

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 51589

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
4941 11 BG 0580	210533	6195 ROCK ISLAND RD #410 TAMARAC

Legal Description

Unit 410 of The Gate Two, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 8058, Page(s) 562, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 4385	\$110,530	No	No	No

Owner of Record on Current Tax Roll
MAURO ROMEO DEL GIUDICE SARACCO
GIAN MAURO DEL GIUDICE COBOS
6195 ROCK ISLAND RD #410
TAMARAC FL 33319

Billing Name & Address

PROPERTY INFORMATION REPORT

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

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

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

Report Date:12/20/2023 **Search covers** **20 years** **through:**11/28/2023

Karen LaBree
Title Examiner

General Examiner Comments:

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

MAURO ROMEO DEL GIUDICE SARACCO AND
 GIAN MAURO DEL GIUDICE COBOS
 6195 ROCK ISLAND DRIVE, #410
 TAMARAC FL 33319

Document

Warranty Deed
 Inst:115078708

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

Warranty Deed
 Bk:24585 Pg:910

Warranty Deed
 Inst:113305978

Quit Claim Deed
 Inst:114599722

Quit Claim Deed
 Inst:114637327

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
THE GATE CONDOMINIUM ASSOCIATION, INC. 6193 ROCK ISLAND ROAD UNIT 114 TAMARAC FL 33319	Sunbiz COA	
KAY BENDER REMBAUM, ATTY, REGISTERED AGENT O/B/O THE GATE CONDOMINIUM ASSOCIATION, INC. 1200 PARK CENTRAL BLVD. SO. POMPANO BEACH FL 33064	Sunbiz COA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser



Site Address	6195 ROCK ISLAND ROAD #410, TAMARAC FL 33319	ID #	4941 11 BG 0580
Property Owner	SARACCO, MAURO ROMEO DEL GIUDICE COBOS, GIAN MAURO DEL GIUDICE	Millage	3112
Mailing Address	6195 ROCK ISLAND RD #410 TAMARAC FL 33319	Use	04
Abbr Legal Description	THE GATE TWO CONDO UNIT 410 BLDG 2 PER CDO BK/PG: 8058/565		

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
2023	\$11,050	\$99,480	\$110,530	\$85,150	
2022	\$8,730	\$78,530	\$87,260	\$77,410	\$2,199.97
2021	\$7,640	\$68,720	\$76,360	\$70,380	\$2,034.75

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$110,530	\$110,530	\$110,530	\$110,530
Portability	0	0	0	0
Assessed/SOH	\$85,150	\$110,530	\$85,150	\$85,150
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$85,150	\$110,530	\$85,150	\$85,150

Sales History			
Date	Type	Price	Book/Page or CIN
4/30/2018	WD-Q	\$62,000	115078708
4/20/2017	QCD-T	\$100	114637327
10/8/2015	WD-Q	\$52,000	113305978
3/6/1996	WD	\$28,500	24585 / 910
3/1/1994	WD	\$30,000	21905 / 951

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		808
Units/Beds/Baths		1/1/1.5
Eff./Act. Year Built: 1980/1979		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
31						TM		
R								
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51589

**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 April 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 TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88TH AVE
TAMARAC, FL 33321

GIAN MAURO DEL GIUDICE
COBOS
6195 ROCK ISLAND RD #410
TAMARAC, FL 33319

GLAN MAURO DEL GIUDICE
6195 ROCK ISLAND ROAD APT
410
TAMARAC, FL 33319

MAURO ROMEO DEL GIUDICE
SARACCO
6195 ROCK ISLAND RD #410
TAMARAC, FL 33319

THE GATE CONDOMINIUM
ASSOCIATION, INC
4373 ROCK ISLAND ROAD
LAUDERHILL, FL 33319

KAY BENDER REMBAUM, ATTY,
REGISTERED AGENT
O/B/O THE GATE
CONDOMINIUM ASSOCIATION,
INC.
1200 PARK CENTRAL BLVD. SO.
POMPANO BEACH, FL 33064

