

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
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
5041 17 CC 0350	459763	9460 TANGERINE PL #405 DAVIE 33324

Legal Description

The Condominium Parcel known as Apartment 405 of Tangerine Condominium Six of Pine Island Ridge "B", a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 5951, at Pages 130 through 177 of the Public Records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 10515	\$153,170	No	No	No

Owner of Record on Current Tax Roll
KYONG BAE KIM

Billing Name & Address

9460 TANGERINE PL #405
DAVIE FL 33324

PROPERTY INFORMATION REPORT

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

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date:11/08/2023 **Search covers** **20 years** **through:**10/25/2023

Kinsey Ram
Title Examiner

General Examiner Comments:

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

KYONG BAE KIM
9460 TANGERINE PLACE, UNIT 405
DAVIE FL 33324

Document

Quit Claim Deed
Inst:116041250

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

Warranty Deed
Bk:27605 Pg:311

Quit Claim Deed
Bk:46282 Pg:138

Death Certificate
Bk:46282 Pg:141

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

None found.

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

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
PINE ISLAND RIDGE CONDOMINIUM B ASSOCIATION, INC. PINE ISLAND RIDGE CONDOMINIUM B ASSOCIATION 9430-A TANGERINE PLACE DAVIE FL 33324	Sunbiz	
STOCKHAM LAW GROUP, REGISTERED AGENT O/B/O PINE ISLAND RIDGE CONDOMINIUM B ASSOCIATION, INC. 109 S EDISON AVE TAMPA FL 33606	Sunbiz	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51457

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of March 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 DAVIE
6591 ORANGE DR
DAVIE, FL 33314**

**KYONG B KIM
9461 EVERGREEN PL #406
DAVIE, FL 33324**

**PINE ISLAND RIDGE CONDOMINIUM
"B" ASSOCIATION INC
9430A TANGERINE PLACE
FORT LAUDERDALE, FL 33324**

**PINE ISLAND RIDGE CONDOMINIUM
B ASSOCIATION, INC
9430-A TANGERINE PLACE
DAVIE, FL 33324**

**PINE ISLAND RIDGE CONDOMINIUM
B ASSOCIATION, INC.
PINE ISLAND RIDGE CONDOMINIUM
B ASSOCIATION
9430-A TANGERINE PLACE
DAVIE, FL 33324**

**STOCKHAM LAW GROUP,
REGISTERED AGENT O/B/O PINE
ISLAND RIDGE CONDOMINIUM B
ASSOCIATION, INC.
109 S EDISON AVE
TAMPA, FL 33606**

**KYONG BAE KIM
9460 TANGERINE PLACE, UNIT 405
DAVIE, FL 33324**

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of March 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**

5

Broward County, Florida

INSTR # 119330901
Recorded 01/11/24 at 02:26 PM
Broward County Commission
1 Page(s)
#5

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51457

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: 504117-CC-0350
Certificate Number: 10515
Date of Issuance: 05/25/2021
Certificate Holder: AGTC INVESTMENTS, LLC
Description of Property: TANGERINE CONDOMINIUM SIX OF
PINE ISLAND RIDGE B
UNIT 405
PER CDO BK/PG: 5951/130

Name in which assessed: KIM,KYONG BAE
Legal Titleholders: KIM,KYONG BAE
9460 TANGERINE PL #405
DAVIE, FL 33324

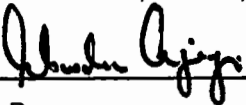
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of April, 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 3rd day of January, 2024.

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: 03/14/2024, 03/21/2024, 03/28/2024 & 04/04/2024
Minimum Bid: 13786.91

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51457

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: 504117-CC-0350

Certificate Number: 10515

Date of Issuance: 05/25/2021

Certificate Holder: AGTC INVESTMENTS, LLC

Description of Property: TANGERINE CONDOMINIUM SIX OF
PINE ISLAND RIDGE B
UNIT 405
PER CDO BK/PG: 5951/130

The Condominium Parcel known as Apartment 405 of Tangerine Condominium Six of Pine Island Ridge "B", a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 5951, at Pages 130 through 177 of the Public Records of Broward County, Florida.

Name in which assessed: KIM, KYONG BAE

Legal Titleholders: KIM, KYONG BAE
9460 TANGERINE PL #405
DAVIE, FL 33324

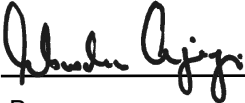
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of April, 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 11th day of January, 2024.

