

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: 08/01/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 07/25/2022

CERTIFICATE # 2019-1091

ACCOUNT # 484125AC0150

ALTERNATE KEY # 52651

TAX DEED APPLICATION # 49194

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 201E of Royal Park Gardens Condominium 1-C, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5868, page 314, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements

PROPERTY ADDRESS: 6650 ROYAL PALM BOULEVARD #201C, MARGATE FL 33063

OWNER OF RECORD ON CURRENT TAX ROLL:

LESLIE FANNING

6650 ROYAL PALM BLVD #201-C

MARGATE, FL 33063

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

LESLIE FANNING

OR: 49342, Page: 1529

6650 ROYAL PALM BOULEVARD, #201-C

MARGATE, FL 33063 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

STONEFIELD INVESTMENT FUND IV, LLC

1 PARAGON DR. SUITE 252

MONTVALE, NJ 07645 (Tax Deed Applicant)

CITY OF MARGATE

5790 MARGATE BOULEVARD

MARGATE, FL 33063 (Per Order)

Instrument: 117592132

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4841 25 AC 0150

CURRENT ASSESSED VALUE: \$45,260

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 28889, Page: 48

Re-recorded Warranty Deed

OR: 29021, Page: 1562

Warranty Deed

OR: 36328, Page: 1829

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.

Kinsey Ram

Title Examiner

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #49194

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 December 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	LESLIE FANNING 6650 ROYAL PALM BOULEVARD, #201-C MARGATE, FL 33063	ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC. C/O TRANSCONTINENTAL PROPERTY MANAGEMENT 6720 ROYAL PALM BOULEVARD MARGATE, FL 33063	ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC. STEVEN S. VALANCY VALANCY & REED, P.A. 310 SOUTHEAST 13TH STREET FORT LAUDERDALE, FL 33316
ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC. C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP 2333 N. STATE ROAD 7 SUITE S MARGATE, FL 33063	ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC. C/O JEANNETTE RUBIN 6720 ROYAL PALM BLVD MARGATE, FL 33063	ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC. A COMMUNITY OF HOUSING FOR OLDER PERSONS 6720 ROYAL PALM BLVD MARGATE, FL 33063	SBK LEGAL, REGISTERED AGENT, O/B/O ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC. 4450 NW 126TH AVE SUITE 101 CORAL SPRINGS, FL 33065
CITY OF MARGATE 5790 MARGATE BOULEVARD MARGATE, FL 33063	LINDSTROM AIR CONDITIONING & PLUMBING 3581 WEST MCNAB ROAD 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 December 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

Monica Cepero
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Misty Del Hierro**

Broward County, Florida

INSTR # 118444513
Recorded 10/07/22 at 12:26 PM
Broward County Commission
1 Page(s)
#1

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49194

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: 484125-AC-0150
Certificate Number: 1091
Date of Issuance: 05/26/2020
Certificate Holder: STONEFIELD INVESTMENT FUND IV, LLC
Description of Property: ROYAL PARK GARDENS I-C CONDO
UNIT 201
PER CDO BK/PG 5868/314

Name in which assessed: FANNING,LESLIE
Legal Titleholders: FANNING,LESLIE
6650 ROYAL PALM BLVD #201-C
MARGATE, FL 33063

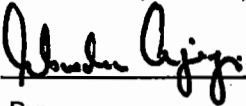
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of January, 2023. 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 3rd day of October, 2022.

Monica Cepero
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: 12/15/2022, 12/22/2022, 12/29/2022 & 01/05/2023
Minimum Bid: 25955.55

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49194

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: 484125-AC-0150

Certificate Number: 1091

Date of Issuance: 05/26/2020

Certificate Holder: STONEFIELD INVESTMENT FUND IV, LLC

Description of Property: ROYAL PARK GARDENS I-C CONDO
UNIT 201
PER CDO BK/PG 5868/314

Unit 201E of Royal Park Gardens Condominium 1-C, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5868, page 314, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements

Name in which assessed: FANNING,LESLIE

Legal Titleholders: FANNING,LESLIE
6650 ROYAL PALM BLVD #201-C
MARGATE, FL 33063

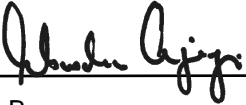
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of January, 2023. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 7th day of October, 2022.

Monica Cepero
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: 12/15/2022, 12/22/2022, 12/29/2022 & 01/05/2023

Minimum Bid: 26300.55

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, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

49194
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 1091

in the XXXX Court,
was published in a newspaper by print in the issues of
Broward Daily Business Review f/k/a Broward Review on

12/15/2022 12/22/2022 12/29/2022 01/05/2023

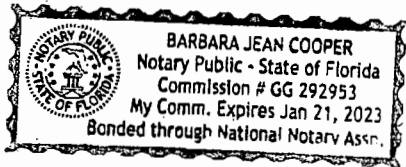
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Scherrie A Thomas

Sworn to and subscribed before me this
5 day of JANUARY, A.D. 2023

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 49194**

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: 484125-AC-0150
Certificate Number: 1091
Date of Issuance: 05/26/2020

Certificate Holder:
STONEFIELD INVESTMENT FUND IV, LLC

Description of Property:
ROYAL PARK GARDENS I-C CONDO
UNIT 201
PER CDO BK/PG 5868/314

Unit 201E of Royal Park Gardens Condominium 1-C, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5868, page 314, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Name in which assessed:
FANNING, LESLIE

Legal Titleholders:
FANNING, LESLIE
6650 ROYAL PALM BLVD #201-C
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 18th day of January, 2023. 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 7th day of October, 2022.

Monica Cepero
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: 26300.55
401-314

12/15-22-29 1/5 22-01/0000634265B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22045570

Broward County, FL VS Leslie Fanning

RETURN OF SERVICE



Court Case # TD 49194

Hearing Date: 01/18/2023

Received by CCN 19009

12/06/2022 3:22 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Leslie Fanning 6650 Royal Palm Boulevard #201-C Margate FL 33063**

Served:

Not Served:

Broward County Revenue - Delinq Tax Section
115 S Andrews Avenue
Room A-100
Fort Lauderdale FL 33301

Date: 12/07/2022 Time: 11:29 AM

On Leslie Fanning 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: Notice of Application for Tax Deed Posted on Entrance Door of Address Stated / Posting after Door knocked / No Answer

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: *Mark Tutton* CCN 19009

D.S.

