

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 50170

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 24 AB 0010	49953	6501 WINFIELD BOULEVARD #A-1, MARGATE 33063

Legal Description

Condominium Unit No. A-1, of MARGATE VILLAGE PHASE I, a Condominium according to the Declaration of Condominium thereof, recorded under Official Records Book 5311 Page 75 of the Public Records of Broward County, Florida, together with parking space 148 with all appurtenances thereto, including an undivided interest in the common elements of said condominium as set forth in the declaration.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 1036	\$70,420	Yes	No	No

Owner of Record on Current Tax Roll
VICTOR A THOMAS, LOURDES GARCIA
LARA H/E, EST
6501 WINFIELD BLVD UNIT A-1
MARGATE FL 33063-7147

Billing Name & Address

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:12/13/2022 **Search covers** **20 years** **through:**12/11/2022

Scott Heichel
Title Examiner

General Examiner Comments:

Lourdes Garcia Lara a/k/a Lauders Garcia Lara

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

VICTOR A. THOMAS
 LOURDES GARCIA LARA
 6501 WINFIELD BLVD, UNIT A-1
 MARGATE FL 33063

Document

Guardians Deed
 Bk:24026 Pg:568

Examiner Comments

VICTOR A. THOMAS
 LAUDERS GARCIA LARA
 6501 WINFIELD BOULEVARD, APT. A-1
 MARGATE FL 33063

Personal
 Representative's
 Deed
 Bk:24026 Pg:570

Related Documents (for Reference)

Letters of Administration
 Bk:23743 Pg:525

Order Authorizing Sale
 Bk:23893 Pg:791

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
MARGATE VILLAGE CONDOMINIUM ASSOCIATION, INC. C/O REALMANAGE P O BOX 803555 DALLAS TX 75380	Sunbiz	Declaration recorded in 5311-75.
CHANDLER KATZMAN, REGISTERED AGENT O/B/O MARGATE VILLAGE CONDOMINIUM ASSOCIATION, INC. 6535 NOVA DRIVE SUITE 109 FORT LAUDERDALE FL 33317	Sunbiz	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**File Name**

50170PA.pdf

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50170

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of April 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:

EST LOURDES GARCIA LARA
6501 WINFIELD BLVD # A-1
MARGATE, FL 33063-7168

THOMAS, VICTOR A H/E
6501 WINFIELD BLVD UNIT A-1
MARGATE, FL 33063-7168

LAWRENCE A FRANCE ESQ
1001 N MIAMI BEACH BLVD
NORTH MIAMI BEACH, FL 33162-
3842

SANDRA M PEPPERBLOOM ESQ
777 S STATE ROAD 7
MARGATE, FL 33068-2803

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

UPTOWN TITLE CORPORATION
2765 NW 62ND ST
FORT LAUDERDALE, FL 33309-1745

CHANDLER KATZMAN, REG AGENT
O/B/O MARGATE VILLAGE CONDO
ASSOCIATION, INC.
6535 NOVA DR STE 109
FORT LAUDERDALE, FL 33317

MARGATE VILLAGE CONDOMINIUM
ASSOCIATION, INC.
C/O REALMANAGE
P O BOX 803555
DALLAS, TX 75380

LOURDES GARCIA LARA
6501 WINFIELD BLVD UNIT A-1
MARGATE, FL 33063-7168

VICTOR A. THOMAS
6501 WINFIELD BLVD APT A-1
MARGATE, FL 33063-7168

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of April 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**

12

Broward County, Florida

INSTR # 118657544
Recorded 02/03/23 at 09:35 AM
Broward County Commission
1 Page(s)
#12

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50170

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: 484124-AB-0010
Certificate Number: 1036
Date of Issuance: 05/26/2020
Certificate Holder: NOAH GOLDSCHMIDT
Description of Property: MARGATE VILLAGE PHASE I CONDO
UNIT 1 BLDG A
PER CDO BK/PG: 5311/75

Name in which assessed: THOMAS,VICTOR A H/E LARA,LOURDES GARCIA EST
Legal Titleholders: THOMAS,VICTOR A H/E
LARA,LOURDES GARCIA EST
6501 WINFIELD BLVD UNIT A-1
MARGATE, FL 33063-7147

