

TitleExpress®

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Pittsburgh, PA 15222

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 20 GB 0140	39578	10910 W SAMPLE RD #A3 CORAL SPRINGS 33065-2634

Legal Description

UNIT NO. 3-A, BUILDING 2, OF COUNTRY CLUB CHALET CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 11815, PAGE 859, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 643	\$74,990	Yes	No	No

Owner of Record on Current Tax Roll
JOANN OGDEN

Billing Name & Address

10910 W SAMPLE RD #A3
CORAL SPRINGS FL 33065-2634

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:09/29/2023 **Search covers** **20 years** **through:**09/26/2023

James Bennett
Title Examiner

General Examiner Comments:

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

JOANN OGDEN
10910 W. SAMPLE ROAD UNIT A3
CORAL SPRINGS FL 33065

Document

Warranty Deed
Bk:50361 Pg:1153

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

Warranty Deed
Bk:32256 Pg:38

Warranty Deed
Bk:41687 Pg:1225

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**

COUNTRY CLUB CHALET CONDOMINIUM
ASSOCIATION, INC.
10950 WEST SAMPLE ROAD
CORAL SPRINGS FL 33065

Document

Sunbiz COA

Examiner Comments

Name & Address of Record

PHOENIX MANAGEMENT SERVICES, INC.,
REGISTERED AGENT O/B/O COUNTRY CLUB
CHALET CONDOMINIUM ASSOCIATION, INC.
4800 N. STATE RD.7
SUITE 105
LAUDERDALE LAKES FL 33319

Document

Sunbiz COA

Examiner Comments

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser



Site Address	10910 W SAMPLE ROAD #A3, CORAL SPRINGS FL 33065-2634	ID #	4841 20 GB 0140
Property Owner	OGDEN, JOANN	Millage	2812
Mailing Address	10910 W SAMPLE RD #A3 CORAL SPRINGS FL 33065-2634	Use	04
Abbr Legal Description	COUNTRY CLUB CHALET CONDO UNIT A PHASE 3 PER CDO BK/PG: 11815/859		

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	\$17,660	\$158,980	\$176,640	\$74,990	
2021	\$15,770	\$141,940	\$157,710	\$72,810	\$922.42
2020	\$14,600	\$131,440	\$146,040	\$71,810	\$891.99

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$176,640	\$176,640	\$176,640	\$176,640
Portability	0	0	0	0
Assessed/SOH 14	\$74,990	\$74,990	\$74,990	\$74,990
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$24,990	0	\$24,990	\$24,990
Wid/Vet/Dis	0	0	0	0
Senior	\$25,000	0	\$25,000	0
Exempt Type	0	0	0	0
Taxable	0	\$49,990	0	\$25,000

Sales History			
Date	Type	Price	Book/Page or CIN
11/22/2013	WD-Q-SS	\$73,300	111952604
2/16/2006	WD	\$222,300	41687 / 1225
10/12/2001	WD	\$90,000	32256 / 38
7/1/1986	WD	\$57,500	13567 / 71

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1175
Units/Beds/Baths		1/2/2.5
Eff./Act. Year Built: 1985/1984		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28			S			CS		
R			S					
1			.02			.4		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51261

**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:

CITY OF CORAL SPRINGS
9551 WEST SAMPLE RD
CORAL SPRINGS, FL 33065

COUNTRY CLUB CHALET
CONDOMINIUM ASSOCIATION,
INC.
10950 WEST SAMPLE ROAD
CORAL SPRINGS, FL 33065

PHOENIX MANAGEMENT
SERVICES, INC., REGISTERED
AGENT O/B/O COUNTRY CLUB
CHALET CONDOMINIUM
ASSOCIATION, INC.
4800 N. STATE RD.7
SUITE 105
LAUDERDALE LAKES, FL
33319

JOANN OGDEN
10910 W. SAMPLE ROAD UNIT
A3
CORAL SPRINGS, FL 33065

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 # 119303778
Recorded 12/26/23 at 12:32 PM
Broward County Commission
1 Page(s)
#1

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51261

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: 484120-GB-0140
Certificate Number: 643
Date of Issuance: 05/25/2021
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: COUNTRY CLUB CHALET CONDO
UNIT A PHASE 3
PER CDO BK/PG: 11815/859

Name in which assessed: OGDEN,JOANN
Legal Titleholders: OGDEN,JOANN
10910 W SAMPLE RD #A3
CORAL SPRINGS, FL 33065-2634

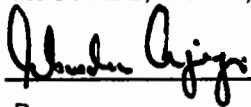
All of said property being in the County of Broward, State of Florida.

