

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 51195

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
4943 30 AL 0650	388092	3020 NE 32 AVENUE #OU 40 FORT LAUDERDALE 33308

Legal Description

Condominium Unit No. OU40, of THE TIDES AT BRIDGESTONE SQUARE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official records Book 38350, Page 280, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 9346	\$90,210	No	No	No

Owner of Record on Current Tax Roll
3020 PROPERTY 305 LLC

Billing Name & Address

111 N POMPANO BEACH BLVD #1104
POMPANO BEACH FL 33062

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:09/25/2023 **Search covers** **20 years** **through:**09/19/2023

Brian Johnson
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
3020 PROPERTY 305, LLC 3020 NE 32 AVENUE #305 FORT LAUDERDALE FL 33308	Warranty Deed Inst:113873377	
YULIA ABRAMOVA, REGISTERED AGENT O/B/O 3020 PROPERTY 305, LLC 3020 NE 32 AVE #305 FORT LAUDERDALE FL 33308	Sunbiz-Owner	

Related Documents (for Reference)

Warranty Deed (Deed out of the Developer.)
Bk:40748 Pg:799

Warranty Deed
Bk:44685 Pg:339

Warranty Deed
Bk:45602 Pg:570

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
UNITED STATES OF AMERICA MARY ROGERS ASSISTANT U.S. ATTORNEY UNITED STATES ATTORNEY'S OFFICE 50 KENNEDY PLAZA, 8TH FLOOR PROVIDENCE RI 02903	Lis Pendens Inst:117564097	

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
THE TIDES AT BRIDGESIDE SQUARE CONDOMINIUM ASSOCIATION, INC. 3020 N.E. 32ND AVENUE MANAGEMENT OFFICE FT LAUDERDALE FL 33308	Sunbiz-COA	
BECKER & POLIAKOFF, P.A., REGISTERED AGENT O/B/O THE TIDES AT BRIDGESIDE SQUARE CONDOMINIUM ASSOCIATION, INC. 625 N FLAGLER DR 7TH FLOOR W PALM BEACH FL 33401	Sunbiz-COA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser



Site Address	3020 NE 32 AVENUE #OU 40, FORT LAUDERDALE FL 33308	ID #	4943 30 AL 0650
Property Owner	3020 PROPERTY 305 LLC	Millage	0312
Mailing Address	111 N POMPANO BEACH BLVD #1104 POMPANO BEACH FL 33062	Use	12
Abbr Legal Description	THE TIDES AT BRIDGESIDE SQUARE CONDOMINIUM UNIT OU 40 PER CDO BK/PG: 38350/280		

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	\$9,020	\$81,190	\$90,210	\$90,210	
2021	\$9,110	\$81,970	\$91,080	\$91,080	\$2,181.22
2020	\$9,060	\$81,580	\$90,640	\$90,640	\$2,164.19

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$90,210	\$90,210	\$90,210	\$90,210
Portability	0	0	0	0
Assessed/SOH	\$90,210	\$90,210	\$90,210	\$90,210
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	\$90,210	\$90,210	\$90,210	\$90,210

Sales History			
Date	Type	Price	Book/Page or CIN
7/27/2016	WD*-E	\$199,000	113873377
8/5/2008	WD*-D	\$225,000	45602 / 570
9/19/2007	WD*-Q	\$360,000	44685 / 339
10/11/2005	SW*	\$900,000	40748 / 799

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		440
Units		1
Eff./Act. Year Built: 2005/2002		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
440						181		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51195

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 February 2024, 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:

3020 PROPERTY 305 LLC
3020 NE 32 AVENUE #OU 40
FORT LAUDERDALE, FL 33308

3020 PROPERTY 305 LLC
111 N POMPANO BEACH BLVD APT
1104
POMPANO BEACH, FL 33062-5716

UNITED STATES OF AMERICA
MARY ROGERS
ASSISTANT U.S. ATTORNEY
UNITED STATES ATTORNEY'S OFFICE
50 KENNEDY PLAZA, 8TH FLOOR
PROVIDENCE, RI 02903
MICHELLE A LOPEZ
STROCK & COHEN, ZIPPER LAW
GROUP PA
2900 GLADES CIR STE 750
WESTON, FL 33327-2284

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016

BECKER & POLIAKOFF, P.A.,
REGISTERED AGENT
O/B/O THE TIDES AT BRIDGESIDE
SQUARE CONDOMINIUM
ASSOCIATION, INC.
625 N FLAGLER DR 7TH FLOOR
W PALM BEACH, FL 33401