THE GATE CONDOMINIUM
ASSOCIATION, INC.
6193 ROCK ISLAND ROAD
UNIT 114
TAMARAC, FL 33319

MAURO ROMEO DEL GIUDICE
SARACCO AND
GIAN MAURO DEL GIUDICE
COBOS
6195 ROCK ISLAND DRIVE, #410
TAMARAC, FL 33319

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 April 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 # 119375503
Recorded 02/06/24 at 10:55 AM
Broward County Commission
1 Page(s)
#10

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51589

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: 494111-BG-0580
Certificate Number: 4385
Date of Issuance: 05/25/2021
Certificate Holder: HMF FL A, LLC TESCO CUSTODIAN
Description of Property: THE GATE TWO CONDO
UNIT 410 BLDG 2
PER CDO BK/PG: 8058/565

Name in which assessed: SARACCO, MAURO ROMEO DEL GIUDICE COBOS, GIAN MAURO DEL GIUDICE
Legal Titleholders: SARACCO, MAURO ROMEO DEL GIUDICE
COBOS, GIAN MAURO DEL GIUDICE
6195 ROCK ISLAND RD #410
TAMARAC, FL 33319

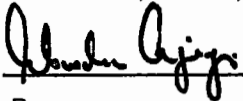
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of May, 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 1st day of February, 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: 04/11/2024, 04/18/2024, 04/25/2024 & 05/02/2024
Minimum Bid: 11302.25

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51589

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: 494111-BG-0580

Certificate Number: 4385

Date of Issuance: 05/25/2021

Certificate Holder: HMF FL A, LLC TESCO CUSTODIAN

Description of Property: THE GATE TWO CONDO

UNIT 410 BLDG 2

PER CDO BK/PG: 8058/565

Unit 410 of The Gate Two, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 8058, Page(s) 562, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Name in which assessed: SARACCO, MAURO ROMEO DEL GIUDICE COBOS, GIAN MAURO DEL GIUDICE

Legal Titleholders: SARACCO, MAURO ROMEO DEL GIUDICE

COBOS, GIAN MAURO DEL GIUDICE

6195 ROCK ISLAND RD #410

TAMARAC, FL 33319

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

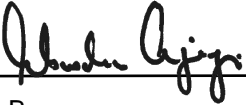
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of May, 2024. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net

**Pre-registration is required to bid.*

Dated this 7th day of February, 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: 04/11/2024, 04/18/2024, 04/25/2024 & 05/02/2024

Minimum Bid: 11551.25

Notice of Application for Tax Deed Legal Notice

04/11/2024 9:43 AM (EDT)



Please choose a category Notice of Application for Tax Deed

Title BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION
NOTICE OF APPLICATION FOR MAY 15, 2024, TAX DEED AUCTION

Publish Date 04/11/2024

Publish Time 9:37 AM (EDT)

Description STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 51243, 51313, 51351, 51562, 51564, 51568, 51577, 51578, 51579, 51582, 51589, 51602, 51609, 51610, 51618, 51624, 51629, 51640, 51647, 51653, 51682, 51683, 51706, 51709, 51716, 51718, 51731, 51736, 51741, 51742, 51747, 51748, 51752, 51760, 51764, 51767, 51769, 51771, 51779.
TAX DEED AUCTION SCHEDULED MAY 15, 2024
PUBLISH THE WEEKS OF 04/11/2024, 04/18/2024, 04/25/2024, 05/02/2024 at <https://browardcountylegalnotices.com>

Attach Files (Optional)

 ADS MAY 15, 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

RETURN OF SERVICE



Sheriff # 24012278

Court Case # TD 51589

Broward County, FL VS Mauro Romeo Del Giudice Saracco and/or Gian Mauro Del Giudice Cobos

Hearing Date:05/15/2024

Received by CCN 14730

04/04/2024 8:47 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Mauro Romeo Del Giudice Saracco and/or Gian Mauro Del Giudice Cobos 6195 Rock Island Road #410**

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section

115 S. Andrews Ave.

Room A-100

Fort Lauderdale FL 33301

Date: 04/05/2024 Time: 7:30 AM

On Mauro Romeo Del Giudice Saracco and/or Gian Mauro Del Giudice Cobos 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: Tax notice posted on door

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

**Gregory Tony, Sheriff
Broward County, Florida**

By: *C. Bedford*

D.S.