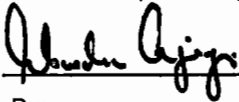
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of May, 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 1st day of February, 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: 04/13/2023, 04/20/2023, 04/27/2023 & 05/04/2023
Minimum Bid: 24716.32

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50170

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: 484124-AB-0010

Certificate Number: 1036

Date of Issuance: 05/26/2020

Certificate Holder: NOAH GOLDSCHMIDT

Description of Property: MARGATE VILLAGE PHASE I CONDO UNIT 1 BLDG A
PER CDO BK/PG: 5311/75
Condominium Unit No. A-1, of MARGATE VILLAGE PHASE I, a Condominium according to the Declaration of Condominium thereof, recorded under Official Records Book 5311 Page 75 of the Public Records of Broward County, Florida, together with parking space 148 with all appurtenances thereto, including an undivided interest in the common elements of said condominium as set forth in the declaration.

Name in which assessed: THOMAS,VICTOR A H/E LARA,LOURDES GARCIA EST

Legal Titleholders: THOMAS,VICTOR A H/E
LARA,LOURDES GARCIA EST
6501 WINFIELD BLVD UNIT A-1
MARGATE, FL 33063-7147

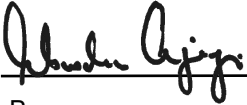
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of May, 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 10th day of February, 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: 04/13/2023, 04/20/2023, 04/27/2023 & 05/04/2023

Minimum Bid: 25071.32

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

50170
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 1036

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

04/13/2023 04/20/2023 04/27/2023 05/04/2023

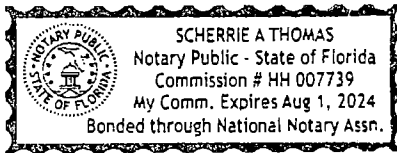
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
4 day of MAY, 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 50170**

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: 484124-AB-0010
Certificate Number: 1036
Date of Issuance: 05/26/2020

Certificate Holder:
NOAH GOLDSCHMIDT

Description of Property:
MARGATE VILLAGE PHASE I
CONDO

UNIT 1 BLDG A
PER CDO BK/PG: 5311/75
Condominium Unit No. A-1, of
MARGATE VILLAGE PHASE I, a
Condominium; according to the
Declaration of Condominium thereof,
recorded under Official Records
Book 5311 Page 75 of the Public
Records of Broward County,
Florida, together with parking
space 148 with all appurtenances
thereto, including an undivided
interest in the common elements
of said condominium as set forth
in the declaration.

Name in which assessed:
THOMAS, VICTOR A H/E LARA,
LOURDES GARCIA EST

Legal Titleholders:
THOMAS, VICTOR A H/E
LARA, LOURDES GARCIA EST
6501 WINFIELD BLVD UNIT A-1
MARGATE, FL 33063-7147

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

Unless such certificate shall be
redeemed according to law the property
described in such certificate will
be sold to the highest bidder on the
17th day of May, 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 10th day of February,
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: 25071.32
401-314
4/13-20-27 5/4 23-08/0000656134B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23012651

Broward County, FL VS Victor A. Thomas and/or Lourdes Garcia Lara Est

RETURN OF SERVICE



Court Case # TD 50170

Hearing Date:05/17/2023

Received by CCN 16902

04/05/2023 9:19 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Victor A. Thomas and/or Lourdes Garcia Lara Est 6501 Winfield Boulevard #A-1 Margate FL 33063**

Served:

Not Served:

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

Date: 04/05/2023 Time: 11:30 AM


On Victor A. Thomas and/or Lourdes Garcia Lara Est 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 visting 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		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 # 484124-AB-0010 (TD #50170)

RECEIVED SHERIFF
2023 APR -4 AM 8:56
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 April 28, 2023\$4,361.01

Or

* Amount due if paid by May 16, 2023\$4,411.86

*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 May 17, 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

THOMAS, VICTOR A AND/OR
LARA, LOURDES GARCIA EST
6501 WINFIELD BLVD UNIT A-1
MARGATE, FL 33063-7168

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

RECORD & RETURN TO:
UPTOWN TITLE CORPORATION
2765 W. CYPRESS CREEK RD.
FT. LAUDERDALE, FL. 33309
W/C BOX #161
95-301 LARA-THOMAS/ARUANNO