THE TIDES AT BRIDGESIDE SQUARE
CONDOMINIUM ASSOCIATION, INC.
3020 N.E. 32ND AVENUE
MANAGEMENT OFFICE
FT LAUDERDALE, FL 33308

3020 PROPERTY 305, LLC
3020 NE 32 AVENUE #305
FORT LAUDERDALE, FL 33308

YULIA ABRAMOVA, REGISTERED
AGENT
O/B/O 3020 PROPERTY 305, LLC
3020 NE 32 AVE
#305
FORT LAUDERDALE, FL 33308

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 February 2024 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 # 119304341
Recorded 12/26/23 at 03:10 PM
Broward County Commission
1 Page(s)
#1

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51195

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: 494330-AL-0650
Certificate Number: 9346
Date of Issuance: 05/25/2021
Certificate Holder: RAM TAX LIEN FUND LP RTLF-FL, LLC
Description of Property: THE TIDES AT BRIDGESIDE SQUARE
CONDOMINIUM UNIT OU 40
PER CDO BK/PG: 38350/280

Name in which assessed: 3020 PROPERTY 305 LLC
Legal Titleholders: 3020 PROPERTY 305 LLC
111 N POMPANO BEACH BLVD #1104
POMPANO BEACH, FL 33062

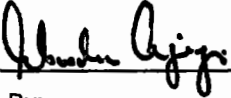
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of March, 2024. 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 20th day of December, 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: browardcountylegalnotices.com
Publish the Weeks of: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024
Minimum Bid: 11795.52

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51195

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: 494330-AL-0650

Certificate Number: 9346

Date of Issuance: 05/25/2021

Certificate Holder: RAM TAX LIEN FUND LP RTLF-FL, LLC

Description of Property: THE TIDES AT BRIDGESIDE SQUARE
CONDOMINIUM UNIT OU 40
PER CDO BK/PG: 38350/280

Condominium Unit No. OU40, of THE TIDES AT BRIDGESTONE SQUARE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official records Book 38350, Page 280, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Name in which assessed: 3020 PROPERTY 305 LLC

Legal Titleholders: 3020 PROPERTY 305 LLC
111 N POMPANO BEACH BLVD #1104
POMPANO BEACH, FL 33062

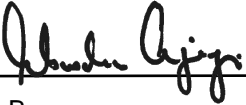
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of March, 2024. 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 20th day of December, 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: browardcountylegalnotices.com

Publish the Weeks of: 02/15/2024, 02/22/2024, 02/29/2024 & 03/07/2024

Minimum Bid: 11795.52

Notice of Application for Tax Deed Legal Notice

02/15/2024 8:48 AM (EST)



Please choose a category Notice of Application for Tax Deed

Title BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION
NOTICE OF APPLICATION FOR MARCH 20, 2024, TAX DEED AUCTION

Publish Date 02/15/2024

Publish Time 8:44 AM (EST)

Description STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 51195, 51211, 51213, 51218, 51221, 51225, 51226, 51229, 51236, 51243, 51245, 51261, 51266, 51293, 51294, 51296, 51299, 51300, 51304, 51313, 51322, 51324, 51326, 51332, 51343, 51344, 51347, 51349, 51351, 51355, 51371, 51374, 51376, 51377
TAX DEED AUCTION SCHEDULED MARCH 20, 2024
PUBLISH THE WEEKS OF 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 at <https://browardcountylegalnotices.com>

Attach Files (Optional)



ADS MARCH 20, 2024 TAX DEED AUCTION.pdf

Submitted by (Email Address) Cvilleda@broward.org

Signature

A handwritten signature in black ink, appearing to read "Cvilleda".

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24004039

Broward County, FL VS 3020 Property 305 LLC

RETURN OF SERVICE



Court Case # TD 51195

Hearing Date:03/20/2024

Received by CCN 17912

02/05/2024 6:22 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **3020 Property 305 LLC 3020 NE 32 Avenue #OU 40 Fort Lauderdale FL 33308**

Served:

X

Not Served:

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

Date: 02/05/2024 Time: 8:45 AM

COMMENTS: Bad address, no OU 40, all units at this location have three digits; verified with security desk.

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:  17912

D.S.

