



**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**
Phone: (412) 391-5555 Fax: (412) 391-7608
E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 06/06/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 06/05/2018

CERTIFICATE # 2014-22605

ACCOUNT # 514226HF5750

ALTERNATE KEY # 728391

TAX DEED APPLICATION # 41207

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Unit No. N-9Y, THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 39668, Page 572, as amended, of the Public Records of Broward County, Florida.

****Legal description on current deed includes "THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM F/K/A EVERGLADES ON THE BAY SOUTH", however unable to locate any indication of record that the name of the condominium was f/k/a Everglades on the Bay South. Therefore, this has not been included as the prior deeds do not contain this f/k/a.**

PROPERTY ADDRESS: 3801 S OCEAN DRIVE #9Y, HOLLYWOOD FL 33019

OWNER OF RECORD ON CURRENT TAX ROLL:

CANDESAN LLC

% FLORIDIAN TITLE GROUP INC

20801 BISCAYNE BLVD #306

AVENTURA, FL 33180 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CANDESAN, LLC

OR: 48938, Page: 1194

3801 S OCEAN DRIVE APT 9Y

HOLLYWOOD, FL 33019 (Per Deed and Sunbiz)

FLORIDIAN TITLE GROUP, INC, REGISTERED AGENT

O/B/O CANDESAN, LLC

20801 BISCAYNE BLVD, SUITE 306

AVENTURA, FL 33180 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

KIVI, LLC AND OCEAN BANK

ATTN: IVAN CASTENEDA

780 NW LE JEUNE RD. #525

MIAMI, FL 33126 (Tax Deed Applicant)

THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC.
3901 SOUTH OCEAN DRIVE
HOLLYWOOD BEACH, FL 33019 (Per Sunbiz. Declaration recorded in 39668-572.)

HOLLANDER, GOODE & LOPEZ, P.A., REGISTERED AGENT
O/B/O THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC.
314 SOUTH FEDERAL HIGHWAY
DANIA BEACH, FL 33004 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 26 HF 5750

CURRENT ASSESSED VALUE: \$307,780

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 40707, Page: 388

(Deed out of the Developer)

Warranty Deed

OR: 48838, Page: 1638

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It 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 in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Christina Young

Title Examiner



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3801 S OCEAN DRIVE #9Y, HOLLYWOOD FL 33019	ID #	5142 26 HF 5750
Property Owner	CANDESAN LLC % FLORIDIAN TITLE GROUP INC	Millage	0513
Mailing Address	20801 BISCAYNE BLVD #306 AVENTURA FL 33180	Use	04
Abbr Legal Description	TIDES ON HOLLYWOOD BEACH CONDO UNIT N9Y		

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
2018	\$29,200	\$262,800	\$292,000	\$292,000	
2017	\$30,780	\$277,000	\$307,780	\$289,880	\$6,410.91
2016	\$28,670	\$257,990	\$286,660	\$263,530	\$6,018.25

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$292,000	\$292,000	\$292,000	\$292,000
Portability	0	0	0	0
Assessed/SOH	\$292,000	\$292,000	\$292,000	\$292,000
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	\$292,000	\$292,000	\$292,000	\$292,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/11/2012	QCD-T	\$100	48938 / 1194			
6/5/2012	WD-Q	\$220,000	48838 / 1638			
9/26/2005	SWD	\$337,900	40707 / 388			
				Adj. Bldg. S.F.		874
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 2006/1969		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #41207

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 October 2018, 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:

CANDESAN, LLC 3801 S OCEAN DRIVE APT 9Y HOLLYWOOD, FL 33019	KIVI, LLC AND OCEAN BANK, ATTN: IVAN CASTENEDA 780 NW LE JEUNE RD. #525 MIAMI, FL 33126	FLORIDIAN TITLE GROUP, INC, REGISTERED AGENT O/B/O CANDESAN, LLC 20801 BISCAYNE BLVD, SUITE 306 AVENTURA, FL 33180	HOLLANDER, GOODE & LOPEZ, P.A., REGISTERED AGENT O/B/O THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC. 314 SOUTH FEDERAL HIGHWAY DANIA BEACH, FL 33004 CITY OF HOLLYWOOD TREASURY DIVISION 2600 HOLLYWOOD BLVD HOLLYWOOD, FL 33020
THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC. 3901 SOUTH OCEAN DRIVE HOLLYWOOD BEACH, FL 33019	CANDESAN LLC % FLORIDIAN TITLE GROUP INC 3801 S OCEAN DR APT 9Y HOLLYWOOD, FL 33019	CANDESAN LLC % FLORIDIAN TITLE GROUP INC 20801 BISCAYNE BLVD #306 AVENTURA, FL 33180	
FLORIDIAN TITLE GROUP, INC 20801 BISCAYNE BLVD STE 306 AVENTURA, FL 33180	FLORIDIAN TITLE GROUP, INC C/O OSCAR GRISALES-RACINI 2999 NE 191 ST STE PH-08 AVENTURA, FL 33180		

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT, PERMITTING LICENSING & PROTECTION DIVISION GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT GCW – 1 NORTH UNIVERSITY DR MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION; RIGHT OF WAY SECTION ONE N. UNIVERSITY DR., STE 300 B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER 2555 W. COPANS RD POMPANO BEACH, FL 33069	PUBLIC WORKS DEPT REAL PROPERTY GOVERNMENTAL CENTER, RM 326, 115 S. ANDREWS AVE FT. LAUDERDALE, FL 33301	BROWARD COUNTY SHERIFF’S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

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 October 2018 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy Juliette M. Aikman

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 41207

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: 514226-HF-5750
Certificate Number: 22605
Date of Issuance: 06/01/2015
Certificate Holder: KIVI, LLC KIVI, LLC AND OCEAN BANK ATTN: IVAN CASTENEDA
Description of Property: TIDES ON HOLLYWOOD BEACH CONDO UNIT N9Y
A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 39668, PAGE 572, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FL.

Name in which assessed: CANDESAN LLC % FLORIDIAN TITLE GROUP INC
Legal Titleholders: CANDESAN LLC
% FLORIDIAN TITLE GROUP INC
20801 BISCAYNE BLVD #306
AVENTURA, FL 33180

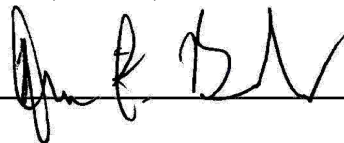
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 14th day of November, 2018. 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 11th day of October, 2018.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: 

Dana F. Buker
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: DAILY BUSINESS REVIEW
Issues: 10/11/2018, 10/18/2018, 10/25/2018 & 11/01/2018
Minimum Bid: 29608.54

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared GUERLINE WILLIAMS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

41207

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 22605

in the XXXX Court,
was published in said newspaper in the issues of

10/11/2018 10/18/2018 10/25/2018 11/01/2018

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
1 day of NOVEMBER, A.D. 2018

(SEAL)

GUERLINE WILLIAMS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 41207

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: 514226-HF-5750
Certificate Number: 22605
Date of Issuance: 06/01/2015

Certificate Holder:
KVI, LLC KVI, LLC AND OCEAN
BANK ATTN: IVAN CASTENEDA

Description of Property:
TIDES ON HOLLYWOOD BEACH
CONDO
UNIT N9Y
A CONDOMINIUM, ACCORDING
TO THE DECLARATION OF
CONDIMINIUM THEREOF, AS
RECORDED IN OFFICIAL RECORDS
BOOK 39668, PAGE 572, AND ALL
EXHIBITS AND AMENDMENTS
THEREOF, PUBLIC RECORDS
OF BROWARD COUNTY, FL

Name in which assessed:
CANDESAN LLC % FLORIDIAN
TITLE GROUP INC

Legal Titleholders:
CANDESAN LLC
% FLORIDIAN TITLE GROUP INC
3801 S. Ocean Dr., Apt 9y
Hollywood, FL 33019

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 14th
day of November, 2018. 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 11th day of October, 2018.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

SEE ATTACHED

By: Dana F. Buker
Deputy

This Tax Deed is Subject to All
Existing Public Purpose Utility and
Government Easements. The suc-
cessful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 29649.54
401-314