95-451002
10-13-95

02:11PM

DOC. STAMPS-DEED\$ 0.70

RECEIVED IN BROWARD COUNTY
B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

GUARDIAN'S DEED

THIS INDENTURE, executed on the 23rd day of September, 1995, between MARY PALLADINO, as Limited Guardian of the property of TESSIE ARUANNO,* party of the first party, and VICTOR A. THOMAS, a married man, and LOURDES GARCIA LARA, a single, woman, party of the second part, whose address is 6501 Winfield Blvd, Unit A-1, Margate, Florida 33063.
*c/o Sandra M. Pepperbloom, Esq., 777 S. S.R.7, Margate, Fl. 33068

W I T N E S S E T H

The Party of the first party, pursuant to the Order of the Circuit Court for Broward County, Florida, dated the 23rd day of SEPTEMBER, 1995, and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, grants, bargains, sells, aliens, remises, releases, conveys, and confirms to the party of the second part, their heirs and assigns forever, the real property in Broward County, Florida, Parcel Identification # 8124-AB-0010, described as:

Condominium Unit No. A-1, of MARGATE VILLAGE PHASE I, a Condominium, according to the Declaration of Condominium thereof, recorded under Official Records Book 5311, at Page 75, of the Public Records of Broward County, Florida, together with all appurtenances thereto, including an undivided interest in the common elements of said Condominium as set forth in the Declaration.

Subject to real estate taxes for 1994 and subsequent years.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the party of the second part, their heirs and assigns, in fee simple forever.

AND the party of the first part does covenant to and with the party of the second part, their heirs and assigns, that in all things preliminary to and in and about this conveyance, the orders of the above-named court and the laws of Florida have been followed

BK24026PG0568

EH

and complied with in all respects.

IN WITNESS WHEREOF, the party of the first part, as Limited Guardian of the property of TESSIE ARUANNO, has set its hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

Marcia Soforenko

MARCIA SOFORENKO
(Printed Signature)

Merine M. Folino

MERINE M. FOLINO
(Printed Signature)

Mary Palladino

MARY PALLADINO, As Limited Guardian of TESSIE ARUANNO

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME this day personally appeared, MARY PALLADINO, who after being duly sworn, says that she is the Limited Guardian of the Property of TESSIE ARUANNO, who is personally known to me or () who has produced the following form of identification: Driver's License, who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of September, 1995.

My Commission Expires:

Marcia Soforenko
NOTARY PUBLIC STATE OF FLORIDA

MARCIA SOFORENKO
Printed Notary Signature

OFFICIAL NOTARY SEAL
MARCIA SOFORENKO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC100617
MY COMMISSION EXP. MAR. 12, 1996

THIS INSTRUMENT PREPARED BY:
LAWRENCE A. FRANCE, ESQ. OF
LAWRENCE A. FRANCE, P.A.
1001 North Miami Beach Boulevard
North Miami Beach, Florida 33162
TEL: (305) 921-0806 BROWARD

jl\arusguar.sal

SECURED IN THE OFFICIAL RECORDS ROOM
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK24026PG0569

RECORD & RETURN TO:
UPTOWN TITLE CORPORATION
2765 W. CYPRESS CREEK RD.
FT. LAUDERDALE, FL. 33309
95-301 LARA-THOMAS/ ARUANNO
W/C BOX #161

95-451003
10-13-95 02:11PM

This Instrument Prepared By:
RICHARD J. PEPPERBLOOM, ESQ.
777 South State Road 7, Ste. 12
Margate, Florida 33068
Record & Return to:

DOC. STAMPS-DEED# 147.00

RECEIVED IN BROWARD COUNTY
B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, executed September 28, 1995, between SANDRA M. PEPPERBLOOM, as Personal Representative of the Estate 777 So. S.R. #7, MARGATE, FL. 33068 of DOMENICK ARUANNO also known as DOMINICK ARUANNO, deceased, under File No. 94-6593, Circuit Court, Probate Division, Broward County, Florida, party of the first part, Grantor, and VICTOR A. THOMAS and LAUDERS GARCIA LARA, parties of the second part, Grantees, whose S.S. Noa. [redacted] and [redacted] are address is: 6501 Winfield Boulevard, Apt. A-1, Margate, Florida 33063.

