

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 51618

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
4942 14 AF 1790	316644	5186 NE 6 AVE #703 OAKLAND PARK 33334

Legal Description

CONDOMINIUM UNIT NO. 703, BUILDING 5186, VILLAGE PARK AT OAKLAND CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 40370, PAGE 880, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 7481	\$141,130	No	No	No

Owner of Record on Current Tax Roll

PRESIDENTIAL PROPERTY
SERVICES INC
934 N UNIVERSITY DR # 444
CORAL SPRINGS FL 33071

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:01/16/2024 **Search covers** **20 years** **through:**12/26/2023

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
PRESIDENTIAL PROPERTY SERVICES, INC. 934 N UNIVERSITY DRIVE 444 CORAL SPRINGS FL 33071	Warranty Deed Inst:113871623	
HARESH CHATOMAL, REGISTERED AGENT O/B/O PRESIDENTIAL PROPERTY SERVICES, INC. 934 NORTH UNIVERSITY DRIVE #S 444 CORAL SPRINGS FL 33071	Sunbiz Owner	

Related Documents (for Reference)

Warranty Deed - Deed out of Developer
Bk:41102 Pg:1478

Certificate of Title
Bk:49550 Pg:66

Certificate of Title
Inst:113758206

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
VILLAGE PARK AT OAKLAND CONDOMINIUM ASSOCIATION, INC. P.O. BOX 19439 PLANTATION FL 33318	Sunbiz COA	
VILLAGE PARK AT OAKLAND CONDOMINIUM ASSOCIATION, REGISTERED AGENT O/B/O VILLAGE PARK AT OAKLAND CONDOMINIUM ASSOCIATION, INC. 5192 NE 6TH AVENUE OFFICE OAKLAND PARK FL 33334	Sunbiz COA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser



Site Address	5186 NE 6 AVENUE #703, OAKLAND PARK FL 33334	ID #	4942 14 AF 1790
Property Owner	PRESIDENTIAL PROPERTY SERVICES INC	Millage	1712
Mailing Address	934 N UNIVERSITY DR # 444 CORAL SPRINGS FL 33071	Use	04
Abbr Legal Description	VILLAGE PARK AT OAKLAND CONDO UNIT 703 PER CDO BK/PG: 40370/880		

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	\$14,110	\$127,020	\$141,130	\$112,670	
2022	\$11,500	\$103,530	\$115,030	\$102,430	\$2,560.04
2021	\$9,310	\$83,810	\$93,120	\$93,120	\$2,251.03

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$141,130	\$141,130	\$141,130	\$141,130
Portability	0	0	0	0
Assessed/SOH	\$112,670	\$141,130	\$112,670	\$112,670
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	\$112,670	\$141,130	\$112,670	\$112,670

Sales History			
Date	Type	Price	Book/Page or CIN
7/22/2016	SWD-D	\$71,400	113871623
5/31/2016	CET-D	\$41,800	113758206
2/8/2013	CET-D	\$200	111353980
9/7/2005	SWD	\$144,900	41102 / 1478

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		609
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 2006/1978		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
R								
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51618

**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:

**PRESIDENTIAL PROPERTY
SERVICES INC
5186 NE 6TH AVE APT 703
OAKLAND PARK, FL 33334-3317**

**CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET
OFFICE
3650 NE 12TH AVE
OAKLAND PARK, FL 33334-4525**

**VILLAGE PARK AT OAKLAND
CONDOMINIUM ASSOCIATION, INC.
P.O. BOX 19439
PLANTATION, FL 33318**

**VILLAGE PARK AT OAKLAND CONDO
ASSOC, REGI AGENT O/B/O VILLAGE
PARK AT OAKLAND CONDO ASSOC
5192 NE 6TH AVE OFFICE
OAKLAND PARK, FL 33334**

**PRESIDENTIAL PROPERTY SVCS, INC.
934 N UNIVERSITY DRIVE 444
CORAL SPRINGS, FL 33071**

**HARESH CHATOMAL, REG AGENT
O/B/O PRESIDENTIAL PROPERTY
SERVICES, INC.
934 N UNIVERSITY DR #S 444
CORAL SPRINGS, FL 33071**

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**

20

Broward County, Florida

INSTR # 119375513
Recorded 02/06/24 at 10:55 AM
Broward County Commission
1 Page(s)
#20