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: 03/14/2024, 03/21/2024, 03/28/2024 & 04/04/2024

Minimum Bid: 14026.91

Notice of Application for Tax Deed Legal Notice

03/14/2024 9:52 AM (EDT)



Please choose a category Notice of Application for Tax Deed

Title BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION
NOTICE OF APPLICATION FOR APRIL 17, 2024, TAX DEED AUCTION

Publish Date 03/14/2024

Publish Time 9:47 AM (EDT)

Description STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 47930, 49185, 49809, 51384, 51387, 51391, 51396, 51418, 51429, 51439, 51443, 51444, 51457, 51466, 51472, 51474, 51478, 51483, 51485, 51490, 51493, 51498, 51501, 51502, 51513, 51514, 51515, 51524, 51545, 51550, 51555, 51559, 51560.
TAX DEED AUCTION SCHEDULED APRIL 17, 2024
PUBLISH THE WEEKS OF 03/14/2024, 03/21/2024, 03/28/2024, 04/04/2024 at <https://browardcountylegalnotices.com>

Attach Files (Optional)

 ADS APRIL 17, 2024 AUCTION.pdf

Submitted by (Email Address) CVILLEDA@BROWARD.ORG

Signature

A handwritten signature in black ink, appearing to read "C. Villeda", with a long horizontal flourish extending to the right.

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24008817

Broward County, FL VS Kyong Bae Kim

RETURN OF SERVICE



Court Case # TD 51457

Hearing Date:04/17/2024

Received by CCN 17233

03/12/2024 8:04 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Kyong Bae Kim 9460 Tangerine Place #405 Davie FL 33324**

Served:

Not Served:

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

Date: 03/11/2024 Time: 10:48 AM

On Kyong Bae Kim in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Other Returns: Other Returns

COMMENTS: Posted Tax Notice

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: *Veronica Rodriguez* 17233

D.S.

V. Rodriguez, #17233

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

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 # 504117-CC-0350 (TD #51457)

RECEIVED SHERIFF
2024 MAR -8 AM 10:44
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by March 29, 2024\$10,593.75

Or

* Amount due if paid by April 16, 2024\$10,726.97

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON April 17, 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

KIM, KYONG BAE
9460 TANGERINE PLACE #405
DAVIE, FL 33324

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

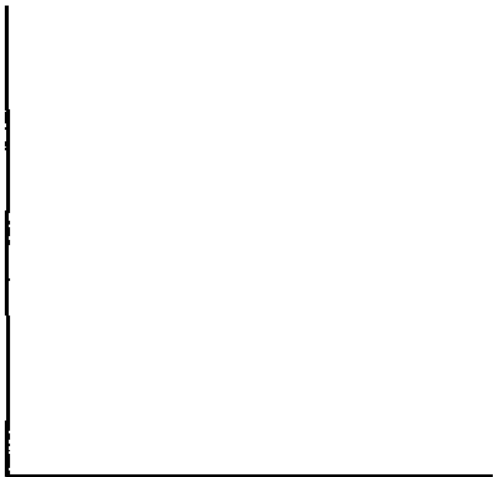
QUIT CLAIM DEED

THIS INSTRUMENT PREPARED BY:

NAME Joseph Rosen, Esq.
ADDR. 5030 Champion Blvd., Ste. G11-238
Boca Raton, FL 33496

Property Appraisers Parcel Identification
Folio/Parcel ID Number:

504117-CC-0350



Space above for Recording

This Quit Claim Deed, Executed this day of , , by (first party/Grantor) Sharon Ann Reid & Sharon Ann Reid Living Trust whose post office address is 600 Humboldt St, Unit 412, Tell City, Indiana 47586 to (second party/Grantee) Kyong Bae Kim whose post office address is 9460 Tangerine Place, Unit 405, Davie, Florida 33324.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for an in consideration of the sum of \$ 125,000.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being the County of Broward, State of Florida to wit:

Legal Description: The Condominium Parcel known as Apartment 405 of Tangerine Condominium Six of Pine Island Ridge "B", a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5951, at Pages 130 through 177 of the Public Records of Broward County, Florida.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature as to First Party
ROBERT K. REID
Printed Name

[Signature]
Witness Signature as to First Party
MARGARET C. REID
Printed Name

[Signature]
Witness Signature as to Co-First Party (if applicable)
ROBERT K. REID
Printed Name

[Signature]
Witness Signature as to Co-First Party (if applicable)
MARGARET C. REID
Printed Name

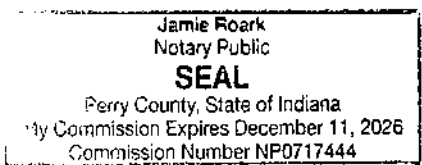
[Signature]
Signature of First Party
SHARON ANN REID
Printed Name

600 HUMBOLDT STREET, UNIT 412
Post Office Address TELL CITY, IN 47586

[Signature]
Signature of Co-First Party
SHARON REID, AS TRUSTEE OF THE SHARON ANN REID LIVING TRUST
Printed Name

600 HUMBOLDT STREET, UNIT 412
Post Office Address TELL CITY, IN 47586

The foregoing instrument was acknowledged before me this 12 day of July, 1919, by Sharon Reid who is personally known to me or has produced drivers license as identification and who did/did not take an oath.