M. Tutton, #19009

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484125-AC-0150 (TD #49194)

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

RECEIVED SHERIFF
2022 DEC -2 AM 11:26
BROWARD COUNTY, FLORIDA

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 December 30, 2022\$3,626.68

Or

* Amount due if paid by January 17, 2023\$3,670.55

*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 January 18, 2023, 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

FANNING, LESLIE
6650 ROYAL PALM BLVD #201-C
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
ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC.

Filing Information

Document Number 728884
FEI/EIN Number 59-1574727
Date Filed 02/20/1974
State FL
Status ACTIVE

Principal Address

C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 N. STATE ROAD 7
SUITE S
MARGATE, FL 33063

Changed: 06/03/2022

Mailing Address

C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 N. STATE ROAD 7
SUITE S
MARGATE, FL 33063

Changed: 06/03/2022

Registered Agent Name & Address

SBK LEGAL
4450 NW 126TH AVE
SUITE 101
CORAL SPRINGS, FL 33065

Name Changed: 06/03/2022

Address Changed: 06/03/2022

Officer/Director Detail

Name & Address

Title Treasurer

McInerney, Ruth

C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 N. STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title Secretary

Robinson, Patrick
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 N. STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title President

Tetonis, Irene
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 N. STATE ROAD 7
SUITE S
MARGATE, FL 33063

Title VP

Grindle, Judith
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP
2333 N. STATE ROAD 7
SUITE S
MARGATE, FL 33063

Annual Reports

Report Year	Filed Date
2020	06/08/2020
2021	04/06/2021
2022	06/03/2022

Document Images

06/03/2022 -- ANNUAL REPORT	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
03/23/2018 -- ANNUAL REPORT	View image in PDF format
03/16/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- ANNUAL REPORT	View image in PDF format
04/08/2015 -- ANNUAL REPORT	View image in PDF format
12/22/2014 -- Reg. Agent Change	View image in PDF format
03/18/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
03/15/2012 -- ANNUAL REPORT	View image in PDF format
03/15/2011 -- ANNUAL REPORT	View image in PDF format

04/27/2010 -- ANNUAL REPORT	View image in PDF format
04/07/2009 -- ANNUAL REPORT	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
03/08/2007 -- ANNUAL REPORT	View image in PDF format
04/17/2006 -- ANNUAL REPORT	View image in PDF format
06/15/2005 -- ANNUAL REPORT	View image in PDF format
05/10/2004 -- ANNUAL REPORT	View image in PDF format
05/12/2003 -- ANNUAL REPORT	View image in PDF format
03/13/2002 -- ANNUAL REPORT	View image in PDF format
03/19/2001 -- ANNUAL REPORT	View image in PDF format
03/07/2000 -- ANNUAL REPORT	View image in PDF format
03/04/1999 -- ANNUAL REPORT	View image in PDF format
02/03/1998 -- ANNUAL REPORT	View image in PDF format
07/28/1997 -- ANNUAL REPORT	View image in PDF format
02/27/1996 -- ANNUAL REPORT	View image in PDF format
02/13/1995 -- ANNUAL REPORT	View image in PDF format

WC
RETURN TO:
SPRINGS TITLE INSURANCE, INC.
2425 E. Commercial Blvd., Suite 101
Fort Lauderdale, Florida 33308

98-584076 T#001
10-06-98 07:15AM

\$ 245.00
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

Prepared by and return to:
PATRICIA P. CARNIVALE
SPRINGS TITLE INSURANCE, INC.
2425 E. Commercial Blvd, Suite 101
Pt. Lauderdale, Florida 33308
Incident to the issuance of Title Insurance.

WARRANTY DEED

THIS INDENTURE, Made this 28TH day of SEPTEMBER, 1998, Between W. Roger Backus and Barbara L. Backus, husband and wife, whose post office address is P.O. BOX 653, PUTNAM VALLEY, NY 10579-0653 hereinafter called Grantor*, to Gloria M Cleary, a single woman, whose post office address is 6650 Royal Palm Blvd., #201, Margate, FL 33063, in the County of Broward, State of Florida, Grantee* 3

WITNESSETH, That said Grantor, for and in consideration of the sum of -----Ten and No/100----- (\$10.00)-----Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

The Condominium Parcel known as Apartment 201E in ROYAL PARK GARDENS CONDOMINIUM I-C, according to the Declaration of Condominium thereof, recorded in O. R. Book 5868, at Page 314 of the Public Records of Broward County, Florida, and as amended.

SUBJECT to all of the provisions of the Declaration of Condominium and exhibits attached thereto, and all restrictions, reservations, easements and limitations of record which the party of the second part assumes and agrees to perform and abide by; and subject to taxes for the year 1998 and subsequent years.

(Taxpayers I.D. No. _____)
Folio No. 18125-AC-01500

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that the said land is free of all encumbrances except as listed above.

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

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

seen print
✓ Deborah Raukohl
First Witness sign name
Deborah Raukohl
First Witness print name
Deborah Raukohl
Second Witness sign name
Debra O'Connell
Second Witness print name

✓ W. Roger Backus
W. ROGER BACKUS
Barbara L. Backus
BARBARA L. BACKUS

BK28889PG0049

STATE OF NEW YORK
COUNTY OF West

The foregoing instrument was acknowledged before me this 25 day of SEPTEMBER, 1998, by W. Roger Backus and Barbara L. Backus, husband and wife, who has produced D. LICENSE as identification and who (did) (did not) take an oath.

Deborah L. Raukohl

Notary Public
✓ DEBORAH L. RAUKOHL
Notary Public, State of New York
(Print/type name) No. 6012737
Qualified in Westchester County
Commission Expires 6/15/99

My commission expires: 6/15/99



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

WC #47
RETURN TO:
SPRINGS TITLE INSURANCE, INC.
2425 E. Commercial Blvd., Suite 101
Fort Lauderdale, Florida 33308

~~BK 28889PG0048~~

98-584076 T#001
10-06-98 07:15AM

\$ 245.00
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

BK 29021PG1562

Prepared by and return to:
PATRICIA P. CARNIVALE
SPRINGS TITLE INSURANCE, INC.
2425 E. Commercial Blvd, Suite 101
Ft. Lauderdale, Florida 33308

98-684181 T#001
11-25-98 11:25AM

Incident to the issuance of Title Insurance.