J. Palermo, #17912

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	2		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # **494330-AL-0650 (TD #51195)**

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 February 29, 2024\$9,186.98

Or

* Amount due if paid by March 19, 2024\$9,302.84

*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 March 20, 2024 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

3020 PROPERTY 305 LLC
3020 NE 32 AVE #OU 40
FT. LAUDERDALE, FL 33308

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

BROWARD COUNTY
FLORIDA

2024 FEB -2 AM 3:38

RECEIVED
SHERIFF

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24004039

Broward County, FL VS 3020 Property 305 LLC

RETURN OF SERVICE



Court Case # TD 51195

Hearing Date:03/20/2024

Received by CCN 9032

02/05/2024 7:09 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: 3020 Property 305 LLC 111 N Pompano Beach Boulevard #1104 Pompano Beach FL 33062

Served:

Not Served:

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

Date: 02/05/2024 Time: 8:29 AM

On 3020 Property 305 LLC 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 on front on 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: *V. Barnhouse*
V. Barnhouse, #9032

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 # 494330-AL-0650 (TD # 51195)

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

ORIGINAL DOCUMENT

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 February 29, 2024\$9,186.98

Or

* Amount due if paid by March 19, 2024\$9,302.84

*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 March 20, 2024 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

3020 PROPERTY 305 LLC
111 N POMPANO BEACH BLVD #1104
POMPANO BEACH, FL. 33062

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

RECEIVED SHERIFF
2024 FEB -2 AM 11:27
BROWARD COUNTY, FLORIDA

This Instrument Prepared by:
Michelle A. Lopez
Strock & Cohen, Zipper Law Group, P.A.
2900 Glades Circle
Suite 750
Wheaton, FL 33327

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraiser's Parcel I.D. (Folio) Number(s):
4943-30-AL-06504943-30-AL-0660
File No.: 18064103

WARRANTY DEED

This Warranty Deed, made the 3rd day of August, 2016 by **3020 FL PROPERTY, LLC**, a Florida limited liability company, hereinafter called the grantor, whose post office address is: 4709 Golf Road, #1100, Skokie, IL 60078-1281, to **3020 PROPERTY 305, LLC**, a Florida limited liability company whose post office address is: 3020 NE 32 Avenue, #305, Fort Lauderdale, FL 33308 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$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, Florida, to wit:

Condominium Units No. OU40 and OU41, of THE TIDES AT BRIDGESTONE SQUARE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official records Book 38350, Page 280, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Subject to: (1) Taxes for year of closing and subsequent years; (2) zoning and/or restrictions and prohibitions imposed by governmental authority; (3) restrictions and other matters appearing on the plat and/or common to the subdivision; (4) utility easements of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2015, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: BRIAN STROCK

3020 FL PROPERTY, LLC, a Florida limited liability company

Witness Signature: [Signature]
Printed Name: NINA ZENILLOS

[Signature]
by: International Trading Group, L.L.C., an Illinois limited liability company, its Sole Manager
By: DAVID ELLIS, Manager

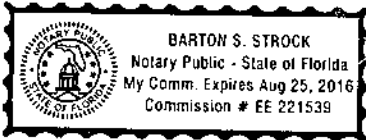
3

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 27th day of July 2016 by David Ellis, Manager of International Trading Group, L.L.C., an Illinois limited liability company, the Sole Manager of 3020 FL PROPERTY, LLC a Florida limited liability company. He/she/they is/are personally known to me or has/have produced IL DRIV. LIC. as identification.

My Commission Expires: _____
[Signature]

Notary Public Signature
Printed Name: _____
Serial Number _____





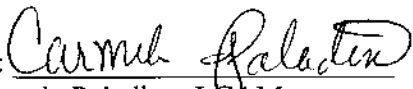
CERTIFICATE OF SALE APPROVAL

Re: The Tides at Bridgeside Square
3020 NE 32nd Ave.
Ft. Lauderdale, FL 33308
Unit #OU40; OU41

Seller: 3020 FL Property LLC
Buyer: 3020 FL Property 305, LLC

This is to certify that on this **2nd day of August, 2016**; The Tides at Bridgeside Square Condominium Association, Inc. hereby approves the sale of unit **#OU40; OU41**, 3020 FL Property LLC to 3020 FL Property 305, LLC.

The Tides at Bridgeside Square
Condominium Association, Inc.
By AKAM

By: 
Carmela Paladino; LCAM
Executive Property Manager
The Tides At Bridgeside Square
(On Behalf of the Board of Directors)



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

Detail by Entity Name

Florida Limited Liability Company
3020 PROPERTY 305, LLC

Filing Information

Document Number	L16000116267
FEI/EIN Number	81-3019437
Date Filed	06/16/2016
Effective Date	06/15/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/06/2018
Event Effective Date	NONE