10/11-18-25 11/1 18-06/0000346270B

Assignment: **17336** **Please Route To Supervisor** Service Sheet # **18-045491**

BROWARD COUNTY, FL vs. CANDESAN LLC **TD 41207**

TAX SALE NOTICE VS. **COUNTY/BROWARD** **11/14/2018**

PLAINTIFF DEFENDANT CASE

TYPE OF WRIT COURT HEARING DATE

CANDESAN LLC **3801 S. OCEAN DRIVE #9-Y**

SERVE **HOLLYWOOD, FL 33019**

C/O FLORIDAIN TITLE GROUP INC ***SERVE ASAP - RETURN TO TAX NOTICE TRAY***

Received this process on **10/12/18** Date **10/12/2018**

14279

BROWARD COUNTY REVENUE-DELINQ TAX SECTION

115 S. ANDREWS AVENUE, ROOM A-100

FT LAUDERDALE, FL 33301

JULIE AIKMAN, SUPV.

9884 Attorney

☒ Served

☐ Not Served - see comments

10/15/18 at **0900**

Date Time

On **CANDESAN LLC** **C/O FLORIDAIN TITLE GROUP 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 a copy of the complaint, petition, or initial pleading, by the following method:

☐ **INDIVIDUAL SERVICE**

SUBSTITUTE SERVICE:

☐ At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit:

_____, in accordance with F.S. 48.031(1)(a)

☐ To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)

☐ 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

CORPORATE SERVICE:

☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081

☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)

☐ To _____, as resident agent of said corporation in accordance with F.S. 48.091

☐ **PARTNERSHIP SERVICE:** To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

☐ **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

1st attempt date/time: _____

2nd attempt date/time: _____

☐ **POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1st attempt date/time: _____

2nd attempt date/time: _____

☒ **OTHER RETURNS:** See comments

COMMENTS: _____

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY:  D.S.

ORIGINAL

Bannib 17336

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514226-HF-5750 (TD #41207)

RECEIVED SHERIFF
2018 OCT 10 AM 9:44
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by October 31, 2018\$29,226.66

Or

* Amount due if paid by November 13, 2018\$29,608.54

*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 November 14, 2018 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

CANDESAN LLC
% FLORIDIAN TITLE GROUP INC
3801 S OCEAN DRIVE #9Y
HOLLYWOOD, FL 33019

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
CANDESAN, LLC

Filing Information

Document Number	L12000090315
FEI/EIN Number	46-0559959
Date Filed	07/11/2012
Effective Date	07/11/2012
State	FL
Status	ACTIVE

Principal Address

3801 S OCEAN DR
APT 9Y
HOLLYWOOD, FL 33019

Mailing Address

3801 S OCEAN DR
APT 9Y
HOLLYWOOD, FL 33019

Registered Agent Name & Address

FLORIDIAN TITLE GROUP INC
20801 biscayne blvd
suite 306
AVENTURA, FL 33180

Address Changed: 01/14/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

ARTOLA, RICARDO G
3801 S OCEAN DR APT 9Y
HOLLYWOOD, FL 33019

Title MGRM

ARTOLA, SANTIAGO C
3801 S OCEAN DR APT 9Y
HOLLYWOOD, FL 33019

HOLLYWOOD, FL 33019

Title MGRM

BRUNETTI, MARCELA A
3801 S OCEAN DR APT 9Y
HOLLYWOOD, FL 33019

Annual Reports

Report Year	Filed Date
2016	04/25/2016
2017	04/11/2017
2018	04/21/2018

Document Images

04/21/2018 -- ANNUAL REPORT	View image in PDF format
04/11/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
03/11/2015 -- ANNUAL REPORT	View image in PDF format
04/17/2014 -- ANNUAL REPORT	View image in PDF format
01/14/2013 -- ANNUAL REPORT	View image in PDF format
07/11/2012 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation

THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N05000005473
FEI/EIN Number	20-3065279
Date Filed	05/25/2005
State	FL
Status	ACTIVE