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: 43941.14

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Description of Property: COUNTRY CLUB CHALET CONDO
UNIT A PHASE 3
PER CDO BK/PG: 11815/859
UNIT NO. 3-A, BUILDING 2, OF COUNTRY CLUB CHALET CONDOMINIUM, A
CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM
RECORDED IN O.R. BOOK 11815, PAGE 859, AND ALL EXHIBITS AND
AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.
Name in which assessed: OGDEN,JOANN
Legal Titleholders: OGDEN,JOANN
10910 W SAMPLE RD #A3
CORAL SPRINGS, FL 33065-2634

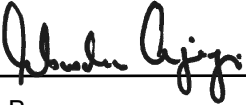
All of said property being in the County of Broward, State of Florida.

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.deeduction.net
**Pre-registration is required to bid.*

Dated this 29th 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: 43941.14

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 # 24004063

Broward County, FL VS Joann Ogden

RETURN OF SERVICE



Court Case # TD 51261

Hearing Date:03/20/2024

Received by CCN 15591

02/05/2024 1:51 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Joann Ogden 10910 W Sample Road #A3 Coral Springs FL 33065**

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: 8:27 AM

On Joann Ogden 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:

INDIVIDUAL SERVICE

COMMENTS: Knocked on door, no answer. Posted near ring bell.

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: *Haley Tuckish*

D.S.

H. Tuckish, #15591

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 # 484120-GB-0140 (TD #51261)

RECEIVED SHERIFF
2024 FEB -2 AM 11:28
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 February 29, 2024\$4,266.19

Or

* Amount due if paid by March 19, 2024\$4,319.76

*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

OGDEN, JOANN
10910 W SAMPLE ROAD #A3
CORAL SPRINGS, FL 33065

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

Prepared by and return to:
Capital Abstract & Title
10115 W. Sample Rd.
Coral Springs, FL 33065
954-344-8420
File Number: 12-7229
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of November, 2013 between Edward A. Boatright Jr., a married man whose post office address is 2563 Pepperwood Circle North, Palm Beach Gardens, FL 33410, grantor, and Joann Ogden, a widowed woman whose post office address is 10910 W. Sample Road, Unit A3, Coral Springs, FL 33065, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

UNIT NO. 3-A, BUILDING 2, OF COUNTRY CLUB CHALET CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 11815, PAGE 859, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 484120-GB-0140

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 2563 Pepperwood Circle North, Palm Beach Gardens, FL 33410.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

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

Signed, sealed and delivered in our presence:

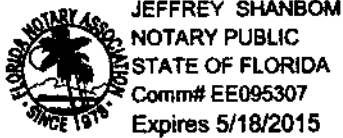
Jeffrey Shanbom
Witness Name: Jeffrey Shanbom
Donna Landa
Witness Name: Donna Landa

Edward A. Boatright (Seal)
Edward A. Boatright

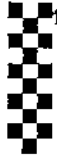
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 22nd day of December, 2013 by Edward A. Boatright, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



Jeffrey Shanbom
Notary Public
Printed Name: Jeffrey Shanbom
My Commission Expires: 5-18-15



Country Club Chalet Condominium Association, Inc.
10950 West Sample Road
Coral Springs, FL 33065



Friday, November 22, 2013

HOA Purchase Approval

Mrs. JOANN OGDEN

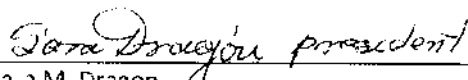
Reference: 10910 West Sample Rd. Unit 3-A Building 2 Coral Springs, FL. 33065

I, Sara M. Dragón, President, on behalf of the Board of Directors and duly authorized representative for Country Club Chalet Condominium Association Inc., we hereby issue this Letter of Purchase Approval to Mrs. JOANN OGDEN, based on the Board's endorsement.

At the time of the issuance of this approval, the Board personally interviewed the buyer, and explained the rules and regulations governing Country Club Chalet Condominium Association Inc. The Board also conducted the necessary background verification performed by an independent investigative company which resulted in no derogatory information.

Therefore, the Board has approved the purchase, and issues this letter.