Principal Address

3020 NE 32 AVE
#305
FORT LAUDERDALE, FL 33308

Changed: 07/26/2016

Mailing Address

3020 NE 32 AVENUE
305
FORT LAUDERDALE, FL 33308

Changed: 07/18/2017

Registered Agent Name & Address

ABRAMOVA, YULIA
3020 NE 32 AVE
#305
FORT LAUDERDALE, FL 33308

Name Changed: 08/17/2021

Address Changed: 05/01/2022

Authorized Person(s) Detail

Name & Address

Title MGR

ABRAMOVA, YULIA
3020 NE 32 AVENUE
305
FORT LAUDERDALE, FL 33308

Annual Reports

Report Year	Filed Date
2021	01/17/2021
2022	05/01/2022
2023	04/30/2023

Document Images

04/30/2023 -- ANNUAL REPORT	View image in PDF format
05/01/2022 -- ANNUAL REPORT	View image in PDF format
08/17/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/17/2021 -- ANNUAL REPORT	View image in PDF format
07/19/2020 -- ANNUAL REPORT	View image in PDF format
01/30/2019 -- ANNUAL REPORT	View image in PDF format
09/06/2018 -- LC Amendment	View image in PDF format
01/22/2018 -- ANNUAL REPORT	View image in PDF format
07/18/2017 -- ANNUAL REPORT	View image in PDF format
07/26/2016 -- LC Amendment	View image in PDF format
06/16/2016 -- Florida Limited Liability	View image in PDF format

W/C
153

Prepared by
Reesa Halston Watson, an employee of
Heritage Title Insurance Agency, Inc.
701 Broward Boulevard, Suite E
Ft. Lauderdale, Florida 33301
(954) 763-3665

Return to: Grantee

File No.: Tides

SPECIAL WARRANTY DEED

State of Florida

County of Broward

THIS SPECIAL WARRANTY DEED is made the 11th day of OCTOBER, 2005,
between

Paradisio at Bridgeside LLC, a Delaware Limited Liability Company

having a business address at: 400 North Andrews Ave., #300, Ft. Lauderdale, FL 33301
("Grantor"), and

Troy Investment Group, Inc., a Florida corporation

having a mailing address of: 111 SE 8 Avenue #1, Ft. Lauderdale, FL 33301,
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Broward**, State of **Florida**, to-wit:

OU32, OU33, OU34, OU35, OU36, OU37, OU38, OU39, OU40 and OU41

Unit OU31, **THE TIDES AT BRIDGESIDE SQUARE CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 38350, Page 280 of the Public Records of Broward County, Florida**

Tax Parcel Identification Number: **9330-03-151**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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

③

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


AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2005. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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


Paradisio at Bridgeside LLC, a Delaware
Limited Liability Company

By: Windsor Bridgeside Holdings, LLC, a
Delaware Limited Liability Company,
its Managing Member

By: RWEB LLC, a Florida Limited Liability
Company, its Managing Member

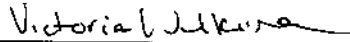

By: Thomas M. Bluth, Authorized
Representative

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: Eleanor Abdelley



Witness Signature

Print Name: Victoria Wilkerson

State of **Florida**

County of **Broward**

The Foregoing Instrument Was Acknowledged before me on OCT 11, 2005 by **Thomas M. Bluth, Authorized Representative, RWEB LLC, a Florida Limited Liability Company, its Managing Member, by Windsor Bridgeside Holdings LLC, a Delaware Limited Liability Company, its Managing Member for Paradisio of Bridgeside LLC, a Delaware Limited Liability Company** who is/are personally known to me or who has/have produced a valid driver's license as identification.



NOTARY PUBLIC

Eleanor Adderley

Notary Print Name

My Commission Expires: July 7, 2008



Eleanor L. Adderley
Commission #DD335859
Expires: Jul 07, 2008
Bonded Through
Atlantic Bonding Co., Inc.

→ **RETURN TO:** ←
RYAN & RYAN, LLC
WILL CALL BOX 60

PREPARED BY:
ARCHIE J. RYAN III, ESQ.
700 East Dania Beach Boulevard
Third Floor
Dania Beach, Florida 33004

Parcel ID Numbers: 19330-AL-05900; 19330-AL-06000
19330-AL-06100; 19330-AL-06200
19330-AL-06300; 19330-AL-06400
19330-AL-06500; 19330-AL-06600

WARRANTY DEED

THIS INDENTURE made this 19th day of September, 2007, between **TROY INVESTMENT GROUP, INC.**, a Florida corporation, **Grantor**, to **TIDES OFFICE, LLC**, a Florida Limited Liability Company, whose post office address is: 3332 NE 33rd Street, Suite #1, Fort Lauderdale, Florida, 33308, **Grantee**.

WITNESSETH: That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land situate, lying and being in Broward County, Florida, to-wit:

**Units OU34, OU35, OU36, OU37, OU38, OU39, OU40 and OU41,
THE TIDES AT BRIDGESIDE SQUARE CONDOMINIUM, a
Condominium, according to the Declaration of Condominium
thereof, as recorded in Official Records Book 38350, Page 280, 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.