[Signature]
Notary Public
Jamie Roark
(Print, type, or stamp commissioned name of Notary Public)

RECORD AND RETURN TO:

W/CTRI-COUNTY for --
Broward Title Company
5864 S. Fleming Road
COOPER CITY, FL 33330

98-047312 TH001
01-27-98 11:04AM

\$ 490.00
REC'D. STAMPS-DEED
RECVD. BROWARD CNTY

COUNTY ADMIN.

Parcel I.D. no:0117-CC-0350

Prepared by and Return to:

Laure P. Webb
Broward Title Company
5864 S. Fleming Road
Cooper City, FL 33330
File No. 98-0007

Grantee S.S. No.:

Name: ROBERT C. REID

Grantee S.S. No.:

Name: SHARON A. REID

[Space Above This Line for Recording Date]

WARRANTY DEED

This Indenture made this 22nd day of January, 1998 BETWEEN WILLIAM RICHARDS, JR. and FRANCES RICHARDS, husband and wife, whose post office address is: 1060 Chalice St, New Bedford, MA 02745 of the County of Chatham, State of MA, grantor, and ROBERT C. REID and SHARON A. REID, husband and wife, whose post office address is 9480 Tangerine Place, #405, Ft. Lauderdale, FL 33324 of the County of Broward, State of FL, grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs and assigns forever the following described land situate, lying and being in BROWARD County, Florida, to-wit:

The Condominium Parcel known as Apartment 405, of TANGERINE CONDOMINIUM SIX OF PINE ISLAND RIDGE "B", a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5951, at Pages 130 through 177, of the Public Records of Broward County, Florida.

Subject to conditions, easements, restrictions and limitations of record, if any, zoning ordinances affecting said property, and taxes for the year 1998 and all subsequent years.

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

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

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:

Noreen S. Noble
Print/Type witness Noreen S. Noble

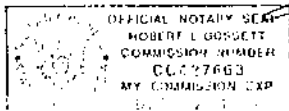
Margaret Hill
Print/Type witness Margaret Hill

William Richards, Jr.
WILLIAM RICHARDS, JR.

Frances Richards
FRANCES RICHARDS

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 22nd day of January, 1998, by WILLIAM RICHARDS, JR. and FRANCES RICHARDS each of whom is personally known to me or each of whom has produced photo identification as identification and who did take an oath.



Print/Type Notary
Notary Public - State of
Comm. No.:

OK 27605P60311

Red

**PINE ISLAND RIDGE
CONDOMINIUM "B" ASSOCIATION INC.**

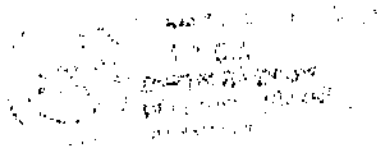
9430A Tangerine Place
Fort Lauderdale, Fl. 33324
954 472-8772

CERTIFICATE OF APPROVAL

The undersigned, Pine Island Ridge Condominium Association Phase B, Inc., a Florida non-profit corporation, does hereby approve the conveyance of the following described condominium parcel to 9460 TANGERINE PLACE APT. 405 pursuant to the terms and conditions of the Declaration of Condominium of Pine Island Ridge Condo Association Phase B, Inc., and does hereby waive its right of first refusal:

IN WITNESS WHEREOF, the Corporation has caused this Certificate to be executed by its President, this 21 day of JANUARY 1998.

Signed, sealed and delivered in the presence of:

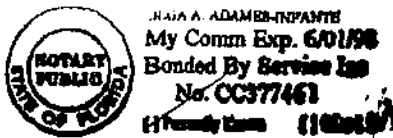


BY: Mac Seidler
Mac Seidler, President
BOARD OF DIRECTORS

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority for taking oaths, personally appeared MAE SEIDLER as the President of Pine Island Ridge Condominium Association Phase B, Inc., a Florida Corporation, who, first by me being duly sworn depose and say that she has executed the foregoing instrument as such officer of said corporation for the purposes therein expressed.

