

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 51844

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 05 JN 0610 | 298876 | 4241 W MCNAB ROAD #14 POMPANO BEACH 33069 |

Legal Description

Condominium Unit No. 14 of Building 4241 of Palm Aire Gardens Condominium, a condominium, according to the declaration there of, as recorded in official records book 40119, at page 1225, of the public records of Broward County, Florida.

Other Parcel Info

| Certificate # | Assessed Value | Homestead? | Mobile Home? | Bankruptcy? |
|----------------------|-----------------------|-------------------|---------------------|--------------------|
| 2021 - 7107 | \$177,620 | 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:02/19/2024 **Search covers** **20 years** **through:**01/25/2024

Brian Johnson
Title Examiner

General Examiner Comments:

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

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

Document

Quit Claim Deed
 Bk:49267 Pg:1167

Examiner Comments

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 from Developer)
 Bk:40884 Pg:1566

Warranty Deed
 Bk:48444 Pg:1744

Quit Claim Deed
 Bk:48528 Pg:79

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 |
|---|-----------------|--------------------------|
| PALM AIRE GARDENS CONDOMINIUM ASSOCIATION, INC. 4301 W. MCNAB ROAD POMPANO BEACH FL 33069 | Sunbiz-COA | |
| VALANCY & REED, P.A., REGISTERED AGENT O/B/O PALM AIRE GARDENS CONDOMINIUM ASSOCIATION, INC 310 SE 13TH STREET FORT LAUDERDALE FL 33316 | Sunbiz-COA | |

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser



| | | | |
|-------------------------------|---|----------------|-----------------|
| Site Address | 4241 W MCNAB ROAD #14, POMPANO BEACH FL 33069 | ID # | 4942 05 JN 0610 |
| Property Owner | PRESIDENTIAL PROPERTY SERVICES INC | Millage | 1512 |
| Mailing Address | 934 N UNIVERSITY DR #444 CORAL SPRINGS FL 33071 | Use | 04 |
| Abbr Legal Description | PALM AIRE GARDENS CONDO UNIT 14 BLDG 4241 PER CDO BK/PG: 40119/1225 | | |

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 | \$17,760 | \$159,860 | \$177,620 | \$143,640 | |
| 2022 | \$15,020 | \$135,210 | \$150,230 | \$130,590 | \$3,062.69 |
| 2021 | \$11,870 | \$106,850 | \$118,720 | \$118,720 | \$2,675.90 |

| 2023 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|-----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$177,620 | \$177,620 | \$177,620 | \$177,620 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$143,640 | \$177,620 | \$143,640 | \$143,640 |
| 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 | \$143,640 | \$177,620 | \$143,640 | \$143,640 |

| Sales History | | | |
|---------------|-------|-----------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 11/26/2012 | QCD-T | \$100 | 49267 / 1167 |
| 2/7/2012 | QCD-T | \$100 | 48528 / 79 |
| 1/11/2012 | WD-D | \$44,000 | 48444 / 1744 |
| 9/23/2005 | SWD | \$199,900 | 40884 / 1566 |

| Land Calculations | | |
|--|--------|-------|
| Price | Factor | Type |
| | | |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. | | 1148 |
| Units/Beds/Baths | | 1/2/2 |
| Eff./Act. Year Built: 2006/1989 | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 15 | | | 4C | | | | | |
| R | | | 4C | | | | | |
| 1 | | | | | | | | |

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #51844

**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 May 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 POMPANO BEACH 100 WEST ATLANTIC BLVD POMPANO BEACH, FL 33060 | CITY OF POMPANO BEACH 100 W. ATLANTIC BLVD., SUITE 467 POMPANO BEACH, FL 33060 | PRESIDENTIAL PROPERTY SERVICES INC 4241 W MCNAB ROAD #14 POMPANO BEACH, FL 33069 | PRESIDENTIAL PROPERTY SERVICES INC. 934 N. UNIVERSITY DRIVE, #444 CORAL SPRINGS, FL 33071 |
| PRESIDENTIAL PROPERTY SERVICES, INC. 120 E OAKLAND PARK BLVD #105 OAKLAND PARK, FL 33334 | HARESH CHATOMAL, REGISTERED AGENT O/B/O PRESIDENTIAL PROPERTY SERVICES, INC. 934 NORTH UNIVERSITY DRIVE #S 444 CORAL SPRINGS, FL 33071 | PALM AIRE GARDENS CONDOMINIUM ASSOCIATION, INC. 4301 W. MCNAB ROAD POMPANO BEACH, FL 33069 | VALANCY & REED, P.A., REGISTERED AGENT O/B/O PALM AIRE GARDENS CONDOMINIUM ASSOCIATION, INC 310 SE 13TH STREET FORT LAUDERDALE, FL 33316 |