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years, and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

2

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: [Signature]
Printed Name: **ARCHIE J. RYAN III**
Witness: [Signature]
Printed Name: **LENA REID**

TROY INVESTMENT GROUP, INC.,
a Florida corporation
By: [Signature]
TROY P. DAVIDSON, President
3332 NE 33rd Street, Suite #1
Fort Lauderdale, Florida 33308

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged and subscribed before me, an officer duly qualified to administer oaths and take acknowledgments, by TROY P. DAVIDSON, as President of TROY INVESTMENT GROUP, INC., a Florida corporation, who is personally known to me and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of September, 2007.

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Archie J. Ryan
Commission # DD568258
Expires: AUG. 10, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

[Signature]
Notary Public, State of Florida
Printed Name: **ARCHIE J. RYAN III**

PREPARED BY:

ARCHIE J. RYAN III, ESQ.
RYAN & RYAN, LLC
700 East Dania Beach Boulevard
Third Floor
Dania Beach, Florida 33004

Parcel ID Numbers: 19330-AL-06500
19330-AL-06600

WARRANTY DEED

THIS INDENTURE made this 5th day of August, 2008, between **TIDES OFFICE, LLC**, a Florida Limited Liability Company, **Grantor**, to **3020 FL PROPERTY, LLC**, a Florida Limited Liability Company, whose post office address is: 3020 NE 32nd Avenue, Units OU40 & OU41, Fort Lauderdale, Florida, 33308, **Grantee**.

WITNESSETH: That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land situate, lying and being in Broward County, Florida, to-wit:

Units OU40 and OU41 of THE TIDES AT BRIDGESIDE SQUARE CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 38350, Page 280, and all exhibits and amendments thereof, 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.

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

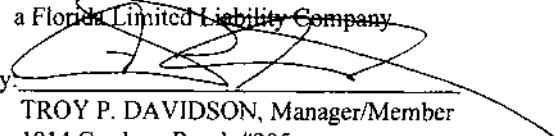
SAID Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

TIDES OFFICE, LLC,
a Florida Limited Liability Company

Witness: 
Printed Name: **ARCHIE J. RYAN III**


By: 
TROY P. DAVIDSON, Manager/Member
1914 Cordova Road, #205
Fort Lauderdale, Florida 33316

Witness: 
Printed Name: Dennis P. Ryan

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged and subscribed before me, an officer duly qualified to administer oaths and take acknowledgments, by TROY P. DAVIDSON, as Manager/Member of TIDES OFFICE, LLC, a Florida Limited Liability Company, on behalf of the Company, who is personally known to me or has produced his Florida Driver License as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of August, 2008.

My Commission Expires:  Archie J. Ryan


Notary Public, State of Florida

Printed Name: **ARCHIE J. RYAN III**

NOTARY PUBLIC STATE OF FLORIDA
Commission # DD568258
Expires: AUG. 10, 2010
BONDED THROUGH ATLANTIC STATES ASSOCIATION



CERTIFICATE OF SALE APPROVAL

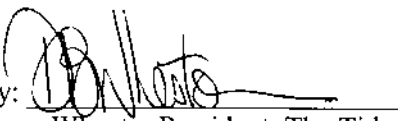
Re: The Tides at Bridgeside Square
3020 NE 32nd Ave.
Ft. Lauderdale, FL 33308
Unit OU40 & OU41

Seller: Tides Office, LLC
Buyer: 3020 FL Property, LLC

This is to certify that on this 31st, of July, **2008** The Tides at Bridgeside Square Condominium Association, Inc. hereby approves the sale of **Unit OU40 and OU41 from to Tides Office, LLC to 3020 FL Property, LLC**

This approval is contingent on all funds being cleared. Any checks that are returned for any reason will invalidate this approval.

The Tides at Bridgeside Square
Condominium Association, Inc.

By: 
Doug Wheaton President, The Tides At Bridgeside Square

UNITED STATES DISTRICT COURT
DISTRICT OF RHODE ISLAND

UNITED STATES OF AMERICA,
Plaintiff,

v.

ALEXANDER E. ISTOMIN, aka
Alexander Istomin MD, Eugene
Istomin,

Defendant.

Criminal Action No. 1:21CR76-JJM-LDA

LIS PENDENS

NOTICE is hereby given that the foregoing action has been commenced and is now pending in the United States District Court for the District of Rhode Island between the United States of America and the above-named defendant.

On August 6, 2021, a sealed indictment was returned by a federal grand jury sitting in the District of Rhode Island, charging the above-named defendant with health care fraud, mail fraud and money laundering violations.