Principal Address

3901 SOUTH OCEAN DRIVE
HOLLYWOOD BEACH, FL 33019

Mailing Address

3901 SOUTH OCEAN DRIVE
HOLLYWOOD BEACH, FL 33019

Registered Agent Name & Address

Hollander, Goode & Lopez, P.A
314 South Federal Highway
Dania Beach, FL 33004

Name Changed: 04/12/2017

Address Changed: 04/12/2017

Officer/Director Detail

Name & Address

Title VP

GONZALEZ, GUSTAVO
3901 S. OCEAN DR.
HOLLYWOOD, FL 33019

Title T

CIMINO, JOE
3901 S. OCEAN DR.
HOLLYWOOD, FL 33019

Title P

PULICE, TERRI
3901 S. OCEAN DR.
HOLLYWOOD, FL 33019

Title S

FAINCAIG, BERNARDO
3901 S. OCEAN DR.
HOLLYWOOD, FL 33019

Title EVP

MAZZONE, DINO
3901 S. OCEAN DR.
HOLLYWOOD, FL 33019

Annual Reports

Report Year	Filed Date
2016	01/21/2016
2017	04/12/2017
2018	04/05/2018

Document Images

04/05/2018 -- ANNUAL REPORT	View image in PDF format
04/12/2017 -- ANNUAL REPORT	View image in PDF format
01/21/2016 -- ANNUAL REPORT	View image in PDF format
03/16/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
04/04/2013 -- ANNUAL REPORT	View image in PDF format
09/10/2012 -- ANNUAL REPORT	View image in PDF format
05/25/2012 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
10/28/2011 -- ANNUAL REPORT	View image in PDF format
10/28/2011 -- Reg. Agent Resignation	View image in PDF format
10/05/2011 -- ANNUAL REPORT	View image in PDF format
01/24/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
07/25/2007 -- ANNUAL REPORT	View image in PDF format
07/31/2006 -- Reg. Agent Change	View image in PDF format
05/11/2006 -- ANNUAL REPORT	View image in PDF format
05/25/2005 -- Domestic Non-Profit	View image in PDF format

1
T3. Nay

This instrument was prepared by
and should be returned to:

Rick S. Felberbaum, Esq.
Felberbaum & Associates, P.A.
399 South Federal Highway
Boca Raton, Florida 33432

This space reserved for recording information

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 26 day of September, 2005, by **MCZ/CENTRUM FLORIDA III OWNER, LLC**, an Illinois limited liability company ("Grantor"), whose office address is 1555 North Sheffield, Chicago, Illinois 60622, to David Hassoun, a single man, and Isaac Hassoun, a married man ("Grantee"), whose mailing address is 3801 S. Ocean Drive, Unit N-9Y, Hollywood, FL. 33019. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

W I T N E S S E T H :

GRANTOR, for and in consideration of Ten and No/100 U.S. Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee the following described land situate and being in Broward County, Florida (the "Property"):

Unit No. N-9Y in THE TIDES CONDOMINIUM, according to the Declaration of Condominium thereof, recorded May 18th, 2005, in Official Records Book 39668 at Page 572, Public Records of Broward County, Florida, as amended and/or supplemented from time to time.

Property Appraiser's Parcel Identification No.: 11226-00-00300/11226-01-01100.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is subject to:

- a) Taxes and assessments for the current calendar year and all subsequent years.
- b) Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority.
- c) All other conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

3

d) Restrictions, covenants, liens, terms and limitations set forth in the Declaration of Condominium of THE TIDES CONDOMINIUM, a condominium, according to the Declaration of Condominium, recorded in Official Records Book 39668, at Page 572, of the Public Records of Broward County, Florida, and referenced above and all exhibits thereto, as amended from time to time.

e) Matters shown on that survey prepared by Zurwelle-Whitaker, Inc., dated August 10, 2003, last revised August 12, 2004 (the "Survey").

f) Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the Atlantic Ocean and the bulkhead as shown on the Survey.

g) The nature or extent of riparian and/or littoral rights.

h) Coastal Construction Control Line as recorded in Miscellaneous Plat Book 6, at Page 10, of the Public Records of Broward County, Florida.

i) Easement in favor of Florida Power & Light Company, recorded in Official Records Book 3515, at Page 806, of the Public Records of Broward County, Florida.

j) Easement in favor of Florida Power & Light Company, recorded in Official Records Book 3515, at Page 807, of the Public Records of Broward County, Florida.

k) Perpetual Beach and Storm Damage Reduction Easement recorded January 9, 2002, in Official Records Book 32599, at Page 1510, of the Public Records of Broward County, Florida.

l) Easement in favor of Florida Power & Light Company, recorded in Official Records Book 3684, at Page 450, of the Public Records of Broward County, Florida.

m) Easement in favor of Florida Power & Light Company, recorded in Official Records Book 3684, at Page 451, of the Public Records of Broward County, Florida.