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 May 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**

13

Broward County, Florida

INSTR # 119430305
Recorded 03/05/24 at 09:59 AM
Broward County Commission
1 Page(s)
#13

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51844

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: 494205-JN-0610
Certificate Number: 7107
Date of Issuance: 05/25/2021
Certificate Holder: NEAL J. WHITE
Description of Property: PALM AIRE GARDENS CONDO
UNIT 14 BLDG 4241
PER CDO BK/PG: 40119/1225

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

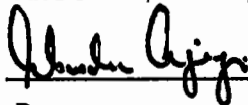
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 12th day of June, 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 March, 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: 05/09/2024, 05/16/2024, 05/23/2024 & 05/30/2024
Minimum Bid: 15775.73

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 51844

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: 494205-JN-0610

Certificate Number: 7107

Date of Issuance: 05/25/2021

Certificate Holder: NEAL J. WHITE

Description of Property: PALM AIRE GARDENS CONDO
UNIT 14 BLDG 4241
PER CDO BK/PG: 40119/1225

Condominium Unit No. 14 of Building 4241 of Palm Aire Gardens Condominium, a condominium, according to the declaration there of, as recorded in official records book 40119, at page 1225, 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

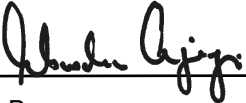
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 12th day of June, 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 26th day of March, 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: 05/09/2024, 05/16/2024, 05/23/2024 & 05/30/2024

Minimum Bid: 15735.41

Notice of Application for Tax Deed Legal Notice

05/09/2024 11:50 AM (EDT)



| | |
|-------------------------------------|--|
| Please choose a category | Notice of Application for Tax Deed |
| Title | BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION NOTICE OF APPLICATION FOR JUNE 12, 2024, TAX DEED AUCTION |
| Publish Date | 05/09/2024 |
| Publish Time | 11:42 AM (EDT) |
| Description | STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 37449, 51782, 51784, 51788, 51790, 51796, 51797, 51801, 51806, 51807, 51811, 51813, 51826, 51827, 51829, 51844, 51845, 51853, 51865, 51868, 51871, 51882, 51885, 51887, 51890, 51898, 51899, 51900, 51907, 51912, 51917, 51918. TAX DEED AUCTION SCHEDULED JUNE 12, 2024 PUBLISH THE WEEKS OF 05/09/2024, 05/16/2024, 05/23/2024, 05/30/2024 at https://browardcountylegalnotices.com |
| Attach Files (Optional) |  ADS JUNE 12, 2024 TAX DEED AUCTION.pdf |
| Submitted by (Email Address) | Cvilleda@broward.org |
| Signature |  |

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24016448

Broward County, FL VS Presidential Property Services Inc

RETURN OF SERVICE



Court Case # TD 51844

Hearing Date:06/12/2024

Received by CCN 17843

05/03/2024 6:35 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Presidential Property Services Inc 4241 W McNab Road #14 Pompano Beach FL 33069**

Served:

Not Served:

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

Date: 05/03/2024 Time: 11:39 AM

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 To Front Door.

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

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

By: D. Rosado 17843

D.S.

D. Rosado, #17843

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

| | |
|-------------|--------|
| Receipt # | |
| Check # | |
| Service Fee | \$0.00 |
| On Account | \$0.00 |
| Quantity | |
| Original | 1 |
| Services | 2 |

| | |
|-----------------------|--------|
| 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 # 494205-JN-0610 (TD #51844)

RECEIVED SHERIFF
22 MAY -2 AM 11:36

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 May 31, 2024\$11,847.95

Or

* Amount due if paid by June 11, 2024\$11,996.70

*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 June 12, 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
4241 W MCNAB ROAD #14
POMPANO BEACH, FL 33069

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 # 24016448

Broward County, FL VS Presidential Property Services Inc

RETURN OF SERVICE



Court Case # TD 51844

Hearing Date: 06/12/2024

Received by CCN 9911

05/03/2024 6:41 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: 05/06/2024 Time: 11:00 AM

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:

CORPORATE SERVICE

To /:

Holding the listed position of said corporation in the absence of any superior officer in accordance with F.S. 48.081; or an employee of defendant corporation in accordance with F.S. 48.081(3); or a resident agent of said corporation in accordance with F.S 48.091.