WARRANTY DEED

DEED BEING RE-RECORDED TO ADD CONDO APPROVAL

THIS INDENTURE, Made this 28TH day of SEPTEMBER, 1998, Between W. Roger Backus and Barbara L. Backus, husband and wife, whose post office address is P.O. BOX 653, PUTNAM VALLEY, NY 10579-0653 hereinafter called Grantor*, to Gloria M Cleary, a single woman, whose post office address is 6650 Royal Palm Blvd., #201, Margate, FL 33063, in the County of Broward, State of Florida, Grantee* 3

WITNESSETH, That said Grantor, for and in consideration of the sum of -----Ten and No/100----- (\$10.00)-----Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

The Condominium Parcel known as Apartment 201E in ROYAL PARK GARDENS CONDOMINIUM I-C, according to the Declaration of Condominium thereof, recorded in O. R. Book 5868, at Page 314 of the Public Records of Broward County, Florida, and as amended. ✓

SUBJECT to all of the provisions of the Declaration of Condominium and exhibits attached thereto, and all restrictions, reservations, easements and limitations of record which the party of the second part assumes and agrees to perform and abide by; and subject to taxes for the year 1998 and subsequent years.

(Taxpayers I.D. No. _____)
Folio No. 18125-AC-01500

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that the said land is free of all encumbrances except as listed above.

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

3
out

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

sign print
✓ Deborah L. Raukohl
First Witness sign name
Deborah L. Raukohl
First Witness print name
Debra L. Howell
Second Witness sign name
Debra L. Howell
Second Witness print name

✓ W. Roger Backus
W. ROGER BACKUS
Barbara L. Backus
BARBARA L. BACKUS

BK 20009PG0019

STATE OF NEW YORK
COUNTY OF West

The foregoing instrument was acknowledged before me this 25 day of SEPTEMBER, 1998, by W. Roger Backus and Barbara L. Backus, husband and wife, who has produced D. License as identification and who (did) (did not) take an oath.

Deborah L. Raukohl
Notary Public
DEBORAH L. RAUKOHL
Notary Public, State of New York
(Print/type name)
No. 5012737
Qualified in Westchester County
Commission Expires 6/15/99

My commission expires: 6/15/99



BK 29021PG1563

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

CERTIFICATE OF APPROVAL

MAILING ADDRESS FOR NOTICE OF ACCEPTANCE OF REJECTION OF APPLICATION:

NAME : Gloria Cleary
ADDRESS: 6550 Royal Palm Blvd
CITY AND STATE Margate ZIP FL PHONE [REDACTED]

(We) understand that any violation of the terms, provisions, conditions and covenants of Royal Park Gardens Condominium Phase ~~I~~ Association, Inc. documents provides cause for available immediate action as therein provided towards unit owner or termination of a rental agreement under appropriate circumstances. I (We) have read the Rules and Regulations of Royal Park Gardens Condominium Phase ~~I~~ Association, Inc. and have had them explained to me (us). I (We) certify that I (We) understand them and will abide by them.

The following applies if this is a rental Certificate of approval. Also, both unit owner and lessee agree that: upon written notice to the unit owner, if maintenance and reserve fees become in default the Association has the right to collect the rents due from the lessee, deduct all fees owed from the lessee and forward the balance to the unit owner.

Check: ~~_____~~
Date : ~~_____~~
Bank : ~~_____~~

not required

(APPLICANTS) *(signature)*
on file
existing unit owner

FOR CONDO ASSOCIATION USE ONLY: DO NOT COMPLETE UNTIL SCREENING HAS BEEN COMPLETED.

APPROVED: *Peter H. Kroll*

DISAPPROVED: _____

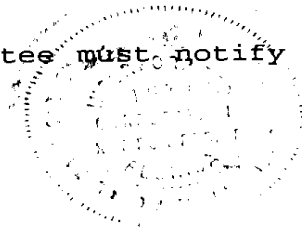
CONDOMINIUM BOARD MEMBER

CONDOMINIUM BOARD MEMBER

DATE : 9-25-98

In the event of a sale, the Screening Committee must notify the Management Company.

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



BK29021PG1564

Prepared By and Return To:

Kim Moore
Reliant Title Services, Inc.
1843 N. Pine Island Road
Plantation, FL 33322

File No. 031009

Property Appraiser's Parcel I.D. (folio) Number(s)
18125-AC-01500

WARRANTY DEED

THIS WARRANTY DEED dated October 14, 2003, by Gloria M. Cleary a widow hereinafter called the grantor, to Gregory B. Markus a married man, whose post office address is 1238 Ferdon Road, Ann Arbor, MI 48104-3635, 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Broward County, Florida, viz:

The Condominium Parcel known as Apartment 201E in ROYAL PARK GARDENS CONDOMINIUM I-C, according to the Declaration of Condominium thereof, recorded in Official Records Book 5868, Page 314 of the Public Records of Broward County, Florida.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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: November 20, 2002

WARRANTY DEED
(Continued)

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:

[Signature]
(Witness Signature)

Kim Moore
(Witness Signature)

Rosa Perez
(Witness Signature)

X Gloria M. Cleary
Gloria M. Cleary

6650 Royal Palm Blvd.
(Address)

Margate, Fl 33063
(Address) [REDACTED]

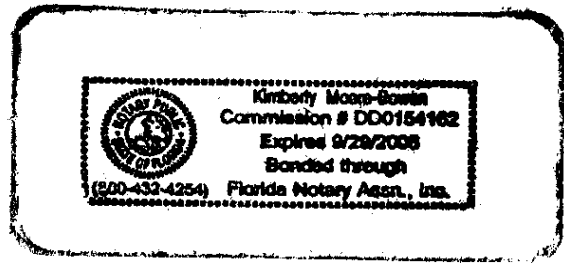
STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 10/13/08 by Gloria M. Cleary, who is personally known to me or who has produced FL Drivers identification.