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51618

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: 494214-AF-1790
Certificate Number: 7481
Date of Issuance: 05/25/2021
Certificate Holder: MUNICIPAL POINT CAPITAL LP
Description of Property: VILLAGE PARK AT OAKLAND CONDO
UNIT 703
PER CDO BK/PG: 40370/880

Name in which assessed: PRESIDENTIAL PROPERTY SERVICES INC
Legal Titleholders: PRESIDENTIAL PROPERTY
SERVICES INC
934 N UNIVERSITY DR # 444
CORAL SPRINGS, FL 33071

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: 12777.04

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51618

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Property ID: 494214-AF-1790

Certificate Number: 7481

Date of Issuance: 05/25/2021

Certificate Holder: MUNICIPAL POINT CAPITAL LP

Description of Property: VILLAGE PARK AT OAKLAND CONDO
UNIT 703

PER CDO BK/PG: 40370/880

CONDOMINIUM UNIT NO. 703, BUILDING 5186, VILLAGE PARK AT OAKLAND
CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED
IN OFFICIAL RECORDS BOOK 40370, PAGE 880, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

Name in which assessed: PRESIDENTIAL PROPERTY SERVICES INC

Legal Titleholders: PRESIDENTIAL PROPERTY
SERVICES INC
934 N UNIVERSITY DR # 444
CORAL SPRINGS, FL 33071

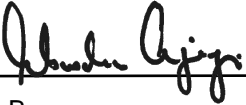
All of said property being in the County of Broward, State of Florida.

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 2nd 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: 13048.04

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 be "Cvilleda".

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24012298

Broward County, FL VS Presidential Property Services Inc

RETURN OF SERVICE



Court Case # TD 51618

Hearing Date: 05/15/2024

Received by CCN 18499

04/04/2024 7:43 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Presidential Property Services Inc 5186 NE 6 Avenue 703 Oakland Park FL 33334**

Served:

X

Not Served:

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

Date: 04/04/2024 Time: 1:59 PM

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

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

COMMENTS: Posted Tax Notice

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

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

By: *Robert S Jackson 18499*

D.S.

R. Jackson, #18499

RECEIPT INFORMATION	
Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

EXECUTION COSTS

DEMAND/LEVY INFORMATION	
Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

RETURN OF SERVICE



Broward Sheriff's Office/Civil Division
Return of Service Affidavit (Continuation Form)



Service Sheet # 24012298
Court Case: TD 51618

Deputy/CCN: /

Date: Time:

Address:

Gregory Tony, Sheriff, Broward County, FL

By: Robert S Jackson 18499 D.S.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494214-AF-1790 (TD #51618)

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\$9,878.60

Or

* Amount due if paid by May 14, 2024\$10,000.65

*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

PRESIDENTIAL PROPERTY
SERVICES INC
5186 NE 6 AVE APT 703
OAKLAND PARK, FL 33334-3317

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24012298

Broward County, FL VS Presidential Property Services Inc

RETURN OF SERVICE



Court Case # TD 51618

Hearing Date:05/15/2024

Received by CCN 18499

04/04/2024 7:43 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Presidential Property Services Inc 934 N University Drive #444 Coral Springs FL 33071**

Served:

Not Served:

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

Date: 04/08/2024 Time: 3:01 PM

On Presidential Property Services Inc 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:

SUBSTITUTE SERVICE

To Scott Everett / Person in charge:

At the defendant's usual place of abode on "any person residing therein 15 years of age or older", in accordance with F.S. 48.031(1)(a); or to the defendant's spouse at a location in accordance with F.S.48.031(2)(a); or to the person in charge of the defendant's business in accordance with F.S 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business.

COMMENTS: Substitute service by hand on Scott Everett owner of Pak mail Store at address stated. Service following confirmation from Scott that mailbox 444 was active currently and in the name of Presidential Property Services.

Ethnicity: Non-Hispanic, Gender: Male, Hair Color: Bald / Shaved Head , Height - Feet: 5, Height - Inches: 10s, Race: White, Weight: Slim Build

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

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

By: *Mark Tutton* CCN 19009

D.S.