C. Bedford, #14730

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 # 494111-BG-0580 (TD #51589)

RECEIVED SHERIFF
2024 APR -3 AM 7:42
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by April 30, 2024\$8,766.11

Or

* Amount due if paid by May 14, 2024\$8,874.30

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON May 15, 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

**SARACCO, MAURO ROMEO DEL GIUDICE AND/OR
COBOS, GIAN MAURO DEL GIUDICE
6195 ROCK ISLAND RD #410
TAMARAC, FL 33319**

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

Prepared by: **Global Title Alliance, LLC**
and return to: **ATTN:**
700 NE 90th Street
Miami, FL 33138
Phone: 786-762-2716

Property Appraisers Parcel
Identification (Folio) Number(s): 494111-BG-0580

WARRANTY DEED

This Indenture, made this 10 day of May, 2018, between

Grisel Delgado a single person

whose post office address is **121 Nassau Road, Southport, NC 28461,**
hereinafter called the Grantor of the first part, and

Mauro Romeo Del Giudice Saracco a married man and Gian Mauro Del Giudice Cobos a single person

whose post office address is **6195 Rock Island Drive, #410, Tamarac, FL 33319,**
hereinafter called the Grantee of the second part,

(Wherever used herein the terms "Grantor" and "Grantee" shall 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 said Grantor, for and in consideration of the sum of Ten 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 410, Building 2 of **THE GATE TWO**, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 8058, Page(s) 562, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 494111-BG-0580

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions 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 said Grantor, does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018 and restrictions, covenants, and easements of record.

Page 1 of 2 Warranty Deed

In Witness Whereof, Grantor has caused these presents to be duly executed the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Susan Whitoe

Gricel Delgado
Gricel Delgado

Print Witness Name:
Susan Whitoe

Witness Suzanne Contente

Print Witness Name:
Suzanne Contente

State/Commonwealth of NC

County of Brunswick

The foregoing instrument was acknowledged before me this 30 day of April, 2018 by Gricel Delgado, who are personally known to me or have produced driver license and/or passport as identification, and who did (did not) take an oath.

In witness whereof, I hereunto set my hand and official seal. Leticia J. Nicholas

Leticia J. Nicholas
Notary Public

My commission expires: 10/21/2019



THE GATE CONDOMINIUM ASSOCIATION
CERTIFICATE OF APPROVAL

To Whom It May Concern:

RE: BLDG. 2 Unit 410

The undersigned officer or Manager of the aforementioned "Association" hereby certify as follows:

That Mauro Romeo del Giudice Saracco as purchaser(s) has been duly approved by the undersigned Association pursuant to the provisions of the Declaration of Condominium of the Association.

Dated this May day of sth, 2018
"Association"

By: Emanuel Moon
President or Manager

IF THIS APPROVAL IS FOR A PURCHASE, A COPY OF THE WARRANTY DEED MUST BE SENT TO THE ASSOCIATION WITHIN 10 DAYS OF CLOSING.

Notarized and signed by the undersigned officer or Manager of the Association
Notary Public for the State of Florida

THE GATE CONDOMINIUM ASSOCIATION
CERTIFICATE OF APPROVAL

To Whom It May Concern:

RE: BLDG. 2 Unit 410

The undersigned officer or Manager of the aforementioned "Association" hereby certify as follows:

That Gian Mauro del Giudice Cobos as purchaser(s) has been duly approved by the undersigned Association pursuant to the provisions of the Declaration of Condominium of the Association.

Dated this May _____ day of 54th _____, 2018

"Association"

By: Erenud Moon

President or Manager

IF THIS APPROVAL IS FOR A PURCHASE, A COPY OF THE WARRANTY DEED MUST BE SENT TO THE ASSOCIATION WITHIN 10 DAYS OF CLOSING.

This document is not intended to constitute an offer of insurance or any other financial product. It is intended to provide information only. For more information, please contact your agent or the issuer of the product. This document is not a contract. The actual terms and conditions of the product are set forth in the contract. Please read the contract carefully before signing it.

96-112174 T#001
03-02-96 07:37PM

W/CTRI-COUNTY for: --

Broward Title Company
10639 W. Atlantic Blvd
Coral Springs, FL 33071

\$ 199.50
DOCU. STAMPS-DEED

REC'D. BROWARD CTY
B. JACK GSTERHOLT

COUNTY ADMIN.