[Signature]
Notary Public

Kim Moore
printed name

My Commission Expires:
(SEAL)



CERTIFICATE OF APPROVAL

MAILING ADDRESS FOR NOTICE OF ACCEPTANCE OR REJECTION OF APPLICATION:

NAME: GREGORY B. MARKUS
ADDRESS: 1238 FERDON RD
CITY AND STATE: ANN ARBOR, MI ZIP 48104 PHONE: [REDACTED]

I (We) understand that any violation of the terms, provisions, conditions and covenants of Royal Park Gardens Condominium Phase 1 Association, Inc. Documents provides cause for available termination of a rental under appropriate circumstances. I (We) have read the Rules and Regulations of Royal Park Gardens Condominium Phase 1 Association, Inc. and have had them explained to me (us). I (We) certify that I (We) understand them and will abide by them.

Also, unit owner agrees that: Upon written notice to the unit owner/renter, if maintenance and reserve fees become in default, the Association has the right to collect the rents due if unit is rented, deduct fees owed from these rents and forward the balance to the owner.

Check: _____ GREGORY B. MARKUS

Date: _____

(APPLICANTS)

Bank: _____

FOR CONDO ASSN. USE ONLY: DO NOT COMPLETE UNTIL SCREENING HAS BEEN COMPLETED.

APPROVED: _____

DISAPPROVED: _____

Paul H. Krall
CONDO. BOARD MEMBER

CONDO. BOARD MEMBER

DATE: 10-15-03

In the event of a sale, the Screening Committee must notify the Management Company.

Prepared by:
Tom Runyan
Runyan Law Firm, P.A.
707 NE 3rd Avenue, Suite 300
Fort Lauderdale, Florida 33304

File Number: 12-1151

General Warranty Deed

Made this December 11, 2012 A.D. By Gregory B. Markus, a married man, 1238 Ferdon Road, Ann Arbor, MI 48104, hereinafter called the grantor, to Leslie Fanning, a single woman, whose post office address is: 6650 Royal Palm Boulevard, #201-C, Margate, FL 33063, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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, Florida, viz:

Unit 201E of Royal Park Gardens Condominium I-C, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5868, page 314, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 484125AC0150

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, 2012.

Prepared by:
Tom Runyan
Runyan Law Firm, P.A.
707 NE 3rd Avenue, Suite 300
Fort Lauderdale, Florida 33304

File Number: 12-1151

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

Signed, sealed and delivered in our presence:

Paris Bryson
Witness Printed Name PARIS BRYSON

[Signature]
Witness Printed Name Manda Pucci

[Signature] (Seal)
Gregory B. Markus
Address: 1238 Feron Road, Ann Arbor, MI 48104

State of Michigan
County of Washtenaw

The foregoing instrument was acknowledged before me this 11 day of December, 2012, by Gregory B. Markus, a married man, who is/are personally known to me or who has produced MI Driver License as identification.

[Signature]
Notary Public
Print Name: P. SNELSON
My Commission Expires: 12/9/14

P SNELSON
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES Dec 9, 2014
ACTING IN COUNTY OF Washtenaw

**ROYAL PARK GARDENS I CONDOMINIUM ASSOCIATION, INC.
A COMMUNITY OF HOUSING FOR OLDER PERSONS
6720 ROYAL PALM BLVD.
MARGATE, FL 33063**

**CERTIFICATE OF APPROVAL
CONSENT TO CONVEYANCE OF DWELLING UNIT**

KNOW ALL MEN BY THESE PRESENT THAT: Royal Park Gardens I Association, Inc., a Florida not-for-profit corporation (hereinafter referred to as the "Association"), does hereby confirm to the transfer and conveyance of the following described dwelling unit to:

******* LESLIE FANNING*******

**Dwelling Address: 6650 Royal Palm Blvd., Bldg. C # 201,
Margate, Fl 33063**

pursuant to the provisions of that certain Declaration of Condominium for Royal Park Gardens I Condominium Association, Inc., as recorded in Official Records Book 5956, Page 1, of the Public Records of Broward County, Florida. The Association does hereby confirm its approval of the said grantee(s).


Marie Glazer
SIGNATURE
MARIE GLAZER V. P.
PRINT NAME TITLE

Joanann Basile
SIGNATURE
JOANANN BASILE
PRINT NAME TITLE

STATE OF FLORIDA
COUNTY OF BROWARD

On this, the 14 day of Dec., 2012, before me, a notary public, the undersigned personally appeared MARIE GLAZER + JOANANN BASILE known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

Jeannette Rubin
Notary Public

JEANNETTE RUBIN
MY COMMISSION # DD 959384
EXPIRES: February 24, 2014
Bonded Thru Budget Notary Services

Prepared by and return to:
Steven S. Valancy, Esq.
Valancy & Reed, P.A.
310 S.E. 13th Street
Ft. Lauderdale, FL 33316
954-463-1600

CLAIM OF LIEN

KNOWN ALL MEN BY THESE PRESENTS, THAT:

Royal Park Gardens Condominium I Association, Inc., a Condominium Association (hereinafter referred to as "ASSOCIATION") of Broward County, Florida, whose address is c/o: Transcontinental Property Management 6720 Royal Palm Boulevard, Margate, Florida 33063, claims this lien against the following property:

Unit 201E of Royal Park Gardens Condominium I-C, a Condominium according to the Declaration of Condominium thereof recorded In **Official Records Book 5868, page 314**, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements

- a/k/a (property address): 6650 Royal Palm Boulevard, #C-201, Margate, FL 33063
- Parcel ID No.: 4841 25 AC 0150
- **The owner(s) of said parcel: Leslie Fanning**

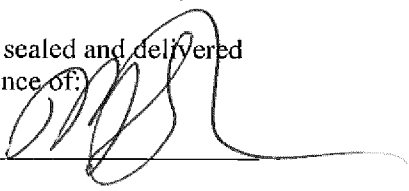
The following sums are due for assessments:

Maintenance assessments accruing through December, 2021 @ the rate of \$324 per month and Recreation Center dues accruing through December, 2021 at the rate of \$65 per month as listed in detail on Statements of Account provided to owner of record

Plus late fees, if any, from the dates due, less all payments received since the date of the initial delinquency for a total of \$2,331.90. Additionally, this Claim of Lien secures interest (10% per annum) late fees, costs and reasonable attorney fees incurred by the Association pursuant to, and as provided in, the recorded governing documents for the Association. Further this lien secures all assessments coming due, less any payments received since the date of the initial delinquency. **For estoppel information or a payoff figure, please contact Valancy and Reed, P.A.**

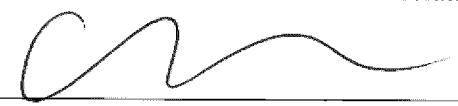
Signed, sealed and delivered
In presence of:

Witness



Royal Park Gardens Condominium I Association, Inc.