M. Tutton, #19009

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	2		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494214-AF-1790 (TD # 51618)

WARNING

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

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

ORIGINAL DOCUMENT

BROWARD COUNTY FLORIDA

2024 APR -3 AM 7:42

RECEIVED SHERIFF

NOTE

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MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by April 30, 2024\$9,878.60
Or

* Amount due if paid by May 14, 2024\$10,000.65

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON May 15, 2024 UNLESS THE BACK TAXES ARE PAID.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

PRESIDENTIAL PROPERTY
SERVICES INC
934 N UNIVERSITY DR # 444
CORAL SPRINGS, FL 33071

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

This document prepared by (and after recording return to):
Name: David Jenkins
Firm: Premium Title Services, Inc
1000 Abernathy Road NE, Suite 200
Atlanta, GA 30328
Phone: (855)339-6325
After recording return to: 934 N University Drive 444, Coral Springs, FL 33071
Asset No. 7192115033
File No. CE1606-FL-3006811

Above This Line Reserved
For Official Use Only

SPECIAL WARRANTY DEED

**STATE OF FLORIDA
COUNTY OF Broward**

THIS DEED, made this 22 day of July, 2016 by and between DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR2, MORTGAGE PASS-THROUGH CERTIFICATES Series 2006-AR2, a national banking association, organized and existing under the laws of The United States of America; hereinafter called the Grantor, whose mailing address is: c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409; and Presidential Property services, INC , Florida Profit Corporation hereinafter called the Grantee, whose mailing address is:

934 N University Drive 444, Coral Springs, FL 33071

WITNESSETH, that the Grantor, for and in consideration for the sum of: \$71,359.00 and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Broward, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PARCEL ID #: 494214-AF-1790
Located at 5186 NorthEast 6th Avenue Apt 703, Oakland Park, FL 33334

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

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

AND the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

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:

[Signature]
Witness **Guirene Dolcine**

Print Name

[Signature]
Witness **Jose Manrique**

Print Name

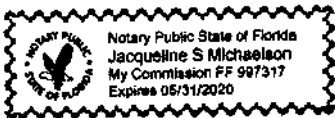
DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for
INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR2,
MORTGAGE PASS-THROUGH CERTIFICATES Series 2006-
AR2 by Ocwen Loan Servicing, LLC as Attorney-In-Fact

BY *[Signature]*
of Ocwen Loan Servicing, LLC, as Attorney-in-Fact
Address: C/O Ocwen Loan Servicing, LLC, 1661
Worthington Road, Suite 100, West Palm Beach, FL 33409

Daniel Delpesche Contract Management Coordinator

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of July,
2016 by Daniel Delpesche as Contract Management Coordinator of Ocwen Loan
Servicing, LLC as Attorney-in-Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for
INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR2, ~~MORTGAGE PASS-THROUGH CERTIFICATES~~
Series 2006-AR2, who is personally known to me or who has
produced _____ as identification and who did (did not) take an
oath.



Jacqueline S. Michaelson

Notary Public

Jacqueline S. Michaelson

Printed Name

My Commission Expires: _____

(Notarial Seal)

EXHIBIT "A"

CE1606-FL-3006811

CONDOMINIUM UNIT NO. 703, BUILDING 5186, VILLAGE PARK AT OAKLAND CONDOMINIUM,
ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK
40370, PAGE 880, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel ID No.: 494214-AF-1790



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

Detail by Entity Name

Florida Profit Corporation
PRESIDENTIAL PROPERTY SERVICES, INC.

Filing Information

Document Number	P10000058141
FEI/EIN Number	27-3031803
Date Filed	07/14/2010
Effective Date	07/14/2010
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/23/2022
Event Effective Date	NONE

Principal Address

120 E. Oakland Park blvd
105
Oakland Park, FL 33334

Changed: 06/30/2017

Mailing Address

934 NORTH UNIVERSITY DRIVE
444
CORAL SPRINGS, FL 33071

Changed: 04/29/2012

Registered Agent Name & Address

CHATOMAL, HARESH
934 NORTH UNIVERSITY DRIVE
#S 444
CORAL SPRINGS, FL 33071

Name Changed: 01/15/2021

Address Changed: 04/29/2012

Officer/Director Detail

Name & Address

Title PSTD

CHATOMAL, HARESH
934 NORTH UNIVERSITY DRIVE, SUITE 444
CORAL SPRINGS, FL 33071

Annual Reports

Report Year	Filed Date
2019	01/15/2021
2020	01/15/2021
2021	01/15/2021

Document Images

01/15/2021 -- REINSTATEMENT	View image in PDF format
04/02/2018 -- ANNUAL REPORT	View image in PDF format
06/30/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/03/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/29/2012 -- ANNUAL REPORT	View image in PDF format
04/30/2011 -- ANNUAL REPORT	View image in PDF format
07/14/2010 -- Domestic Profit	View image in PDF format