It is the intention of the United States of America to seek forfeiture of the following real property described as **3020 NE 32 Avenue, Unit #OU 40, Fort Lauderdale, FL 33308 (Broward County) Property ID Number: 4943 30 AL 0650** (hereinafter the "Real Property") including all buildings, fixtures, easements, appurtenances, and improvements thereto, on the basis that Real Property is subject to forfeiture pursuant to 18 U.S.C. § 981(a)(1)(C) and 28 U.S.C. § 2461(c), 18 U.S.C. § 982(a)(7), 18 U.S.C. § 982(a)(1) and 21 U.S.C § 853(p). The Real Property is more particularly described as:

Condominium Units No. OU40 and OU41, of THE TIDES AT BRIDGESTONE SQUARE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official records Book 38350, Page 280, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Subject to: (1) Taxes for year of closing and subsequent years; (2) zoning end/or

restrictions and prohibitions Imposed by governmental authority; (3) restrictions and other matters appearing on the plat and/or common ID the subdivision; (4) utility easements of record.

UNITED STATES OF AMERICA
By its attorneys,

Richard B. Myrus
Acting United States Attorney

Mary Rogers
MARY ROGERS
Assistant U.S. Attorney
United States Attorney's Office
50 Kennedy Plaza, 8th Floor
Providence, RI 02903
401-709-5000
401-709-5001 fax
mary.rogers@usdoj.gov

Dated: September 7, 2021



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

Detail by Entity Name

Florida Not For Profit Corporation

THE TIDES AT BRIDGESIDE SQUARE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N04000006719
FEI/EIN Number	20-1616612
Date Filed	07/09/2004
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/10/2006
Event Effective Date	NONE

Principal Address

3020 N.E. 32ND AVENUE
FT LAUDERDALE, FL 33308

Changed: 02/06/2006

Mailing Address

3020 N.E. 32ND AVENUE
MANAGEMENT OFFICE
FT LAUDERDALE, FL 33308

Changed: 02/06/2006

Registered Agent Name & Address

BECKER & POLIAKOFF, P.A.
625 N FLAGLER DR 7TH FLOOR
W PALM BEACH, FL 33401

Name Changed: 06/26/2009

Address Changed: 06/26/2009

Officer/Director Detail

Name & Address

Title President

Tolari, Jeffrey
 3020 NE 32nd Ave
 FORT LAUDERDALE, FL 33308

Title Director

Cook, Raul
 3020 N.E. 32ND AVENUE
 FT LAUDERDALE, FL 33308

Title VP, Treasurer

Herman, Matthew
 3020 N.E. 32ND AVENUE
 FT LAUDERDALE, FL 33308

Title Director

Novello Cortese, Lori
 3020 N.E. 32ND AVENUE
 FT LAUDERDALE, FL 33308

Title Secretary

Jardine, Carol
 3020 NE 32 AVE
 FORT LAUDERDALE, FL 33308

Annual Reports

Report Year	Filed Date
2021	03/16/2021
2022	03/08/2022
2023	02/06/2023

Document Images

02/06/2023 -- ANNUAL REPORT	View image in PDF format
03/08/2022 -- ANNUAL REPORT	View image in PDF format
03/16/2021 -- ANNUAL REPORT	View image in PDF format
02/04/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
12/11/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
03/08/2018 -- ANNUAL REPORT	View image in PDF format
02/13/2017 -- ANNUAL REPORT	View image in PDF format
01/12/2016 -- ANNUAL REPORT	View image in PDF format
01/07/2015 -- ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
01/11/2013 -- ANNUAL REPORT	View image in PDF format
01/25/2012 -- ANNUAL REPORT	View image in PDF format
01/13/2011 -- ANNUAL REPORT	View image in PDF format

02/25/2010 -- ANNUAL REPORT	View image in PDF format
06/26/2009 -- Reg. Agent Change	View image in PDF format
03/17/2009 -- ANNUAL REPORT	View image in PDF format
01/29/2008 -- ANNUAL REPORT	View image in PDF format
11/28/2007 -- ANNUAL REPORT	View image in PDF format
06/05/2007 -- ANNUAL REPORT	View image in PDF format
06/10/2006 -- Amendment	View image in PDF format
02/06/2006 -- ANNUAL REPORT	View image in PDF format
07/29/2005 -- Reg. Agent Change	View image in PDF format
04/07/2005 -- ANNUAL REPORT	View image in PDF format
07/09/2004 -- Domestic Non-Profit	View image in PDF format

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

DATE: February 1st, 2024
PROPERTY ID # 494330-AL-0650 (TD # 51195)

