



A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 49991

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
4841 35 CM 0120	71261	7605 W ATLANTIC BOULEVARD #204 MARGATE 33063-7483

Legal Description

THE CONDOMINIUM PARCEL KNOWN AS APARTMENT 204 OF ORIOLE GARDENS CONDOMINIUM 21, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN O.R. BOOK 5556, PAGES 726 THROUGH 771, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 1436	\$51,770	No	No	No

Owner of Record on Current Tax Roll
BOSS

Billing Name & Address

6780 SUNSET STRIP
SUNRISE FL 33313

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 11/17/2022 **Search covers** **20 years** **through:** 11/14/2022

Karen Klein
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

BOSS
6780 SUNSET STRIP
SUNRISE FL 33313

Document

Certificate of Title
Inst:117055101

Examiner Comments

No Sunbiz record found.

Related Documents (for Reference)

Warranty Deed
Bk:38404 Pg:146

Quit Claim Deed
Bk:51186 Pg:1789

Warranty Deed
Pg:30503 Inst:168

Certificate of Title
Inst:116056812

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
ORIOLE GARDENS CONDOMINIUM ASSOCIATION, INC. 7400 N.W. 5TH COURT MARGATE FL 33063	Sunbiz COA	Declaration recorded in 5556-726
KAYE BENDER REMBAUM, P.L., REGISTERED AGENT O/B/O ORIOLE GARDENS CONDOMINIUM ASSOCIATION, INC. 1200 PARK CENTRAL BLVD SOUTH POMAPNO BEACH FL 33064	Sunbiz COA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**File Name**

49991PA.pdf



Site Address	7605 W ATLANTIC BOULEVARD #204, MARGATE FL 33063-7483	ID #	4841 35 CM 0120
Property Owner	BOSS	Millage	1212
Mailing Address	6780 SUNSET STRIP SUNRISE FL 33313	Use	04
Abbr Legal Description	ORIOLE GARDENS 21 CONDO UNIT 204 PER CDO BK/PG: 5556/726		

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
2022	\$5,180	\$46,590	\$51,770	\$46,150	
2021	\$4,200	\$37,760	\$41,960	\$41,960	\$918.16
2020	\$3,380	\$30,390	\$33,770	\$33,770	\$737.77

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$51,770	\$51,770	\$51,770	\$51,770
Portability	0	0	0	0
Assessed/SOH	\$46,150	\$51,770	\$46,150	\$46,150
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	\$46,150	\$51,770	\$46,150	\$46,150

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/2/2020	CET-T		117055101			
8/28/2019	CET-D	\$26,000	116056812			
10/22/2014	QCD-T	\$19,000	112600824			
10/15/2004	WD	\$45,000	38404 / 146			
5/10/2000	WD	\$18,500	30503 / 168			
				Adj. Bldg. S.F.		670
				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 #49991

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of March 2023, 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:

BOSS 7605 W ATLANTIC BLVD APT 204 MARGATE, FL 33063-7483	CITY OF MARGATE CITY MANAGERS OFFICE 5790 MARGATE BLVD MARGATE, FL 33063-3614	KAYE BENDER REMBAUM, P.L., REGISTERED AGENT O/B/O ORIOLE GARDENS CONDOMINIUM ASSOCIATION, INC. 1200 PARK CENTRAL BLVD SOUTH POMAPNO BEACH, FL 33064	ORIOLE GARDENS CONDOMINIUM ASSOCIATION, INC. 7400 N.W. 5TH COURT MARGATE, FL 33063
BOSS 6780 SUNSET STRIP SUNRISE, FL 33313			

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of March 2023 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 # 118603486

Recorded 01/04/23 at 02:36 PM

Broward County Commission

1 Page(s)

#23

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49991

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-CM-0120
Certificate Number: 1436
Date of Issuance: 05/26/2020
Certificate Holder: BLACK CUB, LLC SB MUNI CUST FOR
Description of Property: ORIOLE GARDENS 21 CONDO
UNIT 204
PER CDO BK/PG: 5556/726

