, Page 895, of the Public Records of Broward County, Florida.

To Have and To Hold the same unto the said party of the second part, his/her executors, administrators and assigns forever.

And he/she does for them and his/her heirs, executors and administrators, covenant to and with the party of the second part, his/her executors administrators and assigns that he/she is/are the lawful owner of the said goods and chattels; that they are free from all encumbrances; that he/she has good right to sell the same aforesaid, and that he/she will warrant and defend the sale of the said property, goods and chattels hereby made, unto the said party of the second part his/her executors, administrators and assigns same against the lawful claims and demands of all persons whomsoever.

In Witness Whereof, the party of the first part has hereunto set his/her hand and seal this 31st day of October, A. D. 1998.

Signed, sealed and delivered in the presence of:

Antoinette Rodriguez
ANTOINETTE RODRIGUEZ

Walter Hand
WALTER A. HAND

Mary Achorn
MARY ACHORN

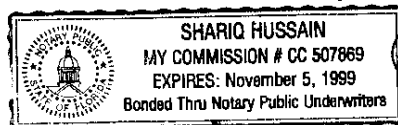
[Signature]
[Signature]

Shariq Hussain
SHARIQ HUSSAIN

STATE OF FLORIDA
COUNTY OF BROWARD

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

The foregoing instrument was acknowledged before me this 10/19/98 day of October, 1998 by **WALTER HAND**, a single man who is personally known to me or has produced [Signature] as identification and who did not take an oath.



BK29010PG1373

18

IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF
BETTY GAIL FIGLEY

File No. 08-00012

Division 62

Deceased.

**ORDER DETERMINING HOMESTEAD
STATUS OF REAL PROPERTY**

(testate - validly devised, heirs, no spouse or
minor child - exempt from claims)

Filed in Open Court.
HOWARD C. FORMAN
CLERK
ON 1/22/08
BY [Signature]

On the petition of Richard Figley for an order determining homestead status of real property, all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in Broward County, Florida;
2. The decedent was not survived by a spouse or minor child;
3. Decedent's homestead is validly devised;
4. Decedent's homestead was devised to one or more heirs of the decedent;
5. At the time of death, the decedent owned and resided on the real property described in the

petition; it is

ADJUDGED that the following-described property (the "Property"):

Unit No. 105 of ORIOLE GARDENS THREE CONDOMINIUM 85 a Condominium,
according to the Declaration of Condominium thereof, as recorded in the Official
Records book 5958, Page 895, of the Public Records of Broward County

also described as: 7490 NW 1st Street, Apt. 105, Margate, Florida 33063

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the
Constitution of the State of Florida.

ADJUDGED FURTHER that the Property was validly devised to and the constitutional
exemption from the claims of decedent's creditors inured to: Richard Figley.

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the persons named above, and that the personal representative shall have no further responsibility with respect to it.

ORDERED 1/22/08, 2008.



Circuit Court Judge



IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA PROBATE DIVISION


IN RE: ESTATE OF
BETTY GAIL FIGLEY

File No.08-0000012

Division: Speiser

Deceased.

ORDER OF SUMMARY ADMINISTRATION
(testate)

Filed in Open Court.
HOWARD C. FORMAN
CLERK
ON 1/22/08
BY 

On the petition of Richard Figley for summary administration of the estate of Betty Gail Figley, deceased, the court finding that the decedent died on [REDACTED] that all interested persons have been served proper notice of the petition and hearing, or have waived notice thereof; that the material allegations of the petition are true; that the will dated August 15, 2005, has been admitted to probate by order of this court as and for the last will of the decedent; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There be immediate distribution of the assets of the decedent as follows:

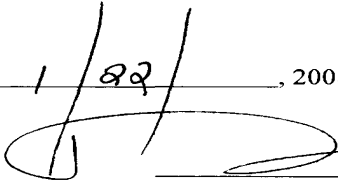
NAME	ADDRESS	ASSET, SHARE OR AMOUNT
Richard Figley	5722 S. Flamingo Road #207 Cooper City, Florida 33330	Condominium located at 7490 NW 1st Street, #105, Margate, Florida 33063

2. Those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

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3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED on 1/22, 2008.


Circuit Court Judge



INSTR # 112412699, OR BK 50940 PG 188, Page 1 of 1, Recorded 07/16/2014 at 04:55 PM, Broward County Commission, Deputy Clerk ERECORD

**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 7/15/2014 1:59:19 PM.****

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

CASE NUMBER: CONO14002087-71 DIV:

CAPITAL ONE BANK (USA), N.A.,

Plaintiff,

vs.

URNALDO AGUIRRE,

Defendant.