W I T N E S S E T H :

The party of the first part, by virtue of the power and authority to her given in and by the Last Will and Testament, the Order of the Court dated August 14, 1995, under Case No. 94-6593, Probate Court, Broward County, Florida, and in consideration of the sum of TEN and 00/100----- (\$10.00)----- Dollars and other good and valuable considerations in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the party of the second part, their heirs and assigns forever, the following real property situate, lying and being in Broward County, State of Florida, to-wit:

Condominium Unit No. A-1, of MARGATE VILLAGE PHASE I, a condominium according to the Declaration of Condominium thereof, recorded under Official Records Book 5311 Page 75 of the Public Records of Broward County, Florida, together with parking space 148 with all appurtenances thereto, including an undivided interest in the common elements of said Condominium as set forth in the Declaration.

This Conveyance is subject to:

1. Taxes for the year 1995 and all subsequent years.
2. Conditions, restrictions, reservations, limitations and easements of record together with the Declaration of Condominium and any amendments thereto, if any; and Long Term Lease and Pledge Agreement.
3. All valid zoning ordinances applicable thereto.

TAX IDENTIFICATION NO. 18124-AB-00100

BK24026PG0570

③M

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the party of the second part, their heirs and assigns, in fee simple forever.

AND the party of the first part does hereby covenant to and with the parties of the second part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance, the power of sale contained in the Will and the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the party of the first part, as Personal Representative of the Estate of DOMENICK ARUANNO also known as DOMINICK ARUANNO, deceased, has set her hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

Frances Eisen -----

Frances Eisenson

Print Name

Jean Marcus -----

Jean Marcus

Print Name

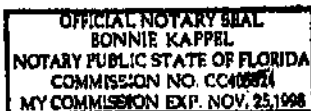
Sandra M. Pepperbloom -----
SANDRA M. PEPPERBLOOM
Personal Representative

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared SANDRA M. PEPPERBLOOM, Personal Representative of the Estate of DOMENICK ARUANNO also known as DOMENICK ARUANNO, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same, and who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of September, 1995.

My Commission Expires:



Bonnie Kappel -----
Notary Public State of Florida
Bonnie Kappel

8K24026PG0571

CERTIFICATE OF APPROVAL,
WAIVER OF RIGHT OF FIRST REFUSAL

AND

STATEMENT OF ASSESSMENT

In reference to:

Condominium Unit No. A/1 of MARGATE
VILLAGE CONDOMINIUM PHASE I and II,
according to the Declaration thereof,
recorded at Official Records Book
5311/5804 Page 75/113, et seq. of the
Public Records of Broward County,
Florida

At the request of the present owner, the undersigned officers of
MARGATE VILLAGE CONDOMINIUM ASSOCIATION, INC., operating the above-des-
cribed condominium, hereby certify as follows:

1. That VICTOR THOMAS AND LOURDES LARA, as purchaser(s),
has been duly approved by the undersigned Condominium Association, pur-
suant to the provisions of the above-described Declaration of Condomin-
ium, and Association waives its right of first refusal.
2. Current assessments owing for this unit are \$1806.98 MANT PLUS L/C INT.
(If none are owing, insert the word 'none'). AS OF JULY 1, 1995
3. That all assessments against the above parcel for common
expenses are fully paid as of this date and that the next payment is due
on the 1st day of JULY, 1995, in the amount of \$ 180.00,
for a period of JULY 1, 1995 to JULY 31, 1995.

DATED this 10th day of JULY, 1995.

By: *Victor Thomas and Lourdes Lara*
President

Attest: *Matt Ennis*
Secretary

(Corporate Seal)

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

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 10th day of
JULY, 1995, by ALOYSIUS LANGE as President and
MATT ENNIS, as Secretary, respectively, of MARGATE VILLAGE CON-
DOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, on
behalf of the corporation.

My Commission Expires:



Joanne Greene
Notary Public, State of Florida
at Large

LAW OFFICES

BECKER, POLIAKOFF & STREIBER, P.A., 6320 N. ANDREWS AVENUE - POST OFFICE BOX 9017 - FT. LAUDERDALE, FLORIDA 33310-9017

8K26026PG0572

95-327608 T#023
08-03-95 08:33AM

IN RE; ESTATE OF

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

DOMENICK ARUANNO
also known as
DOMINICK ARUANNO,

PROBATE DIVISION
Mr. CLAYTON JOHNSON
FILE NO. 94-6593

Deceased.