Prepared by and Return to:
Kathleen C. Ballman
BROWARD TITLE COMPANY
10639 WEST ATLANTIC BLVD
CORAL SPRINGS, FL 33071

Parcel I.D. No. 9111-BG-058

Grantee S.S. No.:
Name: STEPHANIE CURRY
Grantee S.S. No.:
Name:

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this 7th day of March, 1996 BETWEEN PATRICIA A. ALBRIGHT, a single woman, whose post office address is:

1411 ST. JOHNS LN, WINDYBROOK of
the County of CAMPBELL, State of KENTUCKY, grantor, and **STEPHANIE CURRY**, a single woman, whose post office address is 6195 Rock Island Road, #410, Tamarac, FL 33319 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'S (\$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:

Condominium Unit 410 of THE GATE TWO, according to the Declaration of Condominium thereof, as recorded in O.R. Book 8058, Page 562, 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 1996 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:

[Signature]

Print/Type witness Rhonda Reis

[Signature]

Print/Type witness Macy Ann Ibragim

[Signature]
PATRICIA A. ALBRIGHT

OK 24585P60910

STATE OF Kentucky
COUNTY OF CAMPBELL

The foregoing instrument was acknowledged before me this 6 day of March, 1996, by PATRICIA A. ALBRIGHT each of whom is personally known to me or each of whom has produced photo identification as required by 117.05(5)(b), Florida Statutes (1991), as identification and who did take an oath.

[Signature]
Print/Type Notary Linda Meason
Notary Public - State of Kentucky
Comm. No.: exp date 9/97

✓ (2)



Condominium Association, Inc.

4373 Rock Island Rd., Lauderdale, Florida 33319
Phone (305) 739-1600

February 16, 1996

Ms. Patricia A. Albright
6195 Rock Island Road
Tamarac, FL 33319

Dear Unit Owner:

RE: 2/410

You have advised us that you have entered into a contract to sell the captioned dwelling unit to:

Stephanie Curry

Please be advised that the Association does hereby waive its right of first refusal as set forth in the Declaration of Condominium pertaining to the captioned Dwelling Unit and does hereby approve the transfer of this real property solely to the above named purchaser, in accordance with the agreement between yourselves and your purchaser.

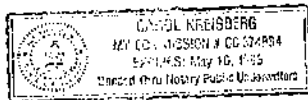
Very truly yours,

Roberta M. Jones, Pres
THE GATE CONDOMINIUMS ASSOCIATION, INC.

STATE OF FLORIDA)
COUNTY OF BROWARD) ss:

Witness my signature and official seal at Lauderdale, in the county of Broward and State of Florida the day and year above written.

My Commission Expires: 5/16/98



Carol Kreisberg
Notary Public, State of
Florida at Large

*Interviewed by
Nancy D'Agostino*

DK24585PG0911

This Document Prepared By and Return to:
Tropics Title Services Inc.
13701 SW 88 Street Suite 302
Miami, FL 33186
Jenelee Coronel

Parcel ID Number: 494111BG0580

Warranty Deed

This Indenture, Made this 8th day of October, 2015 A.D. Between
Stephanie Curry a single woman

of the County of BROWARD, State of Florida, grantor, and
Gricel Delgado, a single woman and Kevin McKeever a single man
as Joint Tenants with Rights of Survivorship
whose address is: 6195 Rock Island RD Unit 410, FORT LAUDERDALE, FL 33319

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

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of BROWARD State of Florida to wit:

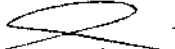
Unit 410 of The Gate Two, a Condominium according to the Declaration
of Condominium thereof, recorded in Official Records Book 8058,
Page(s) 562, of the Public Records of Broward County, Florida, and
any amendments thereto, together with its undivided share in the
common elements.


a/k/a 6195 Rock Island Rd # 410 Tamarac FL 33319


and the 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, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Vanessa Jimenez
Witness


Stephanie Curry (Seal)
P.O. Address: 6195 Rock Island RD Unit 410
FORT LAUDERDALE, FL 33319

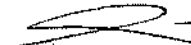

Printed Name: [Signature]
Witness

STATE OF Florida
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 8th day of October, 2015 by
Stephanie Curry a single woman

who are personally known to me or who have produced their Florida driver's license as identification.