Sincerely,


Sara M. Dragón
President
10950 W. Sample Rd.
Coral Springs, FL 33065
954-753-6252
dragone@bellsouth.net

CC: MBR Attorneys
FILE: CCCCA-Inc Unit 10910

Return to: 2010775
North American Title Company
8151 Peters Road, Suite 1100
Plantation, Florida 33324

WILL CALL
TPI County Courier
For North American Title Co.

RECORDING OFFICE OF BROWARD COUNTY

INSTR # 101415246
OR BK 32256 PG 0038
RECORDED 10/19/2001 02:37 PM
COMMISSION
BROWARD COUNTY
DOC STAMP-D 630.00
BROWARD COUNTY CLERK 1033X

This Instrument Prepared By:

North American Title Company
8151 Peters Road, Suite 1100
Plantation, Florida 33324

Property Appraisers Parcel Identification (Folio) Number: 8120-GB-01400

Grantee(s) S.S. #(s): [REDACTED]

This Warranty Deed Made this 12th day of October, 2001

by Anna Juchniewicz, a single woman

hereinafter called the grantor(s), to Carlos A. Robles, a married man
whose post office address is 10910 W. Sample Road, Coral Springs, FL 33065

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Broward County, State of Florida, viz:

Unit No.3-A, Building 2, of COUNTRY CLUB CHALET CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 11815, Page 859 through 938 of the Public Records of Broward County, Florida, and amendments thereto.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

[Signature] ROBIN RYAN
Signature

[Signature]
Signature

[Signature]
Printed Signature
JUDITH PASQUALE-ALLEN
Signature

[Signature]
Printed Signature
271 Beaver Dam Ct.
Royal Palm Beach, FL 33411
Post Office Address

Printed Signature

Signature

Signature

Printed Signature

Printed Signature

Signature

Post Office Address

Printer Signature

STATE OF: Florida
COUNTY OF Broward

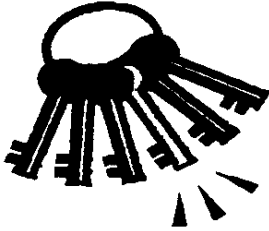
The foregoing instrument was acknowledged before me this 12th day of October, 2001
by Anna Juchniewicz, a single woman
who produced a FLA as identification and who did not take an oath.

My Commission Expires:

[Signature]
Notary Signature, Notary Public, State and County Aforesaid



Robin Ryan
MY COMMISSION # CC881849 EXPIRES
October 21, 2003
BONDED THRU TROY FAIR INSURANCE, INC.



"EXHIBIT"

**COUNTRY CLUB CHALET
CONDOMINIUM ASSOCIATION, INC.**
10950 West Sample Road, Coral Springs, FL 33065
Phone: (954) 346-7074. Fax: (954) 346-4544

October 4, 2001

To: Mr. Carlos A. Robles

Ref: Transfer of Ownership Board Approval

Dear Mr. Robles:

The Board of Directors of Country Club Chalet Condominium Association, Inc. met on Wednesday, October 3, 2001 to review your application to purchase unit 10910. The application and fee were all in order and background checks provided to the Board by Zebra Credit Services gave you a favorable status. Therefore, it is the Board's pleasure to welcome you and your family as new resident/owners of Country Club Chalet Unit #10910.

We wish you the best of luck!

Respectfully,

A handwritten signature in black ink, appearing to read "Jeremy Lytle". The signature is written in a cursive style and is enclosed in a simple oval shape.

Jeremy Lytle
President
Country Club Chalet Condominium Association, Inc.

WC #111 CODE 2564

8120 GB 0140

Prepared by: Lawrence M. Kupfer, Esq.

00007404

Kupfer, Kupfer & Skolnick, P.A.

5541 University Drive, Suite #103

Coral Springs, FL 33067

(954) 755-3600

WARRANTY DEED

Statutory Form FS689.02

THIS INDENTURE, made this 16th day of February, 2006, between Carlos A. Robles and Guisela Robles, Husband and Wife, of the County of Broward, State of Florida, as Grantors, and Edward A. Boatright Jr. whose post office address is 10910 W. Sample Road, Coral Springs, FL 33065, of the County of Broward, State of Florida, as Grantee.