Name in which assessed: BOSS
Legal Titleholders: BOSS
6780 SUNSET STRIP
SUNRISE, FL 33313

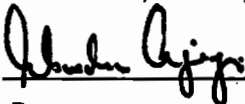
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of April, 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.*

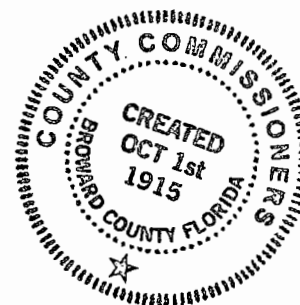
Dated this 4th day of January, 2023.

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: 03/16/2023, 03/23/2023, 03/30/2023 & 04/06/2023
Minimum Bid: 5304.74

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49991

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Certificate Number: 1436

Date of Issuance: 05/26/2020

Certificate Holder: BLACK CUB, LLC SB MUNI CUST FOR

Description of Property: ORIOLE GARDENS 21 CONDO
UNIT 204
PER CDO BK/PG: 5556/726

THE CONDOMINIUM PARCEL KNOWN AS APARTMENT 204 OF ORIOLE GARDENS
CONDOMINIUM 21, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF
CONDOMINIUM THEREOF, RECORDED IN O.R. BOOK 5556, PAGES 726 THROUGH 771,
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Name in which assessed: BOSS

Legal Titleholders: BOSS
6780 SUNSET STRIP
SUNRISE, FL 33313

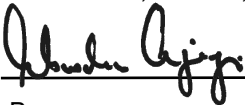
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of April, 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 12th day of January, 2023.

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: 03/16/2023, 03/23/2023, 03/30/2023 & 04/06/2023

Minimum Bid: 5659.74

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, 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

49991
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 1436

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

03/16/2023 03/23/2023 03/30/2023 04/06/2023.

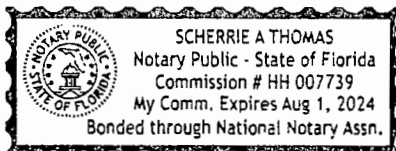
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
6 day of APRIL, A.D. 2023

Scherrie A Thomas

(SEAL)
BARBARA JEAN COOPER personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 49991**

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Property ID: 484135-CM-0120

Certificate Number: 1436

Date of Issuance: 05/26/2020

Certificate Holder:

BLACK CUB, LLC SB MUNI
CUST FOR

Description of Property:

ORIOLE GARDENS 21 CONDO
UNIT 204
PER CDO BK/PG: 5556/726
THE CONDOMINIUM PARCEL
KNOWN AS APARTMENT 204 OF
ORIOLE GARDENS CONDO-
MINIUM 21, A CONDOMINIUM,
ACCORDING TO THE DECLA-
RATION OF CONDOMINIUM
THEREOF, RECORDED IN O.R.
BOOK 5556, PAGES 726 THROUGH
771, OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA

Name in which assessed:

BOSS

Legal Titleholders:

BOSS

6780 SUNSET STRIP

SUNRISE, FL 33313

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
19th day of April, 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 12th day of January,
2023.

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 suc-
cessful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 5659.74

401-314

3/16-23-30 4/6 23-16/0000650233B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23008037

Broward County, FL VS BOSS

RETURN OF SERVICE

Court Case # TD 49991

Hearing Date: 04/19/2023

Received by CCN 16902

03/02/2023 9:05 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **BOSS 7605 W Atlantic Boulevard #204 Margate FL 33063**

Served:



Not Served:

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

Date: 03/03/2023 Time: 11:15 AM

On BOSS 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 front door.

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

Gregory Tony, Sheriff
Broward County, Florida

By:

 16902

D.S.