DEFAULT FINAL JUDGMENT

The Court finding that a default has been entered against the Defendant in this action, and the Plaintiff is entitled to a judgment, it is:

ADJUDGED that the Plaintiff, CAPITAL ONE BANK (USA), N.A., recover from the Defendant, URNALDO AGUIRRE, the principal sum of \$6,461.56, together with \$343.00 for costs of this suit, that shall bear interest at the rate of four and three quarters percent (4.75%) per year and thereafter pursuant to Florida Statutes Section 55.03, for which let execution issue.

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

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

DONE AND ORDERED at Broward County, Florida this 15 day of

July, 2014.

County Court Judge

Copies to:

Amanda Marie Thoele
Attorney for Plaintiff
Debski & Associates, P.A.
P.O. Box 47718
Jacksonville, FL 32247

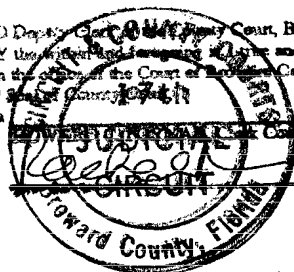
Plaintiff's Address (F.S. 55.10)
CAPITAL ONE BANK (USA), N.A.
4851 Cox Road
Glen Allen, VA 23060

URNALDO AGUIRRE
2424 NW 91ST AVE
CORAL SPRINGS FL 33065-5113
Defendant
SSN: [REDACTED]

N1312506

CLERK OF BROWARD COUNTY CLERK OF COURT

I, THE UNDERSIGNED Deputy Clerk of Court, Broward County, Florida, DO HEREBY CERTIFY that the within and foregoing is a true and correct copy of the original as it appears on record in the office of the Court of Broward County, Florida. WITNESSED my hand and Seal of Office at Broward County, Florida, on the 15th day of July, 2014.



Deputy Clerk

OCT 08 2014

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

DATE: January 3rd, 2022

PROPERTY ID # 484135-D3-0050 (TD # 47698)

WARNING

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

AGUIRRE,URNALDO
7490 NW 1 ST #105
MARGATE, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7490 NW 1 STREET #105, 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 January 31, 2022\$4,614.35

Or

* Estimated Amount due if paid by February 15, 2022\$4,670.78

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 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: January 3rd, 2022

PROPERTY ID # 484135-D3-0050 (TD # 47698)

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CAPITAL ONE BANK (USA), N.A.
4851 COX ROAD
GLEN ALLEN, VA 23060

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DANIEL WASSERSTEIN, REGISTERED AGENT O/B/O ORIOLE GARDENS CONDOMINIUM
THREE ASSOCIATION, INC.
301 YAMATO ROAD STE 2199
BOCA RATON, FL 33431

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LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374**

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

DATE: January 3rd, 2022

PROPERTY ID # 484135-D3-0050 (TD # 47698)

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JACKSON CONSTRUCTION GROUP INC.
13043 53RD CT N
WEST PALM BEACH, FL 33411

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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DATE: January 3rd, 2022
PROPERTY ID # 484135-D3-0050 (TD # 47698)

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

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AGUIRRE,URNALDO
2424 NW 91ST AVE
CORAL SPRINGS, FL 33065-5113

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DATE: January 3rd, 2022

PROPERTY ID # 484135-D3-0050 (TD # 47698)

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CAPITAL ONE BANK (USA), N.A.
AMANDA MARIE THOELE
DEBSKI & ASSOCIATES, P.A.
PO BOX 47718
JACKSONVILLE, FL 32247

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

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* Estimated Amount due if paid by February 15, 2022\$4,670.78

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 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: January 3rd, 2022

PROPERTY ID # 484135-D3-0050 (TD # 47698)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7490 NW 1 STREET #105, 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 January 31, 2022\$4,614.35

Or

* Estimated Amount due if paid by February 15, 2022\$4,670.78

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 2022 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 1810 0000 1434 8128

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)

☐ Return Receipt (hardcopy) \$ _____

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage

\$ _____

Total Postage at

\$ _____

Sent To

Street and Apt. N

City, State, ZIP+

Postmark
Here

TD 47698 FEBRUARY 2022 WARNING

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

7020 1810 0000 1434 8135

U.S. Postal ServiceTM

CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$

Sent To

AGUIRRE, URNALDO

Street and Apt. No.

7490 NW 1 ST #105

City, State, ZIP+4

MARGATE, FL 33063

Postmark Here

TD 47698 FEBRUARY 2022 WARNING

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

See Reverse for Instructions

7020 1610 0000 1434 8142

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

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

Postmark
Here

Postage	
\$	
Total Postage and	
\$	

Sent To	
Street and Apt. No.	
City, State, ZIP+4	

TD 47698 FEBRUARY 2022 WARNING
AGUIRRE, URNALDO
2424 NW 91ST AVE
CORAL SPRINGS, FL 33065-5113

7020 1810 0000 1434 6159

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<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

\$
Total Postage or

TD 47698 FEBRUARY 2022 WARNING

\$
Sent To

ORIOLE GARDENS CONDOMINIUM

Street and Apt. N

THREE ASSOCIATION, INC.