By:

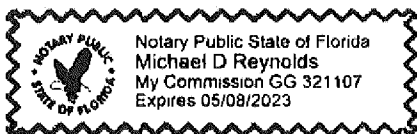


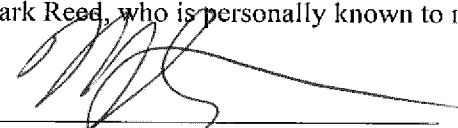
C. Mark Reed, Attorney
and Authorized Agent for Association

STATE OF FLORIDA)
COUNTY OF BROWARD)

The forgoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence this 17 day of December, 2021 by C. Mark Reed, who is personally known to me.

My Commission Expires:




NOTARY PUBLIC/State of Florida at Large
Michael D. Reynolds

Case Number: COCE-22-009146 Division: 50
Filing # 143846193 E-Filed 02/14/2022 11:25:43 AM

IN THE COUNTY COURT IN AND
FOR BROWARD COUNTY, FLORIDA

CASE NO.

ROYAL PARK GARDENS CONDOMINIUM I
ASSOCIATION, INC., a Florida non-profit
corporation,

Plaintiff,

v.

LESLIE FANNING, UNKNOWN SPOUSE
OF LESLIE FANNING, UNKNOWN
TENANT #1 AS UNKNOWN TENANT IN
POSSESSION and UNKNOWN TENANT #2
AS UNKNOWN TENANT IN POSSESSION,
fictitious names representing unknown tenants
in possession, and any and all unknown parties
claiming by, through, under and against the
herein named individual defendants who are
now known to be dead or alive, whether said
unknown parties may claim an interest as
spouses, heirs, grantees, or other claimants,

Defendants.

NOTICE OF LIS PENDENS

TO DEFENDANTS: **LESLIE FANNING, UNKNOWN SPOUSE OF LESLIE FANNING,
UNKNOWN TENANT #1 AS UNKNOWN TENANT IN POSSESSION and
UNKNOWN TENANT #2 AS UNKNOWN TENANT IN POSSESSION,
AND ALL OTHERS WHOM IT MAY CONCERN**

YOU ARE NOTIFIED OF THE FOLLOWING:

- (a) The Plaintiff has instituted this action against you seeking to foreclose a lien, with respect to the property described below.
- (b) The Plaintiff in this action is:
ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC.
- (c) The case number of the action is as shown on the caption.
- (d) The property that is the subject matter of this action is in Broward County, Florida, and is described as follows:

Unit 201E of Royal Park Gardens Condominium I-C, a Condominium according to the Declaration of Condominium thereof recorded In Official Records Book 5868, page 314, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements

a/k/a 6650 Royal Palm Boulevard, #C-201, Margate, FL 33063 / Parcel ID No.: 4841 25 AC 0150

Dated: 02-14-22

VALANCY & REED, P.A.
Attorneys for Plaintiff
310 South East 13th Street
Fort Lauderdale, FL 33316
Telephone: (954) 463-1600
E-Mail: service@myflalaw.com,

By: _____
Steven S. Valancy
Florida Bar No. 715130

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.

PERMIT NUMBER: _____

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO. 4041-25-AC-0150

SUBDIVISION Royal Park Gardens BLOCK _____ TRACT _____ LOT _____ BLDG _____ UNIT 201
6050 Royal Palm Blvd #201C Margate FL 33063

2. GENERAL DESCRIPTION OF IMPROVEMENT: A/C change out

3. OWNER INFORMATION: a. Name Leslie Fanning

b. Address 6050 Royal Palm Blvd #201C c. Interest in property Res

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

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER: Lindstrom Air Conditioning & Plumbing
3581 West McNab Road, Pompano Beach, FL 33069 (954) 420-5300

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

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

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

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

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

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

Leslie Fanning
Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of April, 2022
by Leslie Fanning, who is personally known _____ or produced the following type of identification: DL

Notary

[Signature]
(Signature of Notary Public)

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

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF MARGATE, FLORIDA
CASE NO. 2021-100275

CITY OF MARGATE, FLORIDA)
)
 PETITIONER,)
)
 VS.)
)
 ROYAL PARK GARDENS,)
)
 RESPONDENT)

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

The City of Margate Special Magistrate, at a hearing held on AUGUST 24, 2021, and having received testimony of Non-Compliance concerning a Final Order in the above-captioned case, enters the following Findings of Fact:

1. That the City of Margate Special Magistrate issued a Final Order on JULY 27, 2021, in the above-captioned case commanding the Respondent to bring the violation(s) specified in said Final Order into compliance on or before AUGUST 6, 2021, or be subject to a fine in the amount of up to \$1000 per day for each day of non-compliance thereafter. A copy of said Final Order is attached hereto as Exhibit "A".
2. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to wit:

FOLIO #:
LEGAL DESCRIPTION: ROYAL PARK GARDENS I-J CONDO
AKA: 6700 ROYAL PALM BOULEVARD MARGATE FL

3. That the Respondent did not comply with the Final Order on or before the date specified.

CITY OF MARGATE, FLORIDA
 CERTIFICATION
 I CERTIFY THIS TO BE A TRUE & CORRECT COPY
 OF THE DOCUMENT ON FILE AT CITY HALL
 WITNESS BY HAND AND OFFICIAL SEAL OF
 THE CITY OF MARGATE THIS 16th DAY
 OF September 2021
 CITY CLERK JOSEPH J. KAVANAGH

7

CASE NO. 2021-100275


IT IS, THEREFORE, THE ORDER OF THE SPECIAL MAGISTRATE THAT:

1. A fine of in the amount of \$500.00 is hereby imposed plus an additional fine in the amount of \$50.00 is hereby imposed and shall accrue per diem commencing on AUGUST 6, 2021, until such time as Respondent shall comply with said Final Order.
2. The fine shall constitute a lien against the above-described real property pursuant to Chapter 162 of the Florida Statutes and Chapter 1, subsection 1-8(c) of the City of Margate Code of Ordinances, and City of Margate Resolution 8957. The Clerk to the Special Master is directed to record a true copy of this Order in the Public Records of Broward County, Florida.
3. Pursuant to the City of Margate Ordinance 91-26 dated November 6, 1991, you shall be liable for a \$55.00 Lien Preparation and Recording fee.
4. **Upon complying with this order of Imposition of Fine and Claim of Lien, the Respondent shall notify ANDREW VALENTINO, the Chief Structural Inspector at avalentino@margatefl.com or TODD SCHEPERS, the Chief Electrical Inspector at tschepers@margatefl.com or either inspector via phone at (954) 970-3004 who shall verify compliance. This order shall not be deemed complied with unless the Building Department of the City of Margate is notified.**

Respondent(s) may appeal a final administrative order of the City of Margate Special Magistrate to the Circuit Court. An appeal shall be filed within (30) days of the execution of the Order to be appealed.

DONE AND ORDERED:

CITY OF MARGATE
OFFICE OF THE SPECIAL MAGISTRATE



SPECIAL MAGISTRATE ROSEANN FLYNN

ATTEST:



CLERK TO THE SPECIAL MAGISTRATE
CARLEEN STEADMAN

OFFICE OF THE SPECIAL MAGISTRATE
CITY OF MARGATE, FLORIDA
CASE NO. 2021-100275

EXHIBIT "A"

CITY OF MARGATE, FLORIDA)
)
 PETITIONER,)
)
 VS.)
)
 ROYAL PARK GARDENS,)
)
)
 RESPONDENT(S))

FINAL ORDER

IN RE: 6570 ROYAL PALM BOULEVARD MARGATE FL 33063
MAILING ADDRESS: c/o JEANNETTE RUBIN 6720 ROYAL PALM BOULEVARD MARGATE
FL 33063

FOLIO #:
LEGAL DESCRIPTION: ROYAL PARK GARDENS I-J CONDO

The Special Magistrate of the City of Margate having heard testimony under oath and argument at a virtual public Violation Hearing, in reference to the above-described property, held on JULY 27, 2021, at 2:00 p.m., after due notice to the Respondent, and based upon the evidence, the Special Magistrate of the City of Margate, thereupon issued the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER.

FINDINGS OF FACT

The building safety inspection report is due at the above-described property.

CONCLUSIONS OF LAW

The findings of fact above result in a violation of the City of Margate Code of Ordinances, Section FBC 110.15.

ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, it is the Order of the City of Margate Special Magistrate that:

Respondent shall comply with City of Margate Code of Ordinances and the Florida Building Code by submitting an Engineer's report certifying that the building or structure is structurally and electrically safe for continued occupancy on or before **AUGUST 6, 2021**.

Upon complying with this Final Order, **the Respondent shall notify ANDREW VALENTINO, the Chief Structural Inspector at avalentino@margatefl.com or TODD SCHEPERS, the Chief Electrical Inspector at tschepers@margatefl.com** or by phone at (954) 970-3004. The inspector shall notify the Office of the Special Magistrate of the City of Margate that compliance has occurred. If the violation is not brought into compliance on or before the date stated above, a penalty hearing will be conducted on **AUGUST 24, 2021**, at 2:00 P.M. to determine what if any penalty should be imposed.

If Respondent does not comply by the time specified, **and notify the BUILDING DEPARTMENT of the City of Margate that there has been compliance**, the City of Margate Special Magistrate shall consider an imposition of a fine of up to \$1000 per day for each day the violation continues to exist beyond the date set for compliance in the Final Order.

Pursuant to Resolution 10-999 dated June 20, 2007, you are responsible for administrative costs in the amount of \$50.00. Payments may be made to the City Clerk's Office by cash or check, payable to the City of Margate, 5790 Margate Boulevard, Margate, FL 33063.

Respondent(s) may appeal a final administrative order of the City of Margate Special Magistrate to the Circuit Court. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED:

CITY OF MARGATE
OFFICE OF THE SPECIAL MAGISTRATE



SPECIAL MAGISTRATE MARK PURDY

ATTEST:



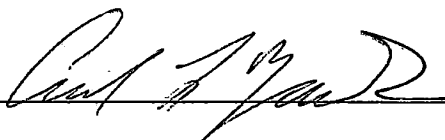
CLERK TO THE SPECIAL MAGISTRATE
CARLEEN STEADMAN

CASE NO. 2021-100275

CASE NO. 2021-100275

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

I hereby certify that on this day, before me an officer duly qualified to take acknowledgements, personally appeared MARK PURDY, Special Magistrate, of the City of Margate, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me by means of physical presence or online notarization that he executed the same. Witness my hand and official seal in the County and State as aforesaid this date JUL 30 2021 :



Notary Public, State of Florida



Carol I. zACK
Notary Public, State of Florida
My Comm. Expires 04/07/2022
Commission No. gg167696

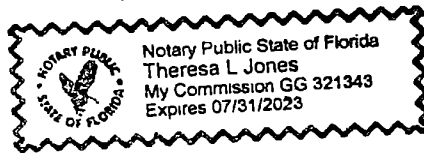
CASE NO. 2021-100275

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

I hereby certify that on this day, before me an officer duly qualified to take acknowledgements, personally appeared CARLEEN STEADMAN, Clerk to the Special Magistrate, of the City of Margate, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me by means of physical presence or online notarization that she executed the same. Witness my hand and official seal in the County and State as aforesaid this date August 3, 2021 :

Theresa L Jones

Notary Public, State of Florida



Copies furnished VIA CERTIFIED MAIL AND FIRST CLASS MAIL to:
Respondent(s),
City Attorney,

DATE: December 1st, 2022
PROPERTY ID # 484125-AC-0150 (TD # 49194)

WARNING

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

LESLIE FANNING
6650 ROYAL PALM BOULEVARD, #201-C
MARGATE, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6650 ROYAL PALM BLVD #201-C 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 December 30, 2022\$3,626.68
- Or
- * Estimated Amount due if paid by January 17, 2023\$3,670.55