FLORIDA BAR NO. 175331

LETTERS OF ADMINISTRATION

TO ALL WHOM IT MAY CONCERN

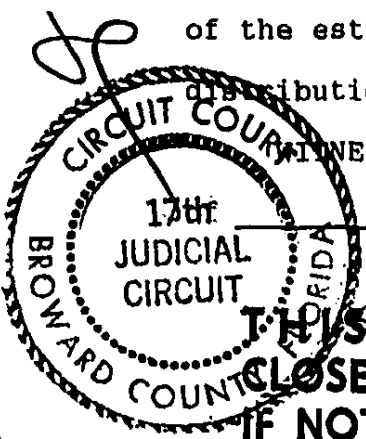
Upon entry to a safe deposit box, an inventory of the contents must be made in the presence of a bank officer, witnessed, and filed with the court.

WHEREAS, DOMENICK ARUANNO also known as DOMINICK ARUANNO, a resident of the County of Broward, State of Florida, died on [REDACTED], owning assets in the State of Florida, and

WHEREAS, SANDRA M. PEPPERBLOOM, has been appointed Personal Representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I the undersigned Circuit Judge, Declare, SANDRA M. PEPPERBLOOM to be duly qualified under the Laws of the State of Florida to act as Personal Representative of the Estate of DOMENICK ARUANNO also known as DOMINICK ARUANNO, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

WITNESS my hand and the seal of this Court this 26 day July 1995.



Clayton Johnson
Circuit Judge

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

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

BK23743PG0525

ALH
3

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

PROBATE DIVISION

IN RE: GUARDIANSHIP OF
TESSIE ARUANNO,
Incapacitated

CASE NO. PR-C-93-6787
DIV. NO. ~~Musselman~~

95-392638-6 FILED: 27

ORDER AUTHORIZING THE SALE OF REAL PROPERTY

THIS CAUSE, having come on to be heard before this Court upon the Petition for Order Authorizing Sale of the Real Property by the Limited Guardian of the Property's, and, the Court having examined the pleadings and being otherwise fully advised in their premises it is

ORDERED AND ADJUDGED:

1. Mary Palladino, as Limited Guardian of the property of Tessie Aruanno, Incapacitated, is hereby authorized to sell the real property legally described as following:

Condominium Unit No. A-1, of MARGATE VILLAGE PHASE I, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5311, at Page 75, of the Public Records of Broward County, Florida, together with the Parking Space 148 with appurtenances thereto, including an undivided interest in the common elements of said Condominium as set forth in the Declaration.

to Victor A. Thomas and Lourdes Garcia, in accordance with the terms and conditions of that certain condominium and contract for sale and purchase dated June 19, 1995 with the purchase price being

BK23893PG0791

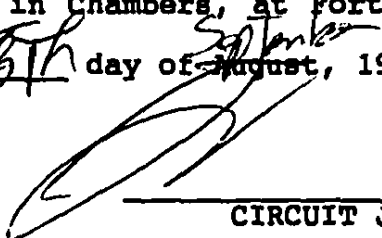
ALH

CASE NO. PR-C-93-6787

\$21,000.00, the deposit being \$1,000.00, the mortgage being \$10,000.00 and the balance to close being \$10,000.00.

2. Customary closing costs shall be disbursed from the proceeds and the balance deposited into the Estate of Domenick Aruanno account and not to be removed without Court Order.

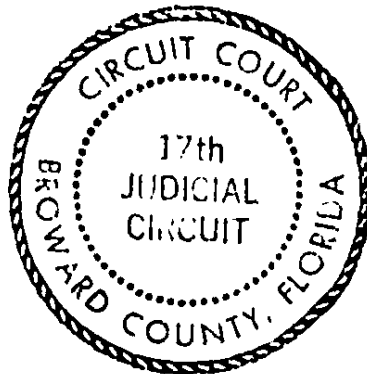
DONE AND ORDERED, in Chambers, at Fort Lauderdale, Broward County, Florida, this 5th day of September, 1995.