Prepared by and return to:
Carol F. Keys

Keys Title Company
12700 Biscayne Boulevard Suite 401
North Miami, FL 33181
File Number: K05-620

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 22nd day of November, 2005, between **OPA OF BROWARD, LLC**, a Florida limited liability company, whose post office address is 9095 S.W. 87 Avenue, Suite 777, Miami, FL 33156, (herein called the "Grantor,") and **Patricia Saito** whose post office address is 5186 N.E. 6th Ave, Unit 703, Oakland Park, FL 33334, (herein called the "Grantee"):

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

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

Condominium Unit No. 703, Building 5186 VILLAGE PARK AT OAKLAND CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 40370, Page 880, of the Public Records of Broward County, Florida.

Parcel Identification Number: 19214-34-00100 (Entire Parcel)

This conveyance is made subject to:

1. Taxes for the year 2005 and thereafter;
2. Laws and ordinances of all appropriate governmental authorities including, without limitation, existing zoning ordinances and the Florida Condominium Act, Chapter 718, Florida Statutes;
3. Covenants, conditions, easements, restrictions, liens, terms and other provisions set forth in the Declaration, and all amendments and supplements to the Declaration, and any Rules and Regulations now or hereafter adopted by the Condominium Association of this Condominium.
4. Covenants, conditions, restrictions, limitations, reservations, rights of ingress and egress and easements of record.

And Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of all parties whomsoever claiming by, through or under Grantor.

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



DoubleTimee

Signed, sealed and delivered in our presence:

Lorraine Morejon
Lorraine Morejon

Mariela Barbero
Mariela Barbero

OPA OF BROWARD, LLC, a Florida limited liability company

By: OPAM22 OF BROWARD, LLC, a Florida limited liability company, (Managing Member

By: James R. Mitchell
James R. Mitchell, Member

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 7 day of September, 2005 by James R. Mitchell, Member of OPAM22 OF BROWARD, LLC a Florida limited liability company, as Managing Member of OPA OF BROWARD, LLC, a Florida limited company. He is personally known or has produced a driver's license as identification.

[Notary Seal]

Lorraine Morejon
Notary Public

Printed Name: Lorraine Morejon

My Commission Expires:



ACCEPTANCE OF GRANTEE

AND GRANTEE, by acceptance and recordation of this Deed, expressly and specifically accepts, covenants and agrees to be bound by and to assume performance of all of the the applicable provisions and requirements set forth in the Declaration, if and when applicable, which provisions and requirements are acknowledged to be reasonable, and all of which are incorporated herein by this reference.

Patricia Saito
Grantee: Patricia Saito

Grantee:

2

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

VILLAGE PARK AT OAKLAND CONDOMINIUM ASSOCIATION INC
Plaintiff

COWE-12-008587
Division: 82

VS.

SAITO, PATRICIA ; UNKWN SPOUSE OF PATRICIA ; TENANT #1 ;
TENANT #2 ; TENANT #3 ; TENANT #4 ; JP MORGAN CHASE BANK
Defendant

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on February 08, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

**CONDOMINIUM UNIT NO. 703, BUILDING 5186
VILLAGE PARK AT OAKLAND CONDOMINIUM,
ACCORDING TO THE DECLARATION OF
CONDOMINIUM THEREOF, AS RECORDED IN
OFFICIAL RECORDS BOOK 40370, PAGE 880, OF THE
PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.**

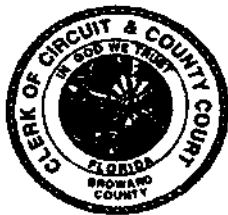
This property is located at the street address of: **5186 NE 6th
Avenue #703, Oakland Park, FL 33334.**

Was sold to: VILLAGE PARK AT OAKLAND CONDOMINIUM ASSOCIATION INC
5162 NE 6TH AVENUE OAKLAND PARK, FL, 33334

Witness my hand and the seal of this court on February 26, 2013.