COMMENTS: SERVED TO SCOTT PAK MAIL STORE MGR

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: *Kevin Bailey*

D.S.

K. Bailey, #9911

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

| | |
|-------------|--------|
| Receipt # | |
| Check # | |
| Service Fee | \$0.00 |
| On Account | \$0.00 |
| Quantity | |
| Original | 1 |
| Services | 2 |

| | |
|-----------------------|--------|
| 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 # 494205-JN-0610 (TD # 51844)

RECEIVED SHERIFF
2024 MAY -2 AM 11:36
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

ORIGINAL DOCUMENT

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by May 31, 2024\$11,847.95

Or

* Amount due if paid by June 11, 2024\$11,996.70

*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 June 12, 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
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!**

5

QUIT CLAIM DEED

STATE OF FLORIDA

COUNTY OF BROWARD

This indenture made this 16th day of November, 2012 , between Property Portfolio Inc as a GRANTOR, and PRESIDENTIAL PROPERTY SERVICES INC. as GRANTEE. 934 N.University Drive, #444, Coral Springs, FL 33071

WITNESSETH: That the GRANTOR, on behalf of himself, his heirs, executors, administrators, successors, representatives and assigns, for and in consideration of the sum of ONE DOLLAR, cash in hand paid at or before delivery of this document, the receipt of which is hereby acknowledged, has bargained and sold and by this document and does grant, bargain, sell, convey, remise, release and forever QUIT CLAIMS unto said GRANTEE, on behalf of himself, his heirs, executors, administrators, successors, representatives and assigns, all the right, title, interest, claim or demand which the GRANTOR may have had in and to the following described property:

Address: 4241 W MCNAB ROAD, #14, POMPANO BEACH, FL 33069

Legal Address : Condominium unit No. 14 of Building 4241 of palm aire gardens condominium, a condominium, according to the declaration there of, as recorded in official records book 40119, at page 1225 , of the public records of Broward County, Florida.

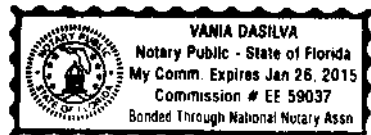
TO HAVE AND TO HOLD the said tract of land, with all singular the rights, members and appurtenances thereof, so that neither GRANTOR nor any other person claiming under him shall at any time claim or demand any right, title or interest to the said tract of land or its appurtenances.

IN WITNESS THEREOF, the said GRANTOR has herewith set his hand and seal, the day and year first above written.

Morton Kromenberg Grantor
PRESIDENT: PROPERTY PORTFOLIO INC.

Toreny Puentes Witness 1
Hannah Jones Witness 2

Signed Sealed, Sworn to and delivered in the presence of : Vania DASHVA
By Morton Kromenberg, grantor, on the 26th day of November, 2012
Grantor is known by me and provided FL-USA Drivers License as ID





[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:

Fernando S. Aran, Esq.

President

Aran Correa Guarch & Shapiro, P.A.

255 University Dr.

Coral Gables, FL 33134

305-665-3400

File Number: pa-3-14

Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 23rd day of September, 2005 between 416, LLC, a Florida limited liability company whose post office address is 255 University Drive, Coral Gables, FL 33134, grantor, and Morton Kronenberg and Hasina Kronenberg, husband and wife whose post office address is 4241 W. McNab Road, Unit 14, Pompano Beach, FL 33069, 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:

Unit No. 14, Building 4241, of PALM AIRE GARDENS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 40119, Page 1225, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration of Condominium.