Printed Name: Vanessa Jimenez
Notary Public
My Commission Expires:



DWELLING UNIT # 410 BUILDING # 2 DATE 9/21/2015

GRICEL DELGADO 9567 W MCENAB RD #207
 Buyer's Name Buyer's Address TAMARAC, FL 33321

* Kevin McKeever
 You have advised us that you have entered into a Contract to Purchase
 the above captioned Dwelling Unit from :

Stephen Busiek 1561 BARCELOTA WY WILSTON, FL
 Seller/Owner Seller Address 33327

Please be advised that the Association does hereby waive its Right of First Refusal as set forth in the Declaration of Condominium pertaining to the captioned Dwelling Unit.

Very truly yours.

THE GATE CONDOMINIUM ASSOCIATION, INC.

By : [Signature]
 Authorized Signature

STATE OF FLORIDA }
 } ss:
 COUNTY OF BROWARD }

Witness my signature and official seal at Lauderdale, in the County of Broward and State of Florida and year above written.

ANITA MICHELE VILLALON
 Notary Public - State of Florida
 My Comm. Expires May 19, 2017
 Commission # FF 013970
 Banded Through National Notary Assn.
[Signature]
 Notary Public, State of Florida

Instr# 114599722 , Page 1 of 1, Recorded 09/05/2017 at 11:56 AM
 Broward County Commission
 Deed Doc Stamps: \$0.70

This Document Prepared By and Refer to:
 Tropic Title Services Inc.
 13701 SW 88 Street Suite 302
 Miami, FL 33186
 Janilee Coronel

Parcel ID Number: 4941118G0580

Quitclaim Deed

This Quitclaim Deed, Made this 20th day of April, 2017 A.D. Between
 Grisel Delgado, a single woman and Kevin McKeever a single man
 as Joint Tenants with Rights of Survivorship
 of the County of BROWARD State of Florida, grantor, and
 Grisel Delgado a single woman

whose address is: 6195 Rock Island RD Unit 410, FORT LAUDERDALE, FL 33319

of the County of BROWARD State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of
 -----TEN DOLLARS (\$10)----- DOLLARS,
 and other good and valuable consideration to GRANTOR, in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
 granted, conveyed and quitclaimed to the said GRANTEE and GRANTEES, heirs, successors and assigns forever, the following described land, situate,
 lying and being in the County of BROWARD State of Florida to wit:

Unit 410 of The Gate Two, a Condominium according to the Declaration
 of Condominium thereof, recorded in Official Records Book 8058,
 Page(s) 562, of the Public Records of Broward County, Florida, and
 any amendments thereto, together with its undivided share in the
 common elements.

s/k/a 6195 Rock Island Rd # 410 Tamarac FL 33319

To Have and to hold the same together with all and singular the appurtenances thereto belonging to the grantees
 appearing, and all the estate, right, title, interest, claim, equity and claim whatsoever of grantor, effect in law or equity, for
 the use, benefit and profit of the said grantees forever.

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

Signed, sealed and delivered in our presence:

Printed Name: Janilee Coronel
 Witness

Grisel Delgado (Seal)
 Grisel Delgado
 PO Address: 6195 Rock Island RD Unit 410
 FORT LAUDERDALE, FL 33319

Printed Name: Heath Smith
 Witness

Kevin McKeever (Seal)
 Kevin McKeever
 PO Address: 6195 Rock Island RD Unit 410
 FORT LAUDERDALE, FL 33319

STATE OF Florida
 COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20th day of April, 2017 by
 Grisel Delgado and Kevin McKeever

who are personally known to me or who have proved their
 identities

Ashley N. McDaniel
 Printed Name: Ashley N. McDaniel
 Notary Public
 My Commission Expires: 11-19-20

Rosalba Segovia
 ROSALBA SEGOVIA
 MY COMMISSION #FF133457
 EXPIRES September 6, 2018
 (407) 398-0153 FloridaNotaryService.com

Ashley N. McDaniel
 NOTARY PUBLIC
 Brunswick County, NC
 My Commission Expires: 11-19-20

This Document Prepared By and Return to:
Tropics Title Services Inc.
13701 SW 88 Street Suite 302
Miami, FL 33186
Jenelee Coronel