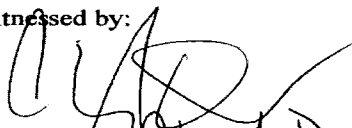
n) Terms, conditions and provisions of the Easement Agreement between Bank Commerce of Florida, Florida Banking Corporation, as Trustee, and Samuel I. Adler, Trustee, et al, filed February 25, 1969, in Official Records Book 3868, at Page 217, of the Public Records of Broward County, Florida, as modified and amended by Agreement between Galahad 3 Limited Partnership and Galahad Court Limited Partnership, dated January 6, 2000, and recorded January 12, 2000, in Official Records Book 30174, at Page 1512, of the Public Records of Broward County, Florida.

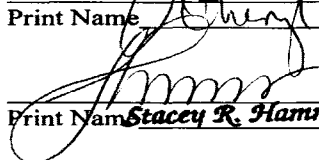
o) Easement granted to the City of Hollywood, recorded in Official Records Book 3542, at Page 127, of the Public Records of Broward County, Florida.

GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor. Grantee, by acceptance and recordation of this Special Warranty Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the Declaration of Condominium and all amendments and/or supplements thereto.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

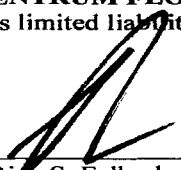
Witnessed by:



Print Name Cheryl Davinport


Print Name Stacey R. Hammans


MCZ/CENTRUM FLORIDA III OWNER, LLC,
an Illinois limited liability company

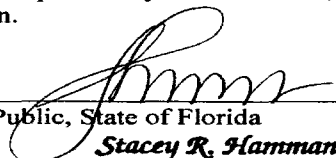


By: _____
Name: Rick S. Felberbaum
Title: Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 26 day of September, 2005, by Rick S. Felberbaum, the Vice President of MCZ/Centrum Florida III Owner, LLC, an Illinois limited liability company, on behalf of such limited liability company. ☒ He is personally known to me, or { } has produced _____ as identification.

NOTARY PUBLIC-STATE OF FLORIDA
 **Stacey R. Hammans**
Commission # DD460147
Expires: AUG. 09, 2009
Bonded Thru Atlantic Bonding Co., Inc.



Notary Public, State of Florida
Stacey R. Hammans

Type, Print or Stamp Name
My Commission Expires:

2768773_v3

This Document Prepared By:

MAX M. HAGEN, ESQ.
RETURN TO:
HAGEN & HAGEN, P.A.
3531 GRIFFIN ROAD
FT. LAUDERDALE, FL 33312

Parcel ID Number: 514226HF5750

Warranty Deed

This Indenture, Made this 7th day of June, 2012 A.D., Between
DAVID HASSOUN, A SINGLE MAN and ISAAC HASSOUN, A MARRIED MAN

of the County of Kings, State of New York, grantors, and
RICARDO G. ARTOLA and MARCELA ALEJANDRA BRUNETTI, HUSBAND AND WIFE

whose address is: 3801 S. OCEAN DRIVE, UNIT NO. N-9Y, HOLLYWOOD, FL 33019

of the County of BROWARD, State of Florida, grantees.
Witnesseth that the GRANTORS, for and in consideration of the sum of

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

Unit No. N-9Y, THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM, according to
the Declaration of Condominium thereof, as recorded in Official
Records Book 39668, Page 572, as amended, of the Public Records of
Broward County, Florida.

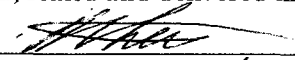
SUBJECT TO: Conditions, restrictions, reservations, limitations and
easements of record, if any, but this reference shall not operate to
reimpose same; Zoning ordinances, restrictions, prohibitions and
other requirements imposed by governmental authority; Real estate
taxes for the year 2012 and subsequent years.