J. Newstat, #16902

RECEIPT INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

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-CM-0120 (TD #49991)

RECEIVED
2023 MAR -1 AM 11:25
BROWARD COUNTY, FLORIDA

WARNING

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

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by March 31, 2023\$4,203.76

Or

* Amount due if paid by April 18, 2023\$4,253.23

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON April 19, 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

BOSS
7605 W ATLANTIC BLVD #204
MARGATE, FL 33063-7483

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23008037

Broward County, FL VS BOSS

RETURN OF SERVICE

Court Case # TD 49991

Hearing Date: 04/19/2023

Received by CCN 10647

03/02/2023 11:13 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **BOSS 6780 Sunset Strip Sunrise FL 33313**

Served:

X

Not Served:

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

Date: 03/02/2023 Time: 9:46 AM

On BOSS 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: 03-02-23 9:46am , no answer. Posted front door.

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

Gregory Tony, Sheriff
Broward County, Florida

By:

R. Murray, #10647

D.S.

RECEIPT INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

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-CM-0120 (TD # 49991)

WARNING

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BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

ORIGINAL DOCUMENT

NOTE

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www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

BOSS
6780 SUNSET STRIP
SUNRISE, FL 33313

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**

RECEIVED SHERIFF
2023 MAR -1 AM 11:25
BROWARD COUNTY, FLORIDA

Broward County Commission

Deed Doc Stamps: \$0.00

*** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 1/21/2021 4:30:06 PM.***

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

ORIOLE GARDENS CONDOMINIUM ASSOCIATION, INC.
Plaintiff

CACE-20-004944

VS.

Division: 25

MIAMI PITA INC.
Defendant

Certificate of Title

The undersigned, Brenda D. Forman, Clerk of the Court, certifies that she executed and filed a certificate of sale in this action on December 02, 2020, 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:

Condominium Parcel known as apartment 204, ORIOLE GARDENS CONDOMINIUM 21, a Condominium according to the Declaration of Condominium Recorded in Official Records Book 5556, Page 726 of the Public Records of Broward County Florida, and all amendments thereto.

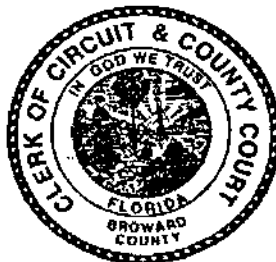
which property is located at the street address of:

7605 West Atlantic Boulevard, #204
Margate, Florida 33063

Was sold to: BOSS

6780 sunset strip sunrise, FL, 33313

Witness my hand and the seal of this court on January 21, 2021.



Brenda D. Forman, Clerk of the Circuit & County Court
Broward County, Florida

Total consideration: \$34,100.00

Doc Stamps: \$238.70

W/C Tri County for
This Document Prepared By and Return to:
Nicola L. Zagarolo, Esq.
Nicola L. Zagarolo & Associates, P.A.
1280 S.W. 36 Avenue #304
Pompano Beach, FL 33069
Enclosed 17.3460

Parcel ID Number: 18135-CM-01200

Warranty Deed

This Indenture, Made this 15 day of October, 2004 A.D., Between
Maria Cruz and Alfredo Cruz, wife and husband

of the County of Broward, State of Florida, grantors, and
Victor Manuel Caicedo, a single man and Luzvenia Cortina, a single
woman
whose address is: 7605 W. Atlantic Blvd. #204, Margate, FL 33063

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

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS.
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Broward State of Florida to wit:
Condominium Parcel known as Apartment 204, ORIOLE GARDENS CONDOMINIUM
21, a Condominium according to the Declaration of Condominium recorded
in Official Records Book 5556, Page 726, and amendments thereto, of
the Public Records of Broward County, Florida.

A.C.M.C


(M)


Warranty Deed - Page 2


Parcel ID Number: 18135-CM-01200


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

Signed, sealed and delivered in our presence:


Printed Name: MARIA CRUZ
Witness


 (Seal)
P.O. Address: 7305 N.W. 7 Place #105, Margate, FL 33063


Printed Name: MARIA CRUZ
Witness

 (Seal)
P.O. Address: 7305 N.W. 7 Place #105, Margate, FL 33063

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 15th day of October, 2004 by
Maria Cruz and Alfredo Cruz, wife and husband

who are personally known to me or who have produced their 
as identification.