Parcel Identification Number: 494205JN0610

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

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

DoubleTime



Signed, sealed and delivered in our presence:

416, LLC, a Florida limited liability company

By: ACGG, Inc., a Florida corporation

By: [Signature]
Oscar A. Garcia, President


[Signature]
Witness Name: M. Romano
[Signature]
Witness Name: Samari Hernandez

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 23rd day of September, 2005 by Oscar A. Garcia, President of ACGG, Inc., a Florida corporation, on behalf of the corporation for 416, LLC, a Florida limited liability company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

 Michelle Romano
My Commission DD360844
Expires June 06 2008

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

Return to:
Name: David A. Coven, P.A.
Address: 2856 East Oakland Park Blvd.,
Fort Lauderdale, Florida 33306

This Instrument Prepared:

David A. Coven, P.A.
2856 East Oakland Park Blvd.,
Fort Lauderdale, Florida 33306

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

File No: 12-01-01

WARRANTY DEED

This Warranty Deed Made the 11th day of January, 2012,

by **Morton Kronenberg and Hasina Kronenberg, husband and wife**, hereinafter called the **Grantors**,
whose post office address is: 140 NE 28th Ave., #509, Pompano Beach, Florida 33062

to **Haresh Chatomal, a single man**, hereinafter called the **Grantee**,
whose post office address is: 934 N. University Drive, #444, Coral Springs, FL. 33071,

WITNESSETH: That said grantor, for and in consideration of the sum of \$44,000.00 Dollars and other valuable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases,
conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Condominium Unit No. 14, Building 4241, of Palm Aire Gardens Condominium, a Condominium,
according to the Declaration thereof, as recorded in Official Records Book 40119, at Page 1225, of
the Public Records of Broward County, Florida.

Property Appraisers Parcel I.D. (Folio) Number(s): 494205-JN-0610

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor
has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and
will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except
taxes accruing subsequent to December 31, 2011, reservations, restrictions and easements of record, if any.

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

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

Signed, sealed and delivered in our presence:

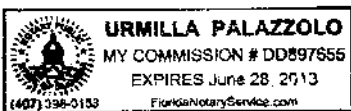
Witness Signature: Urmilla Palazzolo Morton Kronenberg
Printed Name: Urmilla Palazzolo Morton Kronenberg

Witness Signature: Haydee Rodriguez Hasina Kronenberg
Printed Name: Haydee Rodriguez Hasina Kronenberg

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 11th day of January, 2012, by **Morton
Kronenberg and Hasina Kronenberg, husband and wife**, who are personally known to me or who
have produced driver license(s) as identification.

My Commission Expires:



Printed Name: [Signature]
Notary Public
Serial Number

Palm Aire Gardens Association

**4301 W. Menab Road
Pompano Beach, FL 33069**

Jan 02, 2012

Re:

4241 W. Mcnab Road, #14
Oakland Park, FL 33309

TO WHOM IT MAY CONCERN

Dear Sir/Madam

This is to confirm that Mr. Haresh Chatomal is approved to buy the above mentioned unit.

If we can be of assistance, please do not hesitate to contact our office. Your support of the Association is appreciated.

Sincerely,
SUMMER LAKE CONDOMINIUM



Cc: Board of Directors
File

QUIT CLAIM DEED

STATE OF FLORIDA

COUNTY OF BROWARD

This indenture made this 14th day of Feb, 2012 , between Haresh Chatomal aka Chatomal Haresh a single man as a GRANTOR, and PROPERTY PORTFOLIO INC as GRANTEE. 934 N.University Drive, #444, Coral Springs, FL 33071

WITNESSETH: That the GRANTOR, on behalf of himself, his heirs, executors, administrators, successors, representatives and assigns, for and in consideration of the sum of ONE DOLLAR, cash in hand paid at or before delivery of this document, the receipt of which is hereby acknowledged, has bargained and sold and by this document and does grant, bargain, sell, convey, remise, release and forever QUIT CLAIMS unto said GRANTEE, on behalf of himself, his heirs, executors, administrators, successors, representatives and assigns, all the right, title, interest, claim or demand which the GRANTOR may have had in and to the following described property:

Address: 4241 W MCNAB ROAD, #14, POMPANO BEACH, FL 33069

Legal Address : Condominium unit No. 14 of Building 4241 of palmaire gardens condominium, a condominium, according to the declaration there of, as recorded in official records book 40119, at page 1225 , of the public records of Broward County, Florida.

TO HAVE AND TO HOLD the said tract of land, with all singular the rights, members and appurtenances thereof, so that neither GRANTOR nor any other person claiming under him shall at any time claim or demand any right, title or interest to tthe said tract of land or its appurtenances.

IN WITNESS THEREOF, the said GRANTOR has herewith set his hand and seal, the day and year first above written.