COPIES TO ALL PARTIES

Total consideration: \$200.00
Doc stamps: \$1.40



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

✓
eg

**** FILED: BROWARD COUNTY, FL HOWARD FORMAN. CLERK 6/14/2016 4:01:55 PM.****

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

DEUTSCHE BANK NATIONAL TRUST COMPANY
Plaintiff

CACE-10-025450

VS.

Division: 28

SAITO, PATRICIA, VILLAGE PARK AT OAKLAND CONDO ASSN INC ;
JP MORGAN CHASE BANK NA
Defendant

Certificate of Title

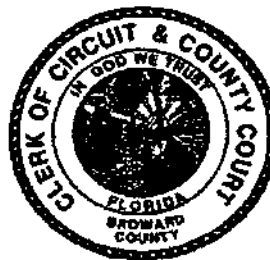
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on May 31, 2016, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

**CONDOMINIUM UNIT NO. 703, BUILDING 5186, VILLAGE PARK AT OAKLAND
CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS
RECORDED IN OFFICIAL RECORDS BOOK 40370, PAGE 880, OF THE PUBLIC
RECORDS, OF BROWARD COUNTY, FLORIDA.**

Was sold to: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE
LOAN TRUST 2006-AR2, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR2
5720 Premier Park Drive West Palm Beach, FL, 33407

Witness my hand and the seal of this court on June 14, 2016.



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration: \$41,800.00

Doc Stamps: \$292.60



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

Detail by Entity Name

Florida Not For Profit Corporation

VILLAGE PARK AT OAKLAND CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N05000008845

FEI/EIN Number 20-3390846

Date Filed 08/26/2005

State FL

Status ACTIVE

Principal Address

5192 NE 6th Avenue
Office
Oakland Park, FL 33334

Changed: 08/22/2022

Mailing Address

P.O. Box 19439
Plantation, FL 33318

Changed: 04/10/2023

Registered Agent Name & Address

Village Park at Oakland Condominium Association
5192 NE 6th Avenue
Office
Oakland Park, FL 33334

Name Changed: 08/22/2022

Address Changed: 08/22/2022

Officer/Director Detail

Name & Address

Title Director, Secretary

Tinoco, John
5192 NE 6th Avenue
Office
Oakland Park, FL 33334

Title Director, President

Parent, Theresa
5192 NE 6th Avenue
Office
Oakland Park, FL 33334

Title Director, Treasurer

Braverman, Joyce
5192 NE 6th Avenue
Office
Oakland Park, FL 33334

Annual Reports

Report Year	Filed Date
2022	04/04/2022
2022	08/22/2022
2023	04/10/2023

Document Images

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04/04/2022 -- ANNUAL REPORT	View image in PDF format
04/26/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
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04/18/2017 -- ANNUAL REPORT	View image in PDF format
04/22/2016 -- ANNUAL REPORT	View image in PDF format
04/17/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/08/2013 -- ANNUAL REPORT	View image in PDF format
03/28/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
08/10/2009 -- Reg. Agent Change	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
03/27/2008 -- ANNUAL REPORT	View image in PDF format
03/16/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
08/26/2005 -- Domestic Non-Profit	View image in PDF format

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

DATE: April 1st, 2024
PROPERTY ID # 494214-AF-1790 (TD # 51618)

WARNING

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

PRESIDENTIAL PROPERTY
SERVICES INC
5186 NE 6TH AVE APT 703
OAKLAND PARK, FL 33334-3317

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5186 NE 6 AVE APT 703 OAKLAND PARK, FL 33334-3317 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\$9,878.60
- Or
- * Estimated Amount due if paid by May 14, 2024\$10,000.65

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 # 494214-AF-1790 (TD # 51618)

WARNING

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CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12TH AVE
OAKLAND PARK, FL 33334-4525

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5186 NE 6 AVE APT 703 OAKLAND PARK, FL 33334-3317 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

DATE: April 1st, 2024
PROPERTY ID # 494214-AF-1790 (TD # 51618)

WARNING

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

VILLAGE PARK AT OAKLAND CONDOMINIUM ASSOCIATION, INC.
P.O. BOX 19439
PLANTATION, FL 33318

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5186 NE 6 AVE APT 703 OAKLAND PARK, FL 33334-3317 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

DATE: April 1st, 2024
PROPERTY ID # 494214-AF-1790 (TD # 51618)