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 18, 2023 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: December 1st, 2022
PROPERTY ID # 484125-AC-0150 (TD # 49194)

WARNING

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

CITY OF MARGATE
5790 MARGATE BOULEVARD
MARGATE, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6650 ROYAL PALM BLVD #201-C 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 December 30, 2022\$3,626.68
- Or
- * Estimated Amount due if paid by January 17, 2023\$3,670.55

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 18, 2023 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

DATE: December 1st, 2022
PROPERTY ID # 484125-AC-0150 (TD # 49194)

WARNING

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

ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC. C/O TRANSCONTINENTAL
PROPERTY MANAGEMENT
6720 ROYAL PALM BOULEVARD
MARGATE, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6650 ROYAL PALM BLVD #201-C
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 December 30, 2022\$3,626.68
- Or
- * Estimated Amount due if paid by January 17, 2023\$3,670.55

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON January 18, 2023 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: December 1st, 2022
PROPERTY ID # 484125-AC-0150 (TD # 49194)

WARNING

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

ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC. STEVEN S. VALANCY
VALANCY & REED, P.A.
310 SOUTH EAST 13TH STREET
FORT LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6650 ROYAL PALM BLVD #201-C 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 December 30, 2022\$3,626.68
- Or
- * Estimated Amount due if paid by January 17, 2023\$3,670.55

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 18, 2023 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: December 1st, 2022
PROPERTY ID # 484125-AC-0150 (TD # 49194)

WARNING

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

LINDSTROM AIR CONDITIONING & PLUMBING
3581 WEST MCNAB ROAD
POMPANO BEACH, FL 33069

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6650 ROYAL PALM BLVD #201-C 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 December 30, 2022\$3,626.68
- Or
- * Estimated Amount due if paid by January 17, 2023\$3,670.55

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 18, 2023 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: December 1st, 2022
PROPERTY ID # 484125-AC-0150 (TD # 49194)

WARNING

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

ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC. C/O JACKSON LASTRA
PROPERTY MANAGEMENT GROUP
2333 N. STATE ROAD 7 SUITE S
MARGATE, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6650 ROYAL PALM BLVD #201-C 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 December 30, 2022\$3,626.68
- Or
- * Estimated Amount due if paid by January 17, 2023\$3,670.55

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 18, 2023 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: December 1st, 2022
PROPERTY ID # 484125-AC-0150 (TD # 49194)

WARNING

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

SBK LEGAL, REGISTERED AGENT, O/B/O ROYAL PARK GARDENS CONDOMINIUM I
ASSOCIATION, INC.
4450 NW 126TH AVE SUITE 101
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6650 ROYAL PALM BLVD #201-C
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 December 30, 2022\$3,626.68
- Or
- * Estimated Amount due if paid by January 17, 2023\$3,670.55

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON January 18, 2023 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

DATE: December 1st, 2022
PROPERTY ID # 484125-AC-0150 (TD # 49194)

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6650 ROYAL PALM BLVD #201-C 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 December 30, 2022\$3,626.68
- Or
- * Estimated Amount due if paid by January 17, 2023\$3,670.55

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 18, 2023 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

DATE: December 1st, 2022
PROPERTY ID # 484125-AC-0150 (TD # 49194)

WARNING

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

ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC. A COMMUNITY OF
HOUSING FOR OLDER PERSONS
6720 ROYAL PALM BLVD
MARGATE, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6650 ROYAL PALM BLVD #201-C
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 December 30, 2022\$3,626.68
- Or
- * Estimated Amount due if paid by January 17, 2023\$3,670.55

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON January 18, 2023 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: December 1st, 2022
PROPERTY ID # 484125-AC-0150 (TD # 49194)

WARNING

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

ROYAL PARK GARDENS CONDOMINIUM I ASSOCIATION, INC. C/O JEANNETTE RUBIN
6720 ROYAL PALM BLVD
MARGATE, FL 33063

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6650 ROYAL PALM BLVD #201-C 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 December 30, 2022\$3,626.68
- Or
- * Estimated Amount due if paid by January 17, 2023\$3,670.55

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 18, 2023 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

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 Pos

\$

Sent To

Street and

City, State,

TD 49194 JANUARY 2023 WARNING
CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063

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

See Reverse for Instructions

7021 2720 0001 0459 0912

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 \$ _____

Postmark
Here

Postage

\$

Total Postage

TD 49194 JANUARY 2023 WARNING
LESLIE FANNING
6650 ROYAL PALM BOULEVARD, #201-C
MARGATE, FL 33063

Sent To

Street and

City, State

7021 2720 0001 0459 0929
6260 6540 1000 0222 1202

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

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

OFFICIAL USE

9560 6540 1000 0222 1202

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

\$ _____
Sent To

Street and

City, State, ZIP+4®

TD 49194 JANUARY 2023 WARNING
ROYAL PARK GARDENS CONDOMINIUM I
ASSOCIATION, INC. C/O TRANSCONTINENTAL
PROPERTY MANAGEMENT
6720 ROYAL PALM BOULEVARD
MARGATE, FL 33063

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 \$ _____

Postmark
Here

Postage

\$

Total F

TD 49194 JANUARY 2023 WARNING

\$

Sent To

ROYAL PARK GARDENS CONDOMINIUM I
ASSOCIATION, INC. STEVEN S. VALANCY VALANCY
& REED, P.A.

Street:

310 SOUTHEAST 13TH STREET

City, St

FORT LAUDERDALE, FL 33316

7021 2720 0000 1000 9540 9540 E460

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 \$ _____

Postmark
Here

Postage

\$

Total

\$

Sent 1

Street

City, St.

TD 49194 JANUARY 2023 WARNING
ROYAL PARK GARDENS CONDOMINIUM 1
ASSOCIATION, INC. C/O JACKSON LASTRA
PROPERTY MANAGEMENT GROUP
2333 N. STATE ROAD 7 SUITE S
MARGATE, FL 33063

7021 2720 0001 0459 0950

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 Po

\$

Sent To

Street

City, St.

