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THIS INSTRUMENT PREPARED BY:
Daniel Wasserstein, Esq.
WASSERSTEIN, P.A.
301 Yamato Road, Suite 2199
Boca Raton, Florida 33431

CLAIM OF LIEN

KNOW ALL MEN BY THESE PRESENTS THAT: Oriole Gardens Condominium Association, Inc., a Florida not-for-profit corporation, whose mailing address is c/o Seacrest Services, Inc., 2101 Centrepark W. Dr., Ste 110, West Palm Beach, FL 33409, claims this lien against the following property:

Condominium Unit No. 207 of ORIOLE GARDENS 10 CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 5389, Page 93, of the Public Records of Broward County, Florida; together with any Amendments thereto, and its undivided share in the common elements.

Street Address: **7305 NW 5th Court, Unit 207, Margate, Florida 33063.**

Record title to such property is currently held by **Estate of Edna E. Tucker.**

The total amount due to the Association is **$4,147.99,** as follows:

Amount owed as of 6/30/25 is **$0.00.**	
Account Balance as of 6/30/25	$0.00
Amount owed since 6/30/25 is **$3,158.00** and broken down as follows:	
Quarterly Assessments (2 at $1,554.00) beginning 7/1/25 through 11/14/25 with Late Fees (2 at $25.00)	$3,158.00
Interest at 18% per year on Quarterly Assessments from 7/1/25 through 11/14/25	$137.63
Attorney's Fees	$820.00
Cost for Recording Claim of Lien	$10.00
Postage Costs	$22.36

This Claim of Lien shall also secure all unpaid assessments, interest, late fees (if any), reasonable costs and attorney's fees that are due and that may accrue subsequent to the recording of this Claim of Lien and through the entry of a final judgment.

The total amount due and owing to the Association as referenced in this Claim of Lien remains outstanding as of November 14, 2025.

Dated this 14th day of November, 2025.

Oriole Gardens Condominium Association, Inc.

By: _____
Daniel Wasserstein, Esq.,
Attorney and Agent of the Association

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME, the undersigned authority, personally appeared Daniel Wasserstein, Esq., as Attorney and Agent of Oriole Gardens Condominium Association, Inc. who is personally known to me, and who acknowledged before me by means of physical presence, this 14th day of November 2025, that he executed the above Claim of Lien as such Attorney and Agent of said corporation, and that the same is the free act and deed of said corporation.

My Commission Expires:

/s/ _____
Print Name: Tania Polanco
NOTARY PUBLIC, State of Florida

NOTARY PUBLIC STATE OF FLORIDA
TANIA POLANCO
Commission # HH 232048
Expires February 22, 2026

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