WARNING

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

3020 PROPERTY 305 LLC
3020 NE 32 AVENUE #OU 40
FORT LAUDERDALE, FL 33308

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3020 NE 32 AVE #OU 40 FT LAUDERDALE, FL 33308 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 February 29, 2024\$9,186.98
- Or
- * Estimated Amount due if paid by March 19, 2024\$9,302.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 2024 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: February 1st, 2024
PROPERTY ID # 494330-AL-0650 (TD # 51195)

WARNING

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

3020 PROPERTY 305 LLC
111 N POMPANO BEACH BLVD APT 1104
POMPANO BEACH, FL 33062-5716

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3020 NE 32 AVE #OU 40 FT LAUDERDALE, FL 33308 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 February 29, 2024\$9,186.98
- Or
- * Estimated Amount due if paid by March 19, 2024\$9,302.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 2024 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: February 1st, 2024
PROPERTY ID # 494330-AL-0650 (TD # 51195)

WARNING

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

UNITED STATES OF AMERICA
MARY ROGERS
ASSISTANT U.S. ATTORNEY
UNITED STATES ATTORNEYS OFFICE
50 KENNEDY PLAZA, 8TH FLOOR
PROVIDENCE, RI 02903

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3020 NE 32 AVE #OU 40 FT LAUDERDALE, FL 33308 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 February 29, 2024\$9,186.98
- Or
- * Estimated Amount due if paid by March 19, 2024\$9,302.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 2024 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: February 1st, 2024
PROPERTY ID # 494330-AL-0650 (TD # 51195)

WARNING

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

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3020 NE 32 AVE #OU 40 FT LAUDERDALE, FL 33308 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 February 29, 2024\$9,186.98
- Or
- * Estimated Amount due if paid by March 19, 2024\$9,302.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 2024 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: February 1st, 2024
PROPERTY ID # 494330-AL-0650 (TD # 51195)

WARNING

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

BECKER & POLIAKOFF, P.A., REGISTERED AGENT
O/B/O THE TIDES AT BRIDGESIDE SQUARE CONDOMINIUM ASSOCIATION, INC.
625 N FLAGLER DR 7TH FLOOR
W PALM BEACH, FL 33401

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3020 NE 32 AVE #OU 40 FT LAUDERDALE, FL 33308 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 February 29, 2024\$9,186.98
- Or
- * Estimated Amount due if paid by March 19, 2024\$9,302.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 2024 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: February 1st, 2024
PROPERTY ID # 494330-AL-0650 (TD # 51195)

WARNING

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

THE TIDES AT BRIDGESIDE SQUARE CONDOMINIUM ASSOCIATION, INC.
3020 N.E. 32ND AVENUE
MANAGEMENT OFFICE
FT LAUDERDALE, FL 33308

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3020 NE 32 AVE #OU 40 FT LAUDERDALE, FL 33308 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 February 29, 2024\$9,186.98
- Or
- * Estimated Amount due if paid by March 19, 2024\$9,302.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 2024 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: February 1st, 2024
PROPERTY ID # 494330-AL-0650 (TD # 51195)

WARNING

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

MICHELLE A LOPEZ
STROCK & COHEN, ZIPPER LAW GROUP PA
2900 GLADES CIR STE 750
WESTON, FL 33327-2284

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3020 NE 32 AVE #OU 40 FT LAUDERDALE, FL 33308 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 February 29, 2024\$9,186.98
- Or
- * Estimated Amount due if paid by March 19, 2024\$9,302.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 2024 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: February 1st, 2024
PROPERTY ID # 494330-AL-0650 (TD # 51195)

WARNING

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

3020 PROPERTY 305, LLC
3020 NE 32 AVENUE #305
FORT LAUDERDALE, FL 33308

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3020 NE 32 AVE #OU 40 FT LAUDERDALE, FL 33308 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 February 29, 2024\$9,186.98
- Or
- * Estimated Amount due if paid by March 19, 2024\$9,302.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 2024 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: February 1st, 2024
PROPERTY ID # 494330-AL-0650 (TD # 51195)

WARNING

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

YULIA ABRAMOVA, REGISTERED AGENT
O/B/O 3020 PROPERTY 305, LLC
3020 NE 32 AVE
#305
FORT LAUDERDALE, FL 33308

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3020 NE 32 AVE #OU 40 FT LAUDERDALE, FL 33308 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 February 29, 2024\$9,186.98
- Or
- * Estimated Amount due if paid by March 19, 2024\$9,302.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 20, 2024 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