NIGEL A. BETTENCOURT
MY COMMISSION # DD 11073
EXPIRES: April 22, 2008
Bonded Thru Budget Notary Services

Printed Name: NIGEL A. BETTENCOURT
Notary Public

CERTIFICATE OF APPROVAL OF:

MARIA C. RUZ
(Purchaser/Lessee/Owner) Luzvenia Cortina

THIS IS TO CERTIFY THAT VICTOR MANUEL CANEDO
(name of Purchaser/Lessee/owner)

has been approved by ORIOLE GARDENS CONDO ASSOCIATION,
(Name of Association)

as the PURCHASER of the following described property in
BROWARD County.

Apartment 207 Building 21 of
ORIOLE GARDENS CONDO ASSOCIATION, INC. a Condominium.

According to the Declaration of Condominiums recorded in official record
Book 552-10, at page 726-771 of BROWARD County, Florida.

Such approval has been given pursuant to the provision of Section XV of
The Declaration of Condominiums, date this 10 day 1 2004.

ORIOLE GARDENS CONDOMINIUM ASSOCIATION, INC.
(Name of Association)

BY John Scarpulla
ATTEST Rose Criscuolo

STATE OF FLORIDA -
COUNTY OF BROWARD -

Before me, the undersigned authority, appeared John Scarpulla
and Rose Criscuolo president and one official signatory, respectively, of
the above described corp. personally know to me, who acknowledge that they
executed the foregoing instrument as officers of such corp. for the uses and purposed
therein contained.

IN WITNESS WHEREOF, I have set my hand and seal this 1 day
of OCT 2004

My commission expires:

Russell J. Bubello
Notary Public

Parking space# 11



Russell J. Bubello
Commission #DD240951
Expires: Sep 25, 2007
Bonded Thru
Atlantic Bonding Co., Inc

Recording requested by: _____	Space above reserved for use by Recorder's Office
When recorded, mail to: _____	Document prepared by: _____
Name: _____	Name _____
Address: _____	Address _____
City/State/Zip: _____	City/State/Zip _____
Property Tax Parcel/Account Number: _____	

Quitclaim Deed

This Quitclaim Deed is made on October 22-2014, between
Victor Manuel Calcedo, Grantor, of 7605 W. Atlantic Blvd #204
_____, City of Margate, State of Florida,
and Maria Calcedo and *, Grantee, of 7605 W Atlantic Blvd
204, City of Margate, State of Florida.

* Luzvenia Cortina, with Full right of Survivorship.

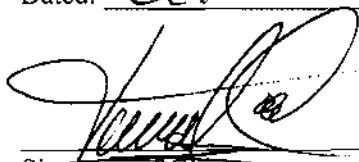
For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 7605 W Atlantic Blvd # 204
_____, City of Margate, State of Florida:

Condominium Parcel known as Apartment 204, Oriole Gardens, Condominium 21, a Condominium according to the Declaration of Condominium record in Official Record Book 5556, Page 726 and Amendments thereto, of the public Record of Broward County, Florida.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: October 22, 2014

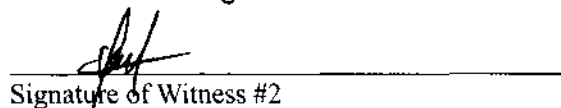


Signature of Grantor

Victor Manuel Caicedo
Name of Grantor

Margaret C Vicat
Signature of Witness #1

Margaret C Vicat
Printed Name of Witness #1


Signature of Witness #2

Jose R. Ardila
Printed Name of Witness #2

State of Florida County of Broward

On October 22, 2014, the Grantor, Victor Manuel Caicedo
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence. FL DL