City, State, ZIP+

7400 NW 1ST STREET

MARGATE, FL 33063

7020 1810 0000 1434 8166

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

OFFICIAL USE

Certified Mail Fee

\$

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

<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

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 47698 FEBRUARY 2022 WARNING
ORIOLE GARDENS CONDOMINIUM
THREE ASSOCIATION, INC. C/O
SEACREST SERVICES, INC.
2101 CENTREPARK W. DR., STE 110
WEST PALM BEACH, FL 33409

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

See Reverse for Instructions

7020 1870 0000 1434 8173

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

Certified Mail Fee

\$

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

<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

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 47698 FEBRUARY 2022 WARNING
DANIEL WASSERSTEIN, REGISTERED
AGENT O/B/O ORIOLE GARDENS
CONDOMINIUM THREE ASSOCIATION, INC.
301 YAMATO ROAD STE 2199
BOCA RATON, FL 33431

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

See Reverse for Instructions

7020 1810 0000 1434 8180

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage &	
\$	

TD 47698 FEBRUARY 2022 WARNING
CAPITAL ONE BANK (USA), N.A.
4851 COX ROAD
GLEN ALLEN, VA 23060

Sent To	
Street and Apt. #	
City, State, ZIP+	

7020 1610 0000 1434 8197

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+

TD 47698 FEBRUARY 2022 WARNING

CAPITAL ONE BANK (USA), N.A.

AMANDA MARIE THOELE

DEBSKI & ASSOCIATES, P.A.

PO BOX 47718

JACKSONVILLE, FL 32247

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

See Reverse for Instructions

7020 1810 0000 1434 8203

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

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

TD 47698 FEBRUARY 2022 WARNING
JACKSON CONSTRUCTION GROUP INC.
13043 53RD CT N
WEST PALM BEACH, FL 33411

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 47698 FEBRUARY 2022 WARNING

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



9590 9402 6898 1104 8729 65

2.

7020 1810 0000 1434 8128

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"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery | |

Restricted Delivery

(over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47698 FEBRUARY 2022 WARNING
AGUIRRE, URNALDO
7490 NW 1 ST #105
MARGATE, FL 33063



9590 9402 6898 1104 8729 72

7020 1810 0000 1434 8135

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X U. Aguirre

☐ Agent
☐ Addressee

B. Received by (Printed Name)

KTRB #6320 01-06-22

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☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

il Restricted Delivery

(over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47698 FEBRUARY 2022 WARNING
AGUIRRE,URNALDO
2424 NW 91ST AVE
CORAL SPRINGS, FL 33065-5113



9590 9402 6898 1104 8728 42

2. 7020 1810 0000 1434 8142

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Aguirre

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

NUPHUS27119

C. Date of Delivery

01/06/22

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"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery | |

Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47698 FEBRUARY 2022 WARNING
ORIOLE GARDENS CONDOMINIUM THREE
ASSOCIATION, INC. C/O SEACREST
SERVICES, INC.
2101 CENTREPARK W. DR., STE 110
WEST PALM BEACH, FL 33409



9590 9402 6898 1104 8728 66

7020 1810 0000 1434 8166

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

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD47698 FEBRUARY 2022 WARNING

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



9590 9402 6898 1104 8728 59

2. 7020 1810 0000 1434 8159

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent
☐ Addressee

B. Received by (Printed Name)

Susan D. Paul

C. Date of Delivery

1-6-22

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

3. Service Type

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

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47698 FEBRUARY 2022 WARNING
CAPITAL ONE BANK (USA), N.A.
4851 COX ROAD
GLEN ALLEN, VA 23060



9590 9402 6898 1104 8728 80

2

7020 1810 0000 1434 8180

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

JAN 10 2022

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

(over 350g)

Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47698 FEBRUARY 2022 WARNING
CAPITAL ONE BANK (USA), N.A.
AMANDA MARIE THOELE
DEBSKI & ASSOCIATES, P.A.
PO BOX 47718
JACKSONVILLE, FL 32247



9590 9402 6898 1104 8728 97

2.

7020 1810 0000 1434 8197

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

Kathy E. Hie

C. Date of Delivery

1/7

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted

Delivery

☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

Restricted Delivery

(over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47698 FEBRUARY 2022 WARNING
DANIEL WASSERSTEIN, REGISTERED
AGENT O/B/O ORIOLE GARDENS
CONDOMINIUM THREE ASSOCIATION, INC.
301 YAMATO ROAD STE 2199
BOCA RATON, FL 33431



9590 9402 6898 1104 8728 73

2. 7020 1810 0000 1434 8173

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Cov19SP25*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

K Kellymen

C. Date of Delivery

1-6

- 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"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery | |

Restricted Delivery

(over \$500)