WARNING

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VILLAGE PARK AT OAKLAND CONDOMINIUM ASSOCIATION, REGISTERED AGENT O/B/O
VILLAGE PARK AT OAKLAND CONDOMINIUM ASSOCIATION, INC.
5192 NE 6TH AVENUE
OFFICE
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5186 NE 6 AVE APT 703 OAKLAND
PARK, FL 33334-3317 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY
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& TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT
LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

DATE: April 1st, 2024
PROPERTY ID # 494214-AF-1790 (TD # 51618)

WARNING

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PRESIDENTIAL PROPERTY SERVICES, INC.
934 N UNIVERSITY DRIVE 444
CORAL SPRINGS, FL 33071

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

DATE: April 1st, 2024
PROPERTY ID # 494214-AF-1790 (TD # 51618)

WARNING

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HARESH CHATOMAL, REGISTERED AGENT O/B/O PRESIDENTIAL PROPERTY SERVICES, INC.
934 NORTH UNIVERSITY DRIVE #S 444
CORAL SPRINGS, FL 33071

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 5186 NE 6 AVE APT 703 OAKLAND PARK, FL 33334-3317 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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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Street or

City, State, ZIP+4

TD 51618 MAY 2024 WARNING
PRESIDENTIAL PROPERTY
SERVICES INC
5186 NE 6TH AVE APT 703
OAKLAND PARK, FL 33334-3317

9589 0710 0997 1736 92

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<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	\$ _____

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City, State, ZIP+4®

TD 51618 MAY 2024 WARNING
CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12TH AVE
OAKLAND PARK, FL 33334-4525

9589 0710 5270 0997 1758 87

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Domestic Mail Only

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Extra Services & Fees (check box, add fee as appropriate)	
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<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	\$

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Total P.

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Street a

City, State, ZIP+4

TD 51618 MAY 2024 WARNING
VILLAGE PARK AT OAKLAND CONDOMINIUM
ASSOCIATION, INC.
P.O. BOX 19439
PLANTATION, FL 33318

9589 0710 5270 0997 1758 94

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

Postmark
Here

Postage

\$

Total

\$

Sent 7

Street

City, St

TD 51618 MAY 2024 WARNING
 VILLAGE PARK AT OAKLAND CONDO ASSOC, REGI AGENT
 O/B/O VILLAGE PARK AT OAKLAND CONDO ASSOC
 5192 NE 6TH AVE OFFICE
 OAKLAND PARK, FL 33334

9589 0710 5270 0997 1759 00

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 or

City, State

TD 51618 MAY 2024 WARNING
PRESIDENTIAL PROPERTY SVCS, INC.
934 N UNIVERSITY DRIVE 444
CORAL SPRINGS, FL 33071

9589 0710 5270 0997 1759 17

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

Postmark	
\$	
To	
\$	
Se.	
Str.	
City	

TD 51618 MAY 2024 WARNING
HARESH CHATOMAL, REG AGENT O/B/O
PRESIDENTIAL PROPERTY SERVICES, INC.
934 N UNIVERSITY DR #5 444
CORAL SPRINGS, FL 33071

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 51618 MAY 2024 WARNING
PRESIDENTIAL PROPERTY SVCS, INC.
934 N UNIVERSITY DRIVE 444
CORAL SPRINGS, FL 33071**



9590 9402 8488 3186 3943 29

2. Article Number (Transfer from service label)

9589 0710 5270 0997 1759 00

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *B. Scott Emd*

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

4-6-24

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

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restrict Delivery

Signature Confirmation¹

Signature Confirmation Restricted Delivery

Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 51618 MAY 2024 WARNING
HARESH CHATOMAL, REG AGENT O/B/O
PRESIDENTIAL PROPERTY SERVICES, INC.
934 N UNIVERSITY DR #S 444
CORAL SPRINGS, FL 33071**



9590 9402 8488 3186 3943 12

2. Article Number (Transfer from service label)

9589 0710 5270 0997 1759 17

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *B. Smith*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

4-6-24

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

3. Service Type

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

Registered 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 51618 MAY 2024 WARNING
CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12TH AVE
OAKLAND PARK, FL 33334-4525



9590 9402 8488 3186 3926 77

2. Article Number (Transfer from service label)

9589 0710 5270 0997 1736 92

COMPLETE THIS SECTION ON DELIVERY

A. Signature Addressee Agent
X **Alba**

B. Received by (Printed Name) **PS 3422** C. Date of Delivery **4/8/24**

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

3. Service Type

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

Restricted Delivery