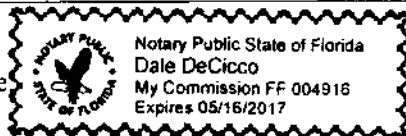
Dale DeCicco
Notary Signature

Notary Public,

In and for the County of Broward State of Florida

My commission expires: _____ Seal

Send all tax statements to Grantee



Return to:
Dominion Title Services, Inc.
9000 Sheridan Street, Suite 117
Pembroke Pines, FL 33024

INSTR # 100273524
OR BK 30503 PG 0168
RECORDED 05/16/2000 08:43 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 129.50
DEPUTY CLERK 2005

THIS INSTRUMENT PREPARED BY ~~AND RETURN TO:~~
MILDRED C. MARINER, ESQ.
9000 W. SHERIDAN ST., SUITE 117
PEMBROKE PINES, FL 33024

Property Appraisers Parcel Identification (Folio) Numbers:
18135CM0120
Grantees SS #s: [REDACTED]

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **12th** day of **May, A.D. 2000** by **RICHARD S. SCHEINGOLD and LINDA SCHEINGOLD, HIS WIFE**, herein called the grantors, to **MARIA CRUZ and ALFREDO CRUZ, HER HUSBAND** whose post office address is **7605 W. ATLANTIC BLVD. #204, MARGATE, FL 33063**, hereinafter called the Grantees:
(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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz:

THE CONDOMINIUM PARCEL KNOWN AS APARTMENT 204 OF ORIOLE GARDENS CONDOMINIUM 21, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN O.R. BOOK 5556, PAGES 726 THROUGH 771, OF THE PUBLIC RECORDS OF BROWARD 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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 1999.

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

Signed, sealed and delivered in the presence of:

x Marvin Kramer (Marvin Kramer)

Witness #1 Signature

Marvin Kramer

Witness #1 Printed Name

x Samuel S. Klein

Witness #2 Signature

SAMUEL S. KLEIN

Witness #2 Printed Name

Richard S. Scheingold

L.S.

RICHARD S. SCHEINGOLD

2 WYMAN COURT, CORAM, NY 11727

Linda Scheingold

L.S.

LINDA SCHEINGOLD

2 WYMAN COURT, CORAM, NY 11727

**STATE OF NEW YORK
COUNTY OF SUFFOLK**

The foregoing instrument was acknowledged before me this 10th day of May, 2000 by **RICHARD S. SCHEINGOLD and LINDA SCHEINGOLD** who are personally known to me or have produced _____ as identification.

SEAL

Lloyd Zucker
Notary Signature

My Commission Expires:

Printed Notary Signature

Broward County Commission

Deed Doc Stamps: \$182.00

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 9/10/2019 3:22:56 PM,****

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

BANK OF NEW YORK MELLON
Plaintiff

CACE-18-003114

Division: 11

VS.

CAICEDO, VICTOR MANUEL ; CORTINA, LUZVENIA , CAICEDO,
MARIA ; ORIOLE GARDENS CONDOMINIUM ASSOCIATION INC
Defendant

Certificate of Title

The undersigned, Brenda D. Forman, Clerk of the Court, certifies that she executed and filed a certificate of sale in this action on August 28, 2019, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

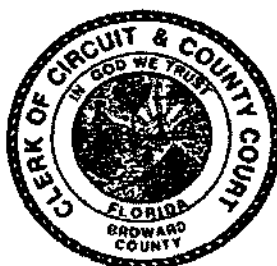
The following property in Broward County, Florida:

**CONDOMINIUM PARCEL KNOWN AS APARTMENT 204, ORIOLE GARDENS
CONDOMINIUM 21, A CONDOMINIUM ACCORDING TO THE DECLARATION OF
CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 5556, PAGE 726, AND
AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA**

Was sold to: MIAMI PITA INC

400 N.E 12 AVENUE APT 504 HALLANDALE BEACH FL , FL, 33009

Witness my hand and the seal of this court on September 10, 2019.