TD 49194 JANUARY 2023 WARNING
ROYAL PARK GARDENS CONDOMINIUM I
ASSOCIATION, INC. C/O JEANNETTE RUBIN
6720 ROYAL PALM BLVD
MARGATE, FL 33063

7021 2720 0001 0459 0967

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 P

\$

Sent To

Street

City, State, ZIP+4

TD 49194 JANUARY 2023 WARNING
ROYAL PARK GARDENS CONDOMINIUM I
ASSOCIATION, INC. A COMMUNITY OF HOUSING
FOR OLDER PERSONS
6720 ROYAL PALM BLVD
MARGATE, FL 33063

7021 2720 0001 0459 0974

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	TD 49194 JANUARY 2023 WARNING
\$	SBK LEGAL, REGISTERED AGENT, O/B/O ROYAL
Tot	PARK GARDENS CONDO I ASSOCIATION, INC.
\$	4450 NW 126TH AVE SUITE 101
Ser.	CORAL SPRINGS, FL 33065
St	
City	

7021 2720 0001 0459 0981

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
\$
Semi
Sire
City, -

TD 49194 JANUARY 2023 WARNING
CITY OF MARGATE
5790 MARGATE BOULEVARD
MARGATE, FL 33063

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

See Reverse for Instructions

7021 2720 0001 0459 0998

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 \$ _____

Postmark
Here

Postage

\$ _____

Total Price

\$ _____

Sent To

Street

City, St.

TD 49194 JANUARY 2023 WARNING
LINDSTROM AIR CONDITIONING & PLUMBING
3581 WEST MCNAB ROAD
POMPANO BEACH, FL 33069

7021 2720 0001 0459 1001

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 49194 JANUARY 2023 WARNING
CITY OF MARGATE
5790 MARGATE BOULEVARD
MARGATE, FL 33063



9590 9402 7379 2028 3736 96

2. Article Number (Transfer from service label)

7021 2720 0001 0459 0998

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

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Mail Restricted Delivery (J)

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 49194 JANUARY 2023 WARNING
CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063



9590 9402 7379 2028 3739 31

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

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

7020 12720 0001 10459 10912

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 49194 JANUARY 2023 WARNING
SBK LEGAL REGISTERED AGENT, O/B/O ROYAL
PARK GARDENS CONDO ASSOCIATION, INC.
4450 NW 126TH AVE SUITE 101
CORAL SPRINGS, FL 33065



9590 9402 7379 2028 3737 02

2. Article Number (Transfer from service label)

7021 2720 0001 0459 0981

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Jenna*

- Agent
- Addressee

B. Received by (Printed Name)

Jenna

C. Date of Delivery

12/15/22

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49194 JANUARY 2023 WARNING
 ROYAL PARK GARDENS CONDOMINIUM I
 ASSOCIATION, INC. STEVEN S. VALANCY VALANCY
 & REED, P.A.
 310 SOUTHEAST 13TH STREET
 FORT LAUDERDALE, FL 33316




9590 9402 7379 2028 3739 00

2. Article Number (Transfer from service label)

7021 2720 0001 0459 0943

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Addressee
 X  Agent

B. Received by (Printed Name) C. Date of Delivery
 Evonne Rivera H-5-22

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"/> Collect on Delivery 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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

TD 49194 JANUARY 2023 WARNING
 ROYAL PARK GARDENS CONDOMINIUM I
 ASSOCIATION, INC. C/O JACKSON LASTRA
 PROPERTY MANAGEMENT GROUP
 2333 N. STATE ROAD 7 SUITE S
 MARGATE, FL 33063



9590 9402 7379 2028 3738 18

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

2. Article Number (Transfer from service label)
 7021 2720 0001 0459 0950

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 49194 JANUARY 2023 WARNING
 LINDSTROM AIR CONDITIONING & PLUMBING
 3581 WEST MCNAB ROAD
 POMPANO BEACH, FL 33069



9590 9402 7379 2028 3736 89

2. Article Number (Transfer from service label)

7021 2720 0001 0459 1001

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) TIMMY TIESEK 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 Restrict 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"/> Mail 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:

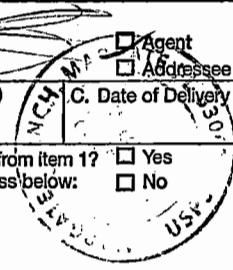
TD 49194 JANUARY 2023 WARNING
ROYAL PARK GARDENS CONDOMINIUM I
ASSOCIATION, INC. C/O JEANNETTE RUBIN
6720 ROYAL PALM BLVD
MARGATE, FL 33063

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X 

Agent
 Addressee

B. Received by (Printed Name)
Marie L.

C. Date of Delivery


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



9590 9402 7379 2028 3731 53

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 | |
| <input type="checkbox"/> Mail Restricted Delivery | |
- (over \$500)

2. Article Number / Transfer to: **7021 2720 0001 0459 0967**

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 49194 JANUARY 2023 WARNING
 ROYAL PARK GARDENS CONDOMINIUM I
 ASSOCIATION INC. A COMMUNITY OF HOUSING
 FOR OLDER PERSONS
 67 ROYAL PALM BLVD
 MARGATE, FL 33063



9590 9402 7379 2028 3737 19

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Handwritten Signature]*
 Agent
 Addressee

B. Received by (Printed Name) *[Handwritten Name]* C. Date of Delivery *[Handwritten Date]*

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

[Postmark: CH. M. 33063 33 OCT 2023 USPS]

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 | |

2. Article Number (Transfer from service label)
 7021 2720 0001 0459 0974

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 49194 JANUARY 2023 WARNING
 ROYAL PARK GARDENS CONDOMINIUM I
 ASSOCIATION, INC. C/O TRANSCONTINENTAL
 PROPERTY MANAGEMENT
 6720 ROYAL PALM BOULEVARD
 MARGATE, FL 33063



9590 9402 7379 2028 3739 17

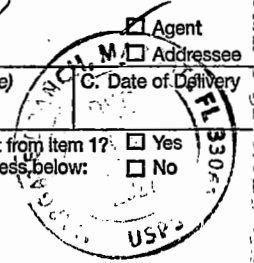
COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*

Agent
 Addressee

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

2. Article Number (Transfer from service label)

7021 2720 0001 0459 0936

Mail Restricted Delivery (over \$500)