Haresh Chatomal Grantor

Alvaro S. Acquino
C. Dos Santos

Witness 1

Witness 2



Signed Sealed, Sworn to and delivered in the presence of : Vania Dasilva

The foregoing instrument was acknowledged before me this 17 day of february, 2012, by Haresh chatomal, who is personally known to me.

Commission No. EE59037 Commission expires: 01-26-2015 (1)



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

Detail by Entity Name

Florida Not For Profit Corporation
PALM AIRE GARDENS CONDOMINIUM ASSOCIATION, INC.

Filing Information

| | |
|-----------------------------|--------------|
| Document Number | N05000000818 |
| FEI/EIN Number | 20-3514443 |
| Date Filed | 01/25/2005 |
| State | FL |
| Status | ACTIVE |
| Last Event | AMENDMENT |
| Event Date Filed | 12/19/2012 |
| Event Effective Date | NONE |

Principal Address

4301 W. MCNAB ROAD
POMPANO BEACH, FL 33069

Changed: 06/06/2013

Mailing Address

4301 W. MCNAB ROAD
Pompano Beach, FL 33069

Changed: 01/12/2015

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 12/01/2021

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title President

CHATOMAL, HARESH
 934 N. University Drive
 444
 CORAL SPRINGS, FL 33071

Title Secretary

Devaney, Tio
 4301 W. MCNAB ROAD
 POMPANO BEACH, FL 33069

Title Treasurer

Kronenberg, Morton
 4301 W. MCNAB ROAD
 POMPANO BEACH, FL 33069

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2021 | 02/04/2021 |
| 2022 | 01/26/2022 |
| 2023 | 02/01/2023 |

Document Images

| | |
|---|--|
| 02/01/2023 -- ANNUAL REPORT | View image in PDF format |
| 01/26/2022 -- ANNUAL REPORT | View image in PDF format |
| 02/04/2021 -- ANNUAL REPORT | View image in PDF format |
| 02/07/2020 -- ANNUAL REPORT | View image in PDF format |
| 03/26/2019 -- ANNUAL REPORT | View image in PDF format |
| 11/12/2018 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 01/30/2018 -- ANNUAL REPORT | View image in PDF format |
| 06/09/2017 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 02/24/2017 -- ANNUAL REPORT | View image in PDF format |
| 01/22/2016 -- ANNUAL REPORT | View image in PDF format |
| 01/12/2015 -- ANNUAL REPORT | View image in PDF format |
| 05/16/2014 -- Reg. Agent Change | View image in PDF format |
| 03/20/2014 -- ANNUAL REPORT | View image in PDF format |
| 11/13/2013 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 06/06/2013 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 05/23/2013 -- Off/Dir Resignation | View image in PDF format |
| 04/12/2013 -- ANNUAL REPORT | View image in PDF format |
| 12/19/2012 -- Amendment | View image in PDF format |
| 04/25/2012 -- ANNUAL REPORT | View image in PDF format |
| 08/12/2011 -- Reg. Agent Change | View image in PDF format |
| 03/28/2011 -- ANNUAL REPORT | View image in PDF format |
| 04/13/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2009 -- ANNUAL REPORT | View image in PDF format |

[04/17/2008 -- ANNUAL REPORT](#)

View image in PDF format

[04/14/2008 -- ANNUAL REPORT](#)

View image in PDF format

[05/03/2007 -- ANNUAL REPORT](#)

View image in PDF format

[02/23/2006 -- ANNUAL REPORT](#)

View image in PDF format

[01/25/2005 -- Domestic Non-Profit](#)

View image in PDF format

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

DATE: May 1st, 2024
PROPERTY ID # 494205-JN-0610 (TD # 51844)

WARNING

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

CITY OF POMPANO BEACH
100 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4241 W MCNAB RD, ROAD #14, POMPANO BEACH, FL 33069 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 May 31, 2024\$11,847.95
- Or
- * Estimated Amount due if paid by June 11, 2024\$11,996.70

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 12, 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: May 1st, 2024
PROPERTY ID # 494205-JN-0610 (TD # 51844)

WARNING

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

CITY OF POMPANO BEACH
100 W. ATLANTIC BLVD., SUITE 467
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4241 W MCNAB RD, ROAD #14, POMPANO BEACH, FL 33069 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 May 31, 2024\$11,847.95
- Or
- * Estimated Amount due if paid by June 11, 2024\$11,996.70