WITNESSETH: That said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, to said Grantors in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, have 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, having a tax folio number of 8120 GB 0140, to-wit:

Unit No. 3-A, Building 2, of COUNTRY CLUB CHALET CONDOMINIUM, A Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 11815, Page 859, through 938 of the Public Records of Broward County, Florida, and amendments thereto.

SUBJECT TO:

- 1. Zoning, restrictions, prohibitions and other requirements imposed by governmental authorities.
2. Restrictions, easements or other matters appearing on the Plat, or otherwise common to the subdivision.
3. Taxes for the year of conveyance and subsequent years.

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

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on the day and year first written above.

Signed, sealed and delivered

in our presence:

Jennifer Garrett (Witness Sign Name)

Witness (Sign Name)

Jennifer Garrett (Print Name of Witness)

Debra A Forbes (Witness Sign Name)

Witness (Sign Name)

Debra A Forbes (Print Name of Witness)

Carlos A. Robles (SEAL) Carlos A. Robles

Guisela Robles (SEAL) Guisela Robles

Address: 9491 Buggy Run Circle Wake Forest, NC 27587

STATE OF North Carolina)) SS
COUNTY OF Wake))

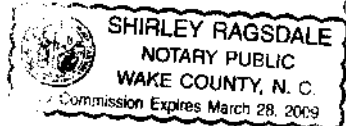
The foregoing instrument was acknowledged before me on 16th day of February 2006 by Carlos A. Robles and Guisela Robles, who are personally known to me or who produced as identification and who did did not take an oath.

My Commission Expires: 3/28/09

Shirley Ragsdale (Notary Public)

Shirley Ragsdale (Print Name of Notary)

Serial Number, if any





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

Detail by Entity Name

Florida Not For Profit Corporation
COUNTRY CLUB CHALET CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	770990
FEI/EIN Number	59-2596933
Date Filed	10/28/1983
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/12/1989

Principal Address

10950 WEST SAMPLE ROAD
CORAL SPRINGS, FL 33065

Changed: 07/02/2009

Mailing Address

10950 WEST SAMPLE ROAD
CORAL SPRINGS, FL 33065

Changed: 07/02/2009

Registered Agent Name & Address

PHOENIX MANAGEMENT SERVICES, INC.
4800 N. STATE RD.7
SUITE 105
LAUDERDALE LAKES, FL 33319

Name Changed: 03/06/2017

Address Changed: 03/06/2017

Officer/Director Detail

Name & Address

Title President

Johnson, Jody Mercedes
7680 N NOB HILL ROAD
TAMARAC, FL 33321

Title Treasurer, Secretary

NADLER, ELYSE
7680 N NOB HILL RD
TAMARAC, FL 33321

Title VP

COSTA, JORGE
7680 N NOB HILL RD
TAMARAC, FL 33321

Title Treasurer

COSTA, JORGE
7680 N NOB HILL ROAD
TAMARAC, FL 33321

Annual Reports

Report Year	Filed Date
2021	04/15/2021
2022	03/30/2022
2023	02/24/2023

Document Images

02/24/2023 -- ANNUAL REPORT	View image in PDF format
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04/15/2021 -- ANNUAL REPORT	View image in PDF format
04/02/2020 -- ANNUAL REPORT	View image in PDF format
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02/16/2018 -- ANNUAL REPORT	View image in PDF format
09/15/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
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03/06/2017 -- ANNUAL REPORT	View image in PDF format
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05/11/2010 -- ANNUAL REPORT	View image in PDF format
07/02/2009 -- ANNUAL REPORT	View image in PDF format
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05/08/2008 -- ANNUAL REPORT	View image in PDF format
09/01/2007 -- ANNUAL REPORT	View image in PDF format
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03/19/2003 -- ANNUAL REPORT	View image in PDF format
04/28/2002 -- ANNUAL REPORT	View image in PDF format
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03/11/1999 -- ANNUAL REPORT	View image in PDF format
02/18/1998 -- ANNUAL REPORT	View image in PDF format
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02/16/1995 -- ANNUAL REPORT	View image in PDF format

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

DATE: February 1st, 2024
PROPERTY ID # 484120-GB-0140 (TD # 51261)

WARNING

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

CITY OF CORAL SPRINGS
9551 WEST SAMPLE RD
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 10910 W SAMPLE ROAD #A3, CORAL SPRINGS, FL 33065 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\$4,266.19
- Or
- * Estimated Amount due if paid by March 19, 2024\$4,319.76

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 # 484120-GB-0140 (TD # 51261)

WARNING

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

COUNTRY CLUB CHALET CONDOMINIUM ASSOCIATION, INC.