4584 U71N 6925 5275 0270 4173 4775 415

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 a/

City, Sta

TD 51195 MARCH 2024 WARNING
3020 PROPERTY 305 LLC
3020 NE 32 AVENUE #OU 40
FORT LAUDERDALE, FL 33308

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 Paid

\$ _____

Sent To

Street at

City, State, ZIP+4®

TD 51195 MARCH 2024 WARNING

3020 PROPERTY 305 LLC

111 N POMPANO BCH BLVD APT 1104

POMPANO BEACH, FL 33062-5716

4584 0770 5270 0130 0175 22

45 9274 4475 34
4584 0770 0726 0730 0734 0738 0742 0746 0750 0754

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 a	_____
----------	-------

Street a	_____
----------	-------

City, St	_____
----------	-------

City, St	_____
----------	-------

City, St	_____
----------	-------

TD 51195 MARCH 2024 WARNING

UNITED STATES OF AMERICA
 MARY ROGERS ASST U.S. ATTY
 UNITED STATES ATTORNEY'S OFFICE
 50 KENNEDY PLAZA, 8TH FLOOR
 PROVIDENCE, RI 02903

4585 4070 0770 5255 0725 0730 4475 46

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 <i>(check box, add fee as appropriate)</i>	
<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
\$ _____
Sent
Street _____
City, _____

TD 51195 MARCH 2024 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016

4584 0770 5270 0570 0570 4175 53

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

Postage \$ _____
Total Po \$ _____
Sent To _____

TD 51195 MARCH 2024 WARNING
BECKER & POLIAKOFF, P.A., REG AGT
O/B/O THE TIDES AT BRIDGESIDE SQUARE CONDO ASSOC,
INC.
625 N FLAGLER DR 7TH FLOOR
W PALM BEACH, FL 33401

Street and _____
City, State, _____

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 P.

\$ _____

Sent To

Street a

City, Sta.

TD 51195 MARCH 2024 WARNING
THE TIDES AT BRIDGESIDE SQUARE CONDOMINIUM
ASSOCIATION, INC.
3020 N.E. 32ND AVENUE
MANAGEMENT OFFICE
FT LAUDERDALE, FL 33308

4584 0710 5275 0130 4175 59

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 51195 MARCH 2024 WARNING

MICHELLE A LOPEZ

STROCK & COHEN, ZIPPER LAW GROUP PA

2900 GLADES CIR STE 750

WESTON, FL 33327-2284

9589 0710 5270 0130 4175 77

4584 U7JU 5E7U 4T75 84

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 P.

\$ _____

Sent To

Street &

City, St

TD 51195 MARCH 2024 WARNING

3020 PROPERTY 305, LLC

3020 NE 32 AVENUE #305

FORT LAUDERDALE, FL 33308

9589 0710 5225 0720 0130 0130 4375 93

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

TD 51195 MARCH 2024 WARNING

\$ _____

Sent

YULIA ABRAMOVA, REG AGENT

Street

O/B/O 3020 PROPERTY 305, LLC

City

3020 NE 32 AVE #305

FORT LAUDERDALE, FL 33308

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 51195 MARCH 2024 WARNING**3020 PROPERTY 305, LLC****3020 NE 32 AVENUE #305****FORT LAUDERDALE, FL 33308****9590 9402 7893 2234 4510 53**

Postnet Number (Transfer from service label)

9589 0710 5270 0130 4175 84**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? YesIf 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

D)

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 51195 MARCH 2024 WARNING**YULIA ABRAMOVA, REG AGENT****O/B/O 3020 PROPERTY 305, LLC****3020 NE 32 AVE #305****FORT LAUDERDALE, FL 33308**

9590 9402 7893 2234 4510 46

9589 0710 5270 0130 4175 91

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item 1?

If YES, enter delivery address below:

 Agent Addressee

6. Date of Delivery

 Yes No

3. Service Type

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

il 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 51195 MARCH 2024 WARNING
 3020 PROPERTY 305 LLC
 3020 NE 32 AVENUE #OU 40
 FORT LAUDERDALE, FL 33308



9590 9402 7893 2234 4511 76

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4175 15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Aline Joseph

 Agent Addressee

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |

Mail 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 51195 MARCH 2024 WARNING

BECKER & POLIAKOFF, P.A., REG AGT
 O/B/O THE TIDES AT BRIDGESIDE SQUARE CONDO ASSOC.
 INC.

625 N FLAGLER DR 7TH FLOOR
 W PALM BEACH, FL 33401



9590 9402 7893 2234 4511 21

Article Number (Transfer from service label)

9589 0710 5270 0130 4175 53

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Becker

 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/5/24

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

3. Service Type

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

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

Mail
 Restricted Delivery
 0)