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 12, 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: May 1st, 2024
PROPERTY ID # 494205-JN-0610 (TD # 51844)

WARNING

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

PRESIDENTIAL PROPERTY SERVICES INC
4241 W MCNAB ROAD #14
POMPANO BEACH, FL 33069

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4241 W MCNAB RD, ROAD #14, POMPANO BEACH, FL 33069 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 May 31, 2024\$11,847.95
- Or
- * Estimated Amount due if paid by June 11, 2024\$11,996.70

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 12, 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: May 1st, 2024
PROPERTY ID # 494205-JN-0610 (TD # 51844)

WARNING

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

PRESIDENTIAL PROPERTY SERVICES, INC.
120 E OAKLAND PARK BLVD #105
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4241 W MCNAB RD, ROAD #14, POMPANO BEACH, FL 33069 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 May 31, 2024\$11,847.95
- Or
- * Estimated Amount due if paid by June 11, 2024\$11,996.70

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 12, 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: May 1st, 2024
PROPERTY ID # 494205-JN-0610 (TD # 51844)

WARNING

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

PALM AIRE GARDENS CONDOMINIUM ASSOCIATION, INC.

4301 W. MCNAB ROAD
POMPANO BEACH, FL 33069

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4241 W MCNAB RD, ROAD #14, POMPANO BEACH, FL 33069 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 May 31, 2024\$11,847.95
- Or
- * Estimated Amount due if paid by June 11, 2024\$11,996.70

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 12, 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: May 1st, 2024
PROPERTY ID # 494205-JN-0610 (TD # 51844)

WARNING

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

VALANCY & REED, P.A., REGISTERED AGENT
O/B/O PALM AIRE GARDENS CONDOMINIUM ASSOCIATION, INC

310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4241 W MCNAB RD, ROAD #14, POMPANO BEACH, FL 33069 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 May 31, 2024\$11,847.95
- Or
- * Estimated Amount due if paid by June 11, 2024\$11,996.70

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 12, 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: May 1st, 2024
PROPERTY ID # 494205-JN-0610 (TD # 51844)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4241 W MCNAB RD, ROAD #14, POMPANO BEACH, FL 33069 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 May 31, 2024\$11,847.95
- Or
- * Estimated Amount due if paid by June 11, 2024\$11,996.70

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 12, 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: May 1st, 2024
PROPERTY ID # 494205-JN-0610 (TD # 51844)

WARNING

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

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 4241 W MCNAB RD, ROAD #14, POMPANO BEACH, FL 33069 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 May 31, 2024\$11,847.95
- Or
- * Estimated Amount due if paid by June 11, 2024\$11,996.70

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 12, 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

9589 0710 5270 0389 6827 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)

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

Postmark
Here

Postage

\$ _____

Total Post

\$ _____

Sent To

Street and

City, State, ZIP+4®

TD 51844 JUNE 2024 WARNING
CITY OF POMPANO BEACH
100 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33060

9589 0710 5270 0389 6827 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)

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

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

Sent To

Street and A

City, State, ZIP+4®

TD 51844 JUNE 2024 WARNING
CITY OF POMPANO BEACH
100 W. ATLANTIC BLVD., SUITE 467
POMPANO BEACH, FL 33060

9589 0710 5270 0389 6827 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 \$ _____

Ad _____

Postmark
Here

Postage

\$ _____

Total

\$ _____

Sent

Street

City, State, ZIP+4®

TD 51844 JUNE 2024 WARNING
PRESIDENTIAL PROPERTY SERVICES INC
4241 W MCNAB ROAD #14
POMPANO BEACH, FL 33069

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, State, ZIP+4®

TD 51844 JUNE 2024 WARNING
PRESIDENTIAL PROPERTY SERVICES, INC.
120 E OAKLAND PARK BLVD #105
OAKLAND PARK, FL 33334

9589 0710 5270 0389 6827 57

9589 0710 5270 0389 6827 64

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 Required \$ _____

Postmark
Here

Postage

\$ _____

Total P

\$ _____

Sent To

Street

City, State, ZIP+4®

TD 51844 JUNE 2024 WARNING
PALM AIRE GARDENS CONDOMINIUM
ASSOCIATION, INC.
4301 W. MCNAB ROAD
POMPANO BEACH, FL 33069

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 51844 JUNE 2024 WARNING
VALANCY & REED, P.A., REGISTERED AGENT
O/B/O PALM AIRE GARDENS CONDOMINIUM
ASSOCIATION, INC
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9589 0710 5270 0389 6827 71