Brenda D. Forman, Clerk of the Circuit & County Court
Broward County, Florida

Total consideration: \$26,000.00

Doc Stamps: \$182.00



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

Detail by Entity Name

Florida Not For Profit Corporation

ORIOLE GARDENS CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	725539
FEI/EIN Number	59-1577274
Date Filed	02/12/1973
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/12/2013
Event Effective Date	NONE

Principal Address

7400 N.W. 5TH COURT
MARGATE, FL 33063

Mailing Address

7400 N.W. 5TH COURT
MARGATE, FL 33063

Registered Agent Name & Address

KAYE BENDER REMBAUM, P.L.
1200 PARK CENTRAL BLVD SOUTH
POMPANO BEACH, FL 33064

Name Changed: 07/09/2012

Address Changed: 07/09/2012

Officer/Director Detail

Name & Address

Title President

Laffey, Elaine
7400 N.W. 5TH COURT
MARGATE, FL 33063

Title Treasurer

Viggiano, William
7400 NW 5th Court
Margate, FL 33063

Title VP

Bolggiani, Raul
7400 N.W. 5TH COURT
MARGATE, FL 33063

Title Director

Coon, Paul
7400 N.W. 5TH COURT
MARGATE, FL 33063

Title Director

Hernandez, Aurelio
7400 N.W. 5TH COURT
MARGATE, FL 33063

Title Secretary

Rodney, James
7400 N.W. 5TH COURT
MARGATE, FL 33063

Title Director

Laino, Rocco
7400 N.W. 5TH COURT
MARGATE, FL 33063

Annual Reports

Report Year	Filed Date
2020	05/01/2020
2021	04/23/2021
2022	04/05/2022

Document Images

[04/05/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/23/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/01/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/09/2019 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/18/2018 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/22/2017 -- ANNUAL REPORT](#)

[View image in PDF format](#)

06/15/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/01/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
03/13/2014 -- ANNUAL REPORT	View image in PDF format
12/12/2013 -- Amendment	View image in PDF format
03/15/2013 -- ANNUAL REPORT	View image in PDF format
07/09/2012 -- Reg. Agent Change	View image in PDF format
03/08/2012 -- ANNUAL REPORT	View image in PDF format
02/10/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
03/18/2009 -- ANNUAL REPORT	View image in PDF format
02/25/2008 -- ANNUAL REPORT	View image in PDF format
05/14/2007 -- Amendment	View image in PDF format
02/26/2007 -- ANNUAL REPORT	View image in PDF format
11/14/2006 -- Amendment	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
03/05/2005 -- ANNUAL REPORT	View image in PDF format
03/09/2004 -- ANNUAL REPORT	View image in PDF format
07/03/2003 -- ANNUAL REPORT	View image in PDF format
05/19/2003 -- Amendment	View image in PDF format
04/18/2002 -- ANNUAL REPORT	View image in PDF format
02/13/2002 -- Amendment	View image in PDF format
03/12/2001 -- ANNUAL REPORT	View image in PDF format
03/14/2000 -- ANNUAL REPORT	View image in PDF format
04/14/1999 -- ANNUAL REPORT	View image in PDF format
03/26/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
02/14/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

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

DATE: March 1st, 2023

PROPERTY ID # 484135-CM-0120 (TD # 49991)

WARNING

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

BOSS

7605 W ATLANTIC BLVD APT 204

MARGATE, FL 33063-7483

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7605 W ATLANTIC BLVD APT 204 MARGATE FL 33063-7483 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

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

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

* Estimated Amount due if paid by March 31, 2023\$4,203.76

Or

* Estimated Amount due if paid by April 18, 2023\$4,253.23

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 19, 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: March 1st, 2023

PROPERTY ID # 484135-CM-0120 (TD # 49991)

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CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063-3614

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www.broward.org/recordstaxestreasury

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

DATE: March 1st, 2023

PROPERTY ID # 484135-CM-0120 (TD # 49991)