WITNESS my hand and official seal, the 21 day of JAN. 1998.



BY: Rita A. Adames-Infante
Notary Public

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

BK27605PG0312

Documentary Stamp Tax: \$0.70

After Recording Mail To:

uDeed, LLC - 23472
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

This document prepared by:

Sharon A. Reid
9460 Tangerine Place, Unit 405
Fort Lauderdale, FL 33324

QUITCLAIM DEED

TITLE OF DOCUMENT

This quitclaim deed, made the 15th day of April, 2009 by **Sharon A. Reid, a widow and not since remarried**, whose mailing address is 9460 Tangerine Place, Unit 405, Fort Lauderdale, Florida 33324, hereinafter called the Grantor, to **Sharon Ann Reid and Stacey Wiederin, as Trustees of The Sharon Ann Reid Living Trust, dated October 25, 2008**, whose mailing address is 9460 Tangerine Place, Unit 405, Fort Lauderdale, Florida 33324, hereinafter called the Grantee.

The Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations to Grantor paid by Grantee, the receipt of which is hereby acknowledged, hereby remises, releases, and quitclaims unto the Grantee all that certain land, situate in Broward County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Assessor's Parcel Number: 5041-17-CC-0350
And more commonly known as: 9460 Tangerine Place, Unit 405, Fort Lauderdale, Florida 33324

Prior Recorded Doc. Ref.: **Death Certificate, to be recorded concurrently herewith, AND Warranty Deed; Recorded January 27, 1998, Doc. No. 98-047312**

Death Recital: Robert C. Reid, became deceased on [REDACTED] being continuously married to **Sharon A. Reid**, surviving tenant by the entirety. An original certificate of death is being recorded concurrently herewith.

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, 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.

The land described herein (You must make a selection):

is homestead property of the said Grantor

is **NOT** homestead property of the said Grantor

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

When the context requires, singular nouns and pronouns include the plural.

Sharon A. Reid
Sharon A. Reid

Signed, sealed and delivered in the presence of:

Witness Signatures:

Tom Wiederin

Kyong B. Kim

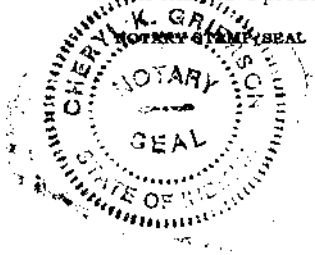
Printed Name: Tom Wiederin

Printed Name: Kyong B. Kim

STATE OF INDIANA)

COUNTY OF MARION) ss

The foregoing instrument was acknowledged before me this 15th day of April, 2009, by **Sharon A. Reid**, who is/are personally known to me or who has/have produced DL # (type of identification) as identification.



Cheryl K. Grierson
NOTARY PUBLIC
Cheryl K. Grierson
PRINTED NAME OF NOTARY PUBLIC
My Commission Expires: 8-23-2010

EXHIBIT "A"
LEGAL DESCRIPTION

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, TO WIT:

THE CONDOMINIUM PARCEL KNOWN AS APARTMENT 405, OF TANGERINE CONDOMINIUM SIX OF PINE ISLAND RIDGE "B", A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 5951, AT PAGES 130 THROUGH 177, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



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

Detail by Entity Name

Florida Not For Profit Corporation
PINE ISLAND RIDGE CONDOMINIUM B ASSOCIATION, INC.

Filing Information

Document Number	728446
FEI/EIN Number	██████████
Date Filed	12/20/1973
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/28/2020
Event Effective Date	NONE

Principal Address

9430 A Tangerine Place
Davie, FL 33324

Changed: 03/15/2023

Mailing Address

Pine Island Ridge Condominium B Association
9430-A Tangerine Place
Davie, FL 33324

Changed: 04/05/2022

Registered Agent Name & Address

Stockham Law Group
109 S EDISON AVE
Tampa, FL 33606

Name Changed: 03/25/2021

Address Changed: 03/25/2021

Officer/Director Detail

Name & Address

Title President

Ortiz, Darlene
9430 A Tangerine Place
Davie, FL 33324

Title Member

Pappas, Michael
9430 A Tangerine Place
Davie, FL 33324

Title Secretary, VP

Birken, Gayle
9430 A Tangerine Place
Davie, FL 33324

Title Member

Fundaminsky, Tiran
9430 A Tangerine Place
Davie, FL 33324

Title Treasurer

Paduano, Joseph
9430 A Tangerine Place
Davie, FL 33324

Annual Reports

Report Year	Filed Date
2021	03/25/2021
2022	04/05/2022
2023	03/15/2023

Document Images

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

DATE: March 1st, 2024
PROPERTY ID # 504117-CC-0350 (TD # 51457)