9589 0710 5270 0389 6827 88

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 F

\$

Sent To

Street

City, State, ZIP+4®

TD 51844 JUNE 2024 WARNING
PRESIDENTIAL PROPERTY SERVICES INC.
934 N. UNIVERSITY DRIVE, #444
CORAL SPRINGS, FL 33071

9589 0710 5270 0389 6827 95

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 Required | \$ |

Postmark
Here

| | |
|---------------------|----|
| Postage | \$ |
| Total Postage | \$ |
| Sent To | |
| Street and | |
| City, State, ZIP+4® | |

TD 51844 JUNE 2024 WARNING
HARESH CHATOMAL, REGISTERED AGENT
O/B/O PRESIDENTIAL PROPERTY SERVICES, INC.
934 NORTH UNIVERSITY DRIVE #S 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.

Article Addressed to:

TD 51844 JUNE 2024 WARNING
PALM AIRE GARDENS CONDOMINIUM
ASSOCIATION, INC.
4301 W. MCNAB ROAD
POMPANO BEACH, FL 33069



9590 9402 8592 3244 9530 71

589 0710 5270 0389 6827 64

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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

Domestic Return Receipt

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 51844 JUNE 2024 WARNING
PRESIDENTIAL PROPERTY SERVICES, INC.
 120 E OAKLAND PARK BLVD #105
 OAKLAND PARK, FL 33334

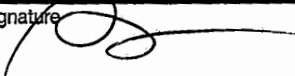


9590 9402 8592 3244 9530 88

9589 0710 5270 0389 6827 57

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) RSWEE C. Date of Delivery 5-6-24

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

3. Service Type
- | | |
|---|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Registered Mail | |
| <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

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 51844 JUNE 2024 WARNING
CITY OF POMPANO BEACH
100 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33060



9590 9402 8592 3244 9532 17

2. Article Number (Transfer from service label)

9589 0710 5270 0389 6827 26

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

Michelle Herman

C. Date of Delivery

5-6-24

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

3. Service Type

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

Mail Restricted Delivery (00)

SENDER: COMPLETE THIS SECTION **COMPLETE THIS SECTION ON DELIVERY**

- 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.

A. Signature
 Agent
 Addressee

B. Received by (Printed Name)
 B. Scott Everett

C. Date of Delivery
 5-6-24

1. Article Addressed to:

TD 51844 JUNE 2024 WARNING
HARESH CHATOMAL, REGISTERED AGENT
O/B/O PRESIDENTIAL PROPERTY SERVICES, INC.
934 NORTH UNIVERSITY DRIVE #S 444
CORAL SPRINGS, FL 33071

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



9590 9402 8592 3244 9529 13

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®

(Transfer from service label)

9589 0710 5270 0389 6827 95

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 51844 JUNE 2024 WARNING
PRESIDENTIAL PROPERTY SERVICES INC.
934 N. UNIVERSITY DRIVE, #444
CORAL SPRINGS, FL 33071



9590 9402 8592 3244 9529 06

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *B. Scott Everett* Agent Addressee

B. Received by (Printed Name) *B. SCOTT EVERETT* C. Date of Delivery *5-6-24*

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

9589 0700 5270 0384 6827 88

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

Domestic Return Receipt

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 51844 JUNE 2024 WARNING
CITY OF POMPANO BEACH
100 W. ATLANTIC BLVD., SUITE 467
POMPANO BEACH, FL 33060



9590 9402 8592 3244 9532 24

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name)
Mickel ten man

C. Date of Delivery
5-

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

9589 0710 5270 0309 1827 133

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.

TD 51844 JUNE 2024 WARNING
VALANCY & REED, P.A., REGISTERED AGENT
O/B/O PALM AIRE GARDENS CONDOMINIUM
ASSOCIATION, INC
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316



9590 9402 8592 3244 9530 64

2. Article Number (Transfer from)

589 0710 5270 0389 6827 71

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee
 X *C. Valancy*

B. Received by (Printed Name) C. Valancy
 C. Date of Delivery 5/16/24

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

3. Service Type
- | | |
|--|--|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Insured Mail |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |

Domestic Return Receipt