Parcel ID Number: 494111BG0580

Quitclaim Deed

This Quitclaim Deed, Made this April 20th, 2017 A.D., Between
Gricel Delgado, a single woman and Kevin McKeever a single man
as Joint Tenants with Rights of Survivorship
of the County of BROWARD, State of Florida, grantor, and
Gricel Delgado a single woman

whose address is: 6195 Rock Island RD Unit 410, FORT LAUDERDALE, FL 33319

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

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has
granted, bargained and quitclaimed to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,
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common elements.

a/k/a 6195 Rock Island Rd # 410 Tamarac FL 33319

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 of grantor, either in law or equity, for
the use, benefit and profit of the said grantees forever.

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

Signed, sealed and delivered in our presence:

Printed Name: ~~Gricel Delgado~~
Witness

Gricel Delgado (Seal)
Gricel Delgado
P.O. Address: 6195 Rock Island RD Unit 410
FORT LAUDERDALE, FL 33319

Heath Smith
Printed Name: Heath Smith
Witness

Kevin McKeever (Seal)
Kevin McKeever
P.O. Address: 6195 Rock Island RD Unit 410
FORT LAUDERDALE, FL 33319

STATE OF Florida
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this April 20th, 2017 by
Gricel Delgado and Kevin McKeever

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

Ashley N. McDaniel
NOTARY PUBLIC
Brunswick County, NC
My Commission Expires: 11-19-20

Ashley N. McDaniel
Printed Name: Ashley N. McDaniel
Notary Public
My Commission Expires: 11-19-20



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

Detail by Entity Name

Florida Not For Profit Corporation
THE GATE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 744845
FEI/EIN Number 59-1889638
Date Filed 11/06/1978
State FL
Status ACTIVE

Principal Address

6193 Rock Island Rd.
114
FT. LAUDERDALE, FL 33319

Changed: 12/20/2018

Mailing Address

The Gate Condominium Association, Inc.
6193 Rock Island Road
Unit 114
Tamarac, FL 33319

Changed: 10/11/2022

Registered Agent Name & Address

Kay Bender Rembaum, Atty
1200 Park Central Blvd. So.
Pompano Beach, FL 33064

Name Changed: 08/31/2017

Address Changed: 08/31/2017

Officer/Director Detail

Name & Address

Title President

Vilsaint, Shelly
The Gate Condominium Association, Inc.
6193 Rock Island Road

Unit 114
Tamarac, FL 33319

Title VP

Harty, Owen
The Gate Condominium Association, Inc.
6193 Rock Island Road
Unit 114
Tamarac, FL 33319

Title Secretary

Cave-Rose, Lateefah
The Gate Condominium Association, Inc.
6193 Rock Island Road
Unit 114
Tamarac, FL 33319

Title Treasurer

Johnson-Clarke, Pauline
The Gate Condominium Association, Inc.
6193 Rock Island Road
Unit 114
Tamarac, FL 33319

Title Director

Doing, Susanne
The Gate Condominium Association, Inc.
6193 Rock Island Road
Unit 114
Tamarac, FL 33319

Title Director

Sands, Eric
The Gate Condominium Association, Inc.
6193 Rock Island Road
Unit 114
Tamarac, FL 33319

Title Director

Dixon-Tyndale, Jasmine
The Gate Condominium Association, Inc.
6193 Rock Island Road
Unit 114
Tamarac, FL 33319

Title Director

Grace, Winston
 The Gate Condominium Association, Inc.
 6193 Rock Island Road
 Unit 114
 Tamarac, FL 33319

Annual Reports

Report Year	Filed Date
2022	04/15/2022
2023	04/25/2023
2023	12/15/2023

Document Images

12/15/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/25/2023 -- ANNUAL REPORT	View image in PDF format
10/11/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
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12/20/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
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08/31/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
03/21/2017 -- ANNUAL REPORT	View image in PDF format
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03/17/2016 -- ANNUAL REPORT	View image in PDF format
02/19/2015 -- ANNUAL REPORT	View image in PDF format
03/18/2014 -- ANNUAL REPORT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
07/27/2012 -- Reg_Agent Change	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
04/28/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
10/06/2008 -- Reg_Agent Change	View image in PDF format
04/14/2008 -- ANNUAL REPORT	View image in PDF format
05/29/2007 -- ANNUAL REPORT	View image in PDF format
04/17/2006 -- ANNUAL REPORT	View image in PDF format
04/12/2005 -- ANNUAL REPORT	View image in PDF format
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04/10/2003 -- ANNUAL REPORT	View image in PDF format
02/13/2002 -- ANNUAL REPORT	View image in PDF format