WARNING

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KAYE BENDER REMBAUM, P.L., REGISTERED AGENT
O/B/O ORIOLE GARDENS CONDOMINIUM ASSOCIATION, INC.
1200 PARK CENTRAL BLVD SOUTH
POMAPNO BEACH, FL 33064

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 7605 W ATLANTIC BLVD APT 204 MARGATE FL 33063-7483 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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www.broward.org/recordstaxestreasury

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

DATE: March 1st, 2023

PROPERTY ID # 484135-CM-0120 (TD # 49991)

WARNING

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

ORIOLE GARDENS CONDOMINIUM ASSOCIATION, INC.
7400 N.W. 5TH COURT
MARGATE, FL 33063

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www.broward.org/recordstaxestreasury

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

DATE: March 1st, 2023

PROPERTY ID # 484135-CM-0120 (TD # 49991)

WARNING

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BOSS
6780 SUNSET STRIP
SUNRISE, FL 33313

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

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

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

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\$

Tot

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Ser

Str

City

TD 49991 APRIL 2023 WARNING
BOSS
7605 W ATLANTIC BLVD APT 204
MARGATE, FL 33063-7483

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

See Reverse for Instructions

7021 2720 0000 2172 2106

7021 2720 0000 2172 2113

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Domestic Mail Only

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

Postmark
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Postage	TD 49991 APRIL 2023 WARNING
\$	
Total P	CITY OF MARGATE
\$	
Sent To	CITY MANAGERS OFFICE
Street	5790 MARGATE BLVD
	MARGATE, FL 33063-3614
City, State, ZIP	

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

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

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postmark
Here

Post

TD 49991 APRIL 2023 WARNING

\$

KAYE BENDER REMBAUM, P.L., REGISTERED AGENT

Total

\$

O/B/O ORIOLE GARDENS CONDOMINIUM

Sen

ASSOCIATION, INC.

Street

1200 PARK CENTRAL BLVD SOUTH

City, State, ZIP+4[®]

POMAPNO BEACH, FL 33064

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

See Reverse for Instructions.

7021 2720 0000 2172 2120

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

\$

Sen

Street

City

TD 49991 APRIL 2023 WARNING
ORIOLE GARDENS CONDOMINIUM ASSOCIATION,
INC.
7400 N.W. 5TH COURT
MARGATE, FL 33063

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

See Reverse for Instructions

7021 2720 0000 2172 2137

7021 2720 0000 2172 2144

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 \$ _____
☐ Restricted Delivery \$ _____

Postmark
Here

Post:

TD 49991 APRIL 2023 WARNING

BOSS

Total

\$

Sender

Street

City, State, ZIP+4[®]

**6780 SUNSET STRIP
SUNRISE, FL 33313**

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 49991 APRIL 2023 WARNING
ORIOLE GARDENS CONDOMINIUM ASSOCIATION,
INC.
7400 N.W. 5TH COURT
MARGATE, FL 33063



9590 9402 7448 2055 8294 86

2. Article Number (Transfer from service label)

7021 2720 0000 2172 2137

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"/> Mail | |
| <input type="checkbox"/> Mail Restricted Delivery | |

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 49991 APRIL 2023 WARNING
KAYE BENDER REMBAUM, P.L., REGISTERED AGENT
O/B/O ORIOLE GARDENS CONDOMINIUM
ASSOCIATION, INC.
1200 PARK CENTRAL BLVD SOUTH
POMAPNO BEACH, FL 33064



9590 9402 7448 2055 8294 93

2. Article Number (Transfer from service label)

7021 2720 0000 2172 2120

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☐ Priority Mail Express®☐ Adult Signature Restricted Delivery☐ Registered Mail™☐ Certified Mail®☐ Registered Mail Restricted Delivery☐ Certified Mail Restricted Delivery☐ Signature Confirmation¹☐ Collect on Delivery☐ Signature Confirmation Restricted Delivery☐ Delivery Restricted Delivery☐ Mail Restricted Delivery
(over \$500)

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

Domestic Return Receipt