CIRCUIT JUDGE

Copies furnished to:

Lawrence A. France, Esq., of
Lawrence A. France, P.A.
Attorney for Guardian
1001 North Miami Beach Blvd.
North Miami Beach, Florida 33162



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

aruanno.grd\authsale.ord

BK23893PG0792



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

Detail by Entity Name

Florida Not For Profit Corporation
MARGATE VILLAGE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	726147
FEI/EIN Number	59-1518575
Date Filed	04/17/1973
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/15/2003

Principal Address

C/O RealManage
9050 PINES BOULEVARD
SUITE 480
PEMBROKE PINES, FL 33024

Changed: 03/16/2022

Mailing Address

C/O RealManage
P O Box 803555
Dallas, TX 75380

Changed: 03/16/2022

Registered Agent Name & Address

KATZMAN CHANDLER
6535 NOVA DRIVE
SUITE 109
FORT LAUDERDALE, FL 33317

Name Changed: 08/08/2019

Address Changed: 07/08/2021

Officer/Director Detail

Name & Address

Title PRESIDENT

MORA, WILLIAM
 C/O RealManage
 9050 PINES BOULEVARD
 SUITE 480
 PEMBROKE PINES, FL 33024

Title Treasurer

APPLEMAN, CRAIG
 C/O RealManage
 9050 PINES BOULEVARD
 SUITE 480
 PEMBROKE PINES, FL 33024

Title SECRETARY

RODNEY , JIM
 C/O RealManage
 9050 PINES BOULEVARD
 SUITE 480
 PEMBROKE PINES, FL 33024

Title Director

Arias, Olga
 C/O RealManage
 9050 PINES BOULEVARD
 SUITE 480
 PEMBROKE PINES, FL 33024

Title VP

Riveron, Marta
 C/O RealManage
 9050 PINES BOULEVARD
 SUITE 480
 PEMBROKE PINES, FL 33024

Annual Reports

Report Year	Filed Date
2021	04/29/2021
2022	03/16/2022
2022	06/29/2022

Document Images

06/29/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/16/2022 -- ANNUAL REPORT	View image in PDF format
09/02/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format

05/07/2020 -- ANNUAL REPORT	View image in PDF format
08/08/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
03/20/2019 -- ANNUAL REPORT	View image in PDF format
10/22/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
04/04/2017 -- ANNUAL REPORT	View image in PDF format
04/13/2016 -- ANNUAL REPORT	View image in PDF format
02/24/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
08/19/2013 -- Reg. Agent Change	View image in PDF format
01/08/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
03/25/2011 -- ANNUAL REPORT	View image in PDF format
02/23/2011 -- Reg. Agent Change	View image in PDF format
02/23/2010 -- ANNUAL REPORT	View image in PDF format
02/13/2009 -- ANNUAL REPORT	View image in PDF format
09/30/2008 -- ANNUAL REPORT	View image in PDF format
08/02/2008 -- ANNUAL REPORT	View image in PDF format
01/10/2008 -- ANNUAL REPORT	View image in PDF format
03/01/2007 -- ANNUAL REPORT	View image in PDF format
02/13/2006 -- ANNUAL REPORT	View image in PDF format
02/21/2005 -- ANNUAL REPORT	View image in PDF format
03/09/2004 -- ANNUAL REPORT	View image in PDF format
04/15/2003 -- REINSTATEMENT	View image in PDF format
03/01/2001 -- ANNUAL REPORT	View image in PDF format
01/27/2000 -- ANNUAL REPORT	View image in PDF format
03/12/1999 -- ANNUAL REPORT	View image in PDF format
02/17/1998 -- ANNUAL REPORT	View image in PDF format
02/04/1997 -- ANNUAL REPORT	View image in PDF format
02/22/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

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

DATE: April 3rd, 2023
PROPERTY ID # 484124-AB-0010 (TD # 50170)

WARNING

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

EST LOURDES GARCIA LARA
6501 WINFIELD BLVD # A-1
MARGATE, FL 33063-7168

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6501 WINFIELD BLVD #A-1 MARGATE, FL 33063-7168 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 April 28, 2023\$4,361.01
- Or
- * Estimated Amount due if paid by May 16, 2023\$4,411.86

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 17, 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: April 3rd, 2023
PROPERTY ID # 484124-AB-0010 (TD # 50170)