WARNING

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

CITY OF DAVIE
6591 ORANGE DR
DAVIE, FL 33314

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9460 TANGERINE PLACE #405, DAVIE, FL 33324 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by March 29, 2024\$10,593.75
- Or
- * Estimated Amount due if paid by April 16, 2024\$10,726.97

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 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: March 1st, 2024
PROPERTY ID # 504117-CC-0350 (TD # 51457)

WARNING

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KYONG B KIM
9461 EVERGREEN PL #406
DAVIE, FL 33324

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

DATE: March 1st, 2024
PROPERTY ID # 504117-CC-0350 (TD # 51457)

WARNING

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PINE ISLAND RIDGE CONDOMINIUM "B" ASSOCIATION INC

9430A TANGERINE PLACE
FORT LAUDERDALE, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9460 TANGERINE PLACE #405, DAVIE, FL 33324 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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DAVIE, FL 33324

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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STOCKHAM LAW GROUP, REGISTERED AGENT O/B/O PINE ISLAND RIDGE
CONDOMINIUM B ASSOCIATION, INC.
109 S EDISON AVE
TAMPA, FL 33606

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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DATE: March 1st, 2024
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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TD 51457 APRIL 2024 WARNING
CITY OF DAVIE
6591 ORANGE DR
DAVIE, FL 33314

9589 0710 5270 0974 2465 62

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TD 51457 APRIL 2024 WARNING
KYONG B KIM
9461 EVERGREEN PL #406
DAVIE, FL 33324

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TD 51457 APRIL 2024 WARNING
PINE ISLAND RIDGE CONDOMINIUM "B"
ASSOCIATION INC
9430A TANGERINE PLACE
FORT LAUDERDALE, FL 33324

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PINE ISLAND RIDGE CONDOMINIUM B ASSOCIATION
9430-A TANGERINE PLACE
DAVIE, FL 33324

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- Adult Signature Restricted Delivery \$ _____

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\$ _____

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\$ _____

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TD 51457 APRIL 2024 WARNING
PINE ISLAND RIDGE CONDOMINIUM B
ASSOCIATION, INC
9430-A TANGERINE PLACE
DAVIE, FL 33324

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 51457 APRIL 2024 WARNING
 KYONG BAE KIM
 9460 TANGERINE PLACE, UNIT 405
 DAVIE, FL 33324



9590 9402 8666 3244 6998 81

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

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

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

- J. 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®

9589 0710 5270 0974 2423 04

SENDER: COMPLETE THIS SECTION

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ISLAND RIDGE CONDOMINIUM B ASSOCIATION, INC.
 109 S EDISON AVE
 TAMPA, FL 33606



9590 9402 8666 3244 6998 74

2. Article Number (Transfer from service label)

9589 0710 5270 0974 2466 16

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

Jenn. Crd.

C. Date of Delivery

3/8/24

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
Registered Mail Restricted Delivery
(over \$500)

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- 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 51457 APRIL 2024 WARNING
PINE ISLAND RIDGE CONDOMINIUM B ASSOCIATION, INC.
PINE ISLAND RIDGE CONDOMINIUM B ASSOCIATION
9430-A TANGERINE PLACE
DAVIE, FL 33324



9590 9402 8666 3244 6999 04

2. Article Number (Transfer from service label)

9589 0710 5270 0974 2465 93

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Registered Mail
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.

Article Addressed to:

TD 51457 APRIL 2024 WARNING
PINE ISLAND RIDGE CONDOMINIUM B
ASSOCIATION, INC
9430-A TANGERINE PLACE
DAVIE, FL 33324



9590 9402 8666 3244 6998 67

9589 0710 5270 0974 2466 23

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

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

3. Service Type

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

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

on Delivery Restricted Delivery
 Mail
 Mail Restricted Delivery
 (over \$500)

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
Print your name and address on the reverse
A. Attach this receipt to the back of the piece,
or on the front if space permits.

1. Article Addressed to:
**TD 51457 APRIL 2024 WARNING
PINE ISLAND RIDGE CONDOMINIUM "B"
ASSOCIATION INC
9430A TANGERINE PLACE
FORT LAUDERDALE, FL 33324**



9590 9402 8666 3244 6999 11

2. Article Number (Transfer from service label)
589 0710 5270 0974 2465 86

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

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

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

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