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

DATE: April 1st, 2024
PROPERTY ID # 494111-BG-0580 (TD # 51589)

WARNING

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

CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88TH AVE
TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6195 ROCK ISLAND RD APT 410 TAMARAC, FL 33319 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by April 30, 2024\$8,766.11
- Or
- * Estimated Amount due if paid by May 14, 2024\$8,874.30

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 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: April 1st, 2024
PROPERTY ID # 494111-BG-0580 (TD # 51589)

WARNING

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GIAN MAURO DEL GIUDICE COBOS
6195 ROCK ISLAND RD #410
TAMARAC, FL 33319

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

DATE: April 1st, 2024
PROPERTY ID # 494111-BG-0580 (TD # 51589)

WARNING

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GLAN MAURO DEL GIUDICE
6195 ROCK ISLAND ROAD APT 410
TAMARAC, FL 33319

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

DATE: April 1st, 2024
PROPERTY ID # 494111-BG-0580 (TD # 51589)

WARNING

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MAURO ROMEO DEL GIUDICE SARACCO
6195 ROCK ISLAND RD #410
TAMARAC, FL 33319

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: April 1st, 2024
PROPERTY ID # 494111-BG-0580 (TD # 51589)

WARNING

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

THE GATE CONDOMINIUM ASSOCIATION, INC
4373 ROCK ISLAND ROAD
LAUDERHILL, FL 33319

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

DATE: April 1st, 2024
PROPERTY ID # 494111-BG-0580 (TD # 51589)

WARNING

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

KAY BENDER REMBAUM, ATTY, REGISTERED AGENT
O/B/O THE GATE CONDOMINIUM ASSOCIATION, INC.
1200 PARK CENTRAL BLVD. SO.
POMPANO BEACH, FL 33064

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6195 ROCK ISLAND RD APT 410 TAMARAC, FL 33319 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
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DATE: April 1st, 2024
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THE GATE CONDOMINIUM ASSOCIATION, INC.
6193 ROCK ISLAND ROAD
UNIT 114
TAMARAC, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6195 ROCK ISLAND RD APT 410 TAMARAC, FL 33319 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by April 30, 2024\$8,766.11
Or
* Estimated Amount due if paid by May 14, 2024\$8,874.30

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 15, 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/recordstaxestresury

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

DATE: April 1st, 2024
PROPERTY ID # 494111-BG-0580 (TD # 51589)

WARNING

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

MAURO ROMEO DEL GIUDICE SARACCO AND
GIAN MAURO DEL GIUDICE COBOS
6195 ROCK ISLAND DRIVE, #410
TAMARAC, FL 33319

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6195 ROCK ISLAND RD APT 410 TAMARAC, FL 33319 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

9589 0710 5270 0997 J732 72

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 Restricted Delivery	\$ _____

Postmark
Here

Postage

\$ _____

Total Fee

\$ _____

Sent To

Street

City, State, ZIP+4®

TD 51589 MAY 2024 WARNING
CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88TH AVE
TAMARAC, FL 33321

9589 0710 5270 0997 1732 89

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

TD 51589 MAY 2024 WARNING

GIAN MAURO DEL GIUDICE COBOS

6195 ROCK ISLAND RD #410

TAMARAC, FL 33319

\$ Sent

Street

City, State, ZIP+4®

9589 0710 5270 0997 1732 96

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

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

OFFICIAL USE

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

Postmark
Here

Postage

\$

Total P

\$

Sent To

Street

City, St.