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THOMAS, VICTOR A H/E
6501 WINFIELD BLVD UNIT #A-1
MARGATE, FL 33063-7168

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LAWRENCE A FRANCE ESQ
1001 N MIAMI BEACH BLVD
NORTH MIAMI BEACH, FL 33162-3842

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SANDRA M PEPPERBLOOM ESQ
777 S STATE ROAD 7
MARGATE, FL 33068-2803

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

DATE: April 3rd, 2023
PROPERTY ID # 484124-AB-0010 (TD # 50170)

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

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

DATE: April 3rd, 2023
PROPERTY ID # 484124-AB-0010 (TD # 50170)

WARNING

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UPTOWN TITLE CORPORATION
2765 NW 62ND ST
FORT LAUDERDALE, FL 33309-1745

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

DATE: April 3rd, 2023
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CHANDLER KATZMAN, REGISTERED AGENT
O/B/O MARGATE VILLAGE CONDOMINIUM ASSOCIATION, INC.
6535 NOVA DRIVE
SUITE 109
FORT LAUDERDALE, FL 33317

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

DATE: April 3rd, 2023
PROPERTY ID # 484124-AB-0010 (TD # 50170)

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MARGATE VILLAGE CONDOMINIUM ASSOCIATION, INC.
C/O REALMANAGE
P O BOX 803555
DALLAS, TX 75380

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- * Estimated Amount due if paid by May 16, 2023\$4,411.86

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 17, 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: April 3rd, 2023
PROPERTY ID # 484124-AB-0010 (TD # 50170)

WARNING

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

LOURDES GARCIA LARA
6501 WINFIELD BLVD UNIT #A-1
MARGATE, FL 33063-7168

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6501 WINFIELD BLVD #A-1 MARGATE, FL 33063-7168 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 April 28, 2023\$4,361.01
Or
* Estimated Amount due if paid by May 16, 2023\$4,411.86

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 17, 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: April 3rd, 2023
PROPERTY ID # 484124-AB-0010 (TD # 50170)

WARNING

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

VICTOR A. THOMAS
6501 WINFIELD BLVD APT #A-1
MARGATE, FL 33063-7168

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6501 WINFIELD BLVD #A-1 MARGATE, FL 33063-7168 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

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- Or
- * Estimated Amount due if paid by May 16, 2023\$4,411.86

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 17, 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 Postage
\$ _____

Sent To
Street and A
City, State, ZIP

**TD 50170 MAY 2023 WARNING
EST LOURDES GARCIA LARA
6501 WINFIELD BLVD # A-1
MARGATE, FL 33063-7168**

7021 0350 0000 4842 0130

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

OFFICIAL USE

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

Postmark
Here

Postage	TD 50170 MAY 2023 WARNING
\$	
Total F	THOMAS, VICTOR A H/E
\$	
Sent To	6501 WINFIELD BLVD UNIT A-1
Street	MARGATE, FL 33063-7168
City, St.	

7021 0350 0000 4842 0147

7021 0350 0000 4842 0154

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

OFFICIAL USE

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

Postmark
Here

Postage	\$	TD 50170 MAY 2023 WARNING
Total P	\$	LAWRENCE A FRANCE ESQ
Sent To	\$	1001 N MIAMI BEACH BLVD
Street		NORTH MIAMI BEACH, FL 33162-3842
City, State, ZIP+4		

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, S.

TD 50170 MAY 2023 WARNING
SANDRA M PEPPERBLOOM ESQ
777 S STATE ROAD 7
MARGATE, FL 33068-2803

7021 0350 0000 4842 0161

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 Price

\$ _____

Sent To

Street

City, State, ZIP+4

TD 50170 MAY 2023 WARNING
CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063-3614

7021 0350 0000 4842 0178

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 or

City, Sta

TD 50170 MAY 2023 WARNING
UPTOWN TITLE CORPORATION
2765 NW 62ND ST
FORT LAUDERDALE, FL 33309-1745

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

See Reverse for Instructions

7021 0350 0000 4842 0185

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 Pq
\$ _____

Sent To
Street
City, St.