10950 WEST SAMPLE ROAD
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 10910 W SAMPLE ROAD #A3, CORAL SPRINGS, FL 33065 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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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 # 484120-GB-0140 (TD # 51261)

WARNING

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

PHOENIX MANAGEMENT SERVICES, INC., REGISTERED AGENT O/B/O COUNTRY CLUB
CHALET CONDOMINIUM ASSOCIATION, INC.
4800 N. STATE RD.7
SUITE 105
LAUDERDALE LAKES, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 10910 W SAMPLE ROAD #A3,
CORAL SPRINGS, FL 33065 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\$4,266.19
Or
- * Estimated Amount due if paid by March 19, 2024\$4,319.76

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.

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& 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 # 484120-GB-0140 (TD # 51261)

WARNING

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

JOANN OGDEN
10910 W. SAMPLE ROAD UNIT A3
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 10910 W SAMPLE ROAD #A3, CORAL SPRINGS, FL 33065 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

* Estimated Amount due if paid by February 29, 2024\$4,266.19
Or
* Estimated Amount due if paid by March 19, 2024\$4,319.76

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

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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)

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street

City, State, ZIP+4®

TD 51261 MARCH 2024 WARNING
CITY OF CORAL SPRINGS
9551 WEST SAMPLE RD
CORAL SPRINGS, FL 33065

9589 0710 5270 0974 2400 10

9589 0710 5270 0974 2400 27

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	\$ _____

Postmark
Here

TD 51261 MARCH 2024 WARNING
COUNTRY CLUB CHALET CONDOMINIUM
ASSOCIATION, INC.
10950 WEST SAMPLE ROAD
CORAL SPRINGS, FL 33065

City, State, ZIP+4®

9589 0710 5270 0974 2400 34

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	\$	
Sent 1	\$	
Street	<p>TD 51261 MARCH 2024 WARNING PHOENIX MANAGEMENT SERVICES, INC., REGISTERED AGENT O/B/O COUNTRY CLUB CHALET CONDOMINIUM ASSOCIATION, INC. 4800 N. STATE RD.7 SUITE 105 LAUDERDALE LAKES, FL 33319</p>	
City, S.		

9589 0710 5270 0974 2400 41

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

Postmark Here

TD 51261 MARCH 2024 WARNING
JOANN OGDEN
10910 W. SAMPLE ROAD UNIT A3
CORAL SPRINGS, FL 33065

City, State, ZIP+4®

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 51261 MARCH 2024 WARNING
 PHOENIX MANAGEMENT SERVICES, INC., REGISTERED
 AGENT O/B/O COUNTRY CLUB CHALET CONDOMINIUM
 ASSOCIATION, INC.
 4800 N. STATE RD.7 SUITE 105
 LAUDERDALE LAKES, FL 33319



9590 9402 8666 3244 6991 26

2. Article Number (Transfer from service label)

9589 0710 5270 0974 2400 34

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Carla M... Agent
 Addressee

B. Received by (Printed Name)
Carla M...

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

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 51261 MARCH 2024 WARNING
JOANN OGDEN
10910 W. SAMPLE ROAD UNIT A3
CORAL SPRINGS, FL 33065



9590 9402 8666 3244 6991 19

2. Article Number (Transfer from service label)

9589 0710 5270 0574 2400 41

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Q I P C 9

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/6/24

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

Registered Mail Restricted Delivery: \$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 51261 MARCH 2024 WARNING
 CITY OF CORAL SPRINGS
 9551 WEST SAMPLE RD
 CORAL SPRINGS, FL 33065



9590 9402 8666 3244 6991 40

2. Article Number (Transfer from carrier label)

9589 0710 5270 0974 2400 10

COMPLETE THIS SECTION ON DELIVERY

A. Signature

T. Alexandrich Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

T. Alexandrich *2/16/24*

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 51261 MARCH 2024 WARNING
COUNTRY CLUB CHALET CONDOMINIUM
ASSOCIATION, INC.
10950 WEST SAMPLE ROAD
CORAL SPRINGS, FL 33065



9590 9402 8666 3244 6991 33

7589 0710 5270 0974 2400 27

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X1909

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/16/24

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

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

Domestic Return Receipt