TD 51589 MAY 2024 WARNING
GLAN MAURO DEL GIUDICE
6195 ROCK ISLAND ROAD APT 410
TAMARAC, FL 33319

P589 0710 5270 0997 1733 02

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&c
\$

Sent To

Street

City, State, ZIP+4

TD 51589 MAY 2024 WARNING
MAURO ROMEO DEL GIUDICE SARACCO
 6195 ROCK ISLAND RD #410
 TAMARAC, FL 33319

9589 0710 5270 0997 3733 19

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 51589 MAY 2024 WARNING
THE GATE CONDOMINIUM ASSOCIATION, INC
4373 ROCK ISLAND ROAD
LAUDERHILL, FL 33319

9589 0710 5270 0997 1733 26

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	\$ _____
Postage	
\$	
Total	\$ _____

Postmark
Here

TD 51589 MAY 2024 WARNING

Sent to: **KAY BENDER REMBAUM, ATTY, REG AGENT**

Street: **O/B/O THE GATE CONDO ASSOCIATION, INC.**

1200 PARK CENTRAL BLVD. SO.

City, State: **POMPANO BEACH, FL 33064**

9589 0710 5270 0997 1733 33

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

Post

\$

Tot

\$

Sei

Str

City, State, ZIP+4

TD 51589 MAY 2024 WARNING
THE GATE CONDOMINIUM ASSOCIATION, INC.
 6193 ROCK ISLAND ROAD
 UNIT 114
 TAMARAC, FL 33319

9589 0710 5270 0997 1733 40

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 Postage

\$ _____

Sent To

Street or P.O. Box

City, State, and ZIP+4®

City, State, and ZIP+4®

City, State, and ZIP+4®

City, State, and ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instructions

TD 51589 MAY 2024 WARNING
MAURO ROMEO DEL GIUDICE SARACCO AND
GIAN MAURO DEL GIUDICE COBOS
6195 ROCK ISLAND DRIVE, #410
TAMARAC, FL 33319

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 51589 MAY 2024 WARNING
MAURO ROMEO DEL GIUDICE SARACCO
 6195 ROCK ISLAND RD #410
 TAMARAC, FL 33319



9590 9402 8252 3094 3718 60

2. Article Number (Transfer from service label)

9589 0710 5270 0997 1733 02

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X

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

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

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

all 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 51589 MAY 2024 WARNING
GLAN MAURO DEL GIUDICE
6195 ROCK ISLAND ROAD APT 410
TAMARAC, FL 33319



9590 9402 8252 3094 3718 77

2. Article Number (Transfer from service label)

9589 0710 5270 0997 1732 96

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X

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

Does delivery address differ 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"/> Signature Confirmation Restricted Delivery |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 51589 MAY 2024 WARNING
THE GATE CONDOMINIUM ASSOCIATION, INC.
6193 ROCK ISLAND ROAD
UNIT 114
TAMARAC, FL 33319



9590 9402 8252 3094 3718 39


2. Article Number (Transfer from service label)

9589 0710 5270 0997 1733 33

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
 - Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation¹
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>TD 51589 MAY 2024 WARNING GIAN MAURO DEL GIUDICE COBOS 6195 ROCK ISLAND RD #410 TAMARAC, FL 33319</p> </div>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>
<div style="text-align: center;">  9590 9402 8252 3094 3718 84 </div>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricti</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>9589 0710 5270 0997 1732 89</p>	<p><input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

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.

Addressed to:

TD 51589 MAY 2024 WARNING
CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88TH AVE
TAMARAC, FL 33321



9590 9402 8252 3094 3718 91

Article Number (Transfer from service label)

9589 0710 5270 0997 1732 72

COMPLETE THIS SECTION ON DELIVERY

A. Signature X Agent
 Addressee

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

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

3. Service Type
- | | |
|--|--|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restrict
Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation
Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery 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 51589 MAY 2024 WARNING
MAURO ROMEO DEL GIUDICE SARACCO &
GIAN MAURO DEL GIUDICE COBOS
 6195 ROCK ISLAND DRIVE, #410
 TAMARAC, FL 33319



9590 9402 8252 3094 3718 22

2. Article Number (Transfer from service label)

9589 0710 5270 0997 1733 40

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Address
X

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

- 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

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 51589 MAY 2024 WARNING
KAY BENDER REMBAUM, ATTY, REG AGENT
O/B/O THE GATE CONDO ASSOCIATION, INC.
1200 PARK CENTRAL BLVD. SO.
POMPANO BEACH, FL 33064



9590 9402 8252 3094 3718 46

2. Article Number (Transfer from service label)

9589 0710 5270 0997 1733 26

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®
- Restricted Delivery (over \$500)