TD 50170 MAY 2023 WARNING
CHANDLER KATZMAN, REG AGENT
O/B/O MARGATE VILLAGE CONDO ASSOC, INC.
6535 NOVA DR STE 109
FORT LAUDERDALE, FL 33317

7021 0350 0000 0550 T201
2610 248 482 0000

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

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

OFFICIAL USE

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

Postmark
Here

Postage	TD 50170 MAY 2023 WARNING
\$ Total Pos	MARGATE VILLAGE CONDO ASSOCIATION, INC.
\$ Sent To	C/O REALMANAGE
Street and	P O BOX 803555
City, State, ZIP+4™	DALLAS, TX 75380

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 4842 0206

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 Price

\$ _____

Sent To

Street

City, State, ZIP

TD 50170 MAY 2023 WARNING
LOURDES GARCIA LARA
6501 WINFIELD BLVD UNIT A-1
MARGATE, FL 33063-7168

7021 0350 0000 4842 0215

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

Street

City

TD 50170 MAY 2023 WARNING
VICTOR A. THOMAS
6501 WINFIELD BLVD APT A-1
MARGATE, FL 33063-7168

7207 0350 0000 4842 0222

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 50170 MAY 2023 WARNING
THOMAS, VICTOR A H/E
6501 WINFIELD BLVD UNIT A-1
MARGATE, FL 33063-7168

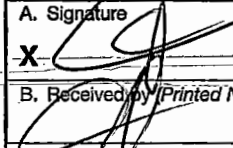
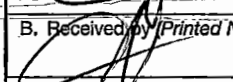


9590 9402 6458 0346 4436 70

2. Article Number (Transfer from service label)

7021 0350 0000 4842 0147

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
 11/16/23
- 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 | |
- 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 50170 MAY 2023 WARNING
LOURDES GARCIA LARA
6501 WINFIELD BLVD UNIT A-1
MARGATE, FL 33063-7168



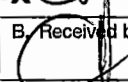
9590 9402 6458 0346 4446 08

2. Article Number (Transfer from service label)

7021 0350 0000 4842 0215

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee Addressee

B. Received by (Printed Name) 
 C. Date of Delivery 4/6/23

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


3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - 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 50170 MAY 2023 WARNING
 CHANDLER KATZMAN, REG AGENT
 O/B/O MARGATE VILLAGE CONDO ASSOC, INC.
 6535 NOVA DR STE 109
 FORT LAUDERDALE, FL 33317



9590 9402 6458 0346 4436 25

2. Article Number (Transfer from service label)
7021 0350 0000 4842 0192

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
[Signature]

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *04/06/23*

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

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail™ (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 50170 MAY 2023 WARNING
VICTOR A. THOMAS
6501 WINFIELD BLVD APT A-1
MARGATE, FL 33063-7168**



9590 9402 6458 0346 4445 92

2. Article Number (Transfer from service label)

7021 0350 0000 4842 0222

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature X Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery 11/10/23
- D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Mail Restricted Delivery (00)

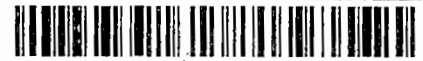
Domestic Return Receipt

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 50170 MAY 2023 WARNING
CITY OF MARGATE
CITY MANAGER'S OFFICE
5790 MARGATE BLVD
MARGATE, FL 33063-3614



9590 9402 6458 0346 4436 49

2 Article Number (Transfer from) 7021 0350 0000 4842 0178

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 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"/> Delivery Restricted: Delivery	
<input type="checkbox"/> Restricted Delivery	

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 50170 MAY 2023 WARNING
MARGATE VILLAGE CONDO ASSOCIATION, INC.
C/O REALMANAGE
P O BOX 803555
DALLAS, TX 75380



402 6458 0346 4436 18

Refer from service label

0000 4842 0208

7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 50170 MAY 2023 WARNING
EST LOURDES GARCIA LARA
6501 WINFIELD BLVD # A-1
MARGATE, FL 33063-7168**

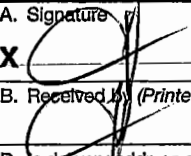


9590 9402 6458 0346 4436 87

2. Article Number (Transfer from service label)

7021 0350 0000 4842 0130

COMPLETE THIS SECTION ON DELIVERY

- A. Signature X  Agent
 Addressed to addressee
- B. Received by (Printed Name) C. Date of Delivery 5/10/23
- 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