THIS IS NOT THE HOMESTEAD OF GRANTOR, ISAAC HASSOUN, NOR HAS IT EVER
BEEN, NOR IS IT CONTIGUOUS TO HIS HOMESTEAD. SAID GRANTOR RESIDES
WITH HIS SPOUSE AT 1320 AVENUE T, BROOKLYN, NEW YORK 11229

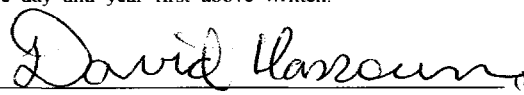
and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Marc Lenider
Witness


Printed Name: Tony Valt
Witness


DAVID HASSOUN (Seal)
P.O. Address: 1320 AVENUE T, BROOKLYN, NY 11229


ISAAC HASSOUN (Seal)
P.O. Address: 1320 AVENUE T, BROOKLYN, NY 11229

STATE OF NEW YORK
COUNTY OF KINGS

The foregoing instrument was acknowledged before me this 5th day of June, 2012 by
DAVID HASSOUN, A SINGLE MAN and ISAAC HASSOUN, A MARRIED MAN

who are personally known to me or who have produced VALID DRIVER'S LICENSES as identification.

Printed Name: GARY CHERVINSKY
Notary Public

My Commission Expires:

GARY CHERVINSKY
No. 01CH5071145
Notary Public, State of New York
Qualified in Nassau County
My Commission Expires Jan. 6, 2015

2
This Instrument Prepared
by and Return to:
OSCAR GRISALES
2999 NE 191 STREET
PH8
AVENTURA, FL 33180

QUITCLAIM DEED

This Quit Claim Deed, made this 11th day of July 2012 between RICARDO G. ARTOLA AND MARCELA ALEJANDRA BRUNETTI, HUSBAND AND WIFE whose post office address is 3801 S OCEAN DRIVE APT 9Y, HOLLYWOOD, FL 33019, Grantor, and CANDESAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is 3801 S OCEAN DRIVE APT 9Y, HOLLYWOOD, FL 33019, Grantee.

Witnesseth, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND NO CENTS----(\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of BROWARD, State of Florida, to-wit:

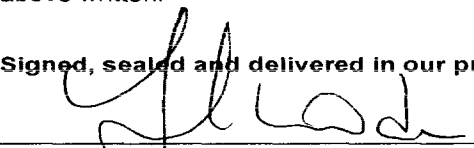
Unit No.N-9Y, THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM F/K/A EVERGLADES ON THE BAY SOUTH, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 39668, Page 572, and all Exhibits and Amendments thereto, of the Public Records of BROWARD County, Florida, together with an undivided interest in the common elements appurtenant thereto according to said Declaration.

Parcel Identification Number: 514226HF5750

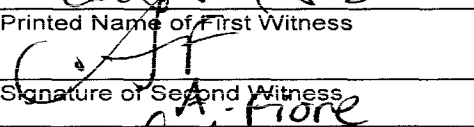
To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

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

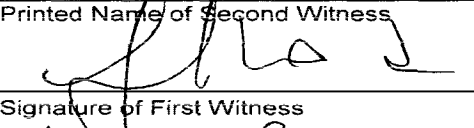
Signed, sealed and delivered in our presence:


Signature of First Witness

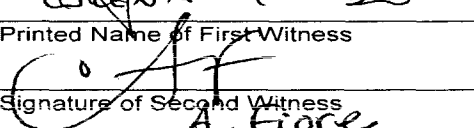
Laura Pardo
Printed Name of First Witness


Signature of Second Witness


A. Fiore
Printed Name of Second Witness


Signature of First Witness

Laura Pardo
Printed Name of First Witness


Signature of Second Witness

A. Fiore
Printed Name of Second Witness


RICARDO G. ARTOLA


MARCELA
BRUNETTI

ALEJANDRA
BRUNETTI

State of Florida
County of Miami-Dade

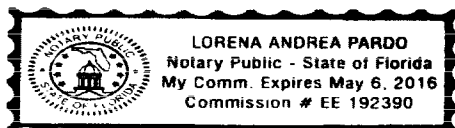
The foregoing instrument was acknowledged before me this 11th day of July, 2012 by RICARDO G. ARTOLA AND MARCELA ALEJANDRA BRUNETTI He/she ☐ is personally known to me or ☒ has produced PASSPORT as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:



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

DATE: October 1st, 2018
PROPERTY ID # 514226-HF-5750 (TD # 41207)

WARNING

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

CANDESAN, LLC
3801 S OCEAN DRIVE APT 9Y
HOLLYWOOD, FL 33019

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3801 S OCEAN DRIVE #9Y, HOLLYWOOD, FL 33019 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 October 31, 2018\$29,267.66

Or

* Estimated Amount due if paid by November 13, 2018\$29,649.54

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 14, 2018 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: October 1st, 2018
PROPERTY ID # 514226-HF-5750 (TD # 41207)

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KIVI, LLC AND OCEAN BANK, ATTN: IVAN CASTENEDA
780 NW LE JEUNE RD. #525
MIAMI, FL 33126

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

DATE: October 1st, 2018
PROPERTY ID # 514226-HF-5750 (TD # 41207)

WARNING

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FLORIDIAN TITLE GROUP, INC, REGISTERED AGENT O/B/O CANDESAN, LLC

20801 BISCAYNE BLVD, SUITE 306
AVENTURA, FL 33180

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3801 S OCEAN DRIVE #9Y, HOLLYWOOD, FL 33019 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: October 1st, 2018

PROPERTY ID # 514226-HF-5750 (TD # 41207)

WARNING

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HOLLANDER, GOODE & LOPEZ, P.A., REGISTERED AGENT O/B/O THE TIDES ON
HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC.

314 SOUTH FEDERAL HIGHWAY
DANIA BEACH, FL 33004

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3801 S OCEAN DRIVE #9Y,
HOLLYWOOD, FL 33019 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE
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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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DATE: October 1st, 2018

PROPERTY ID # 514226-HF-5750 (TD # 41207)

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THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC.

3901 SOUTH OCEAN DRIVE
HOLLYWOOD BEACH, FL 33019

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

DATE: October 1st, 2018
PROPERTY ID # 514226-HF-5750 (TD # 41207)

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CANDESAN LLC
% FLORIDIAN TITLE GROUP INC
3801 S OCEAN DR APT 9Y
HOLLYWOOD, FL 33019

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% FLORIDIAN TITLE GROUP INC
20801 BISCAYNE BLVD #306
AVENTURA, FL 33180

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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: October 1st, 2018
PROPERTY ID # 514226-HF-5750 (TD # 41207)

WARNING

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

CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3801 S OCEAN DRIVE #9Y, HOLLYWOOD, FL 33019 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 October 31, 2018\$29,267.66

Or

* Estimated Amount due if paid by November 13, 2018\$29,649.54

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 14, 2018 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: October 1st, 2018
PROPERTY ID # 514226-HF-5750 (TD # 41207)

WARNING

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

FLORIDIAN TITLE GROUP, INC
20801 BISCAYNE BLVD STE 306
AVENTURA, FL 33180

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3801 S OCEAN DRIVE #9Y, HOLLYWOOD, FL 33019 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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MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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Or

* Estimated Amount due if paid by November 13, 2018\$29,649.54

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 14, 2018 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: October 1st, 2018
PROPERTY ID # 514226-HF-5750 (TD # 41207)

WARNING

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

FLORIDIAN TITLE GROUP, INC
C/O OSCAR GRISALES-RACINI
2999 NE 191 ST STE PH-08
AVENTURA, FL 33180

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3801 S OCEAN DRIVE #9Y, HOLLYWOOD, FL 33019 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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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by October 31, 2018\$29,267.66
Or
- * Estimated Amount due if paid by November 13, 2018\$29,649.54

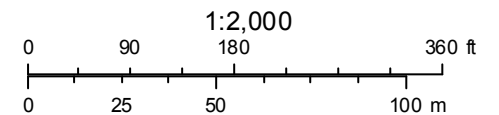
THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 14, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury



August 14, 2018



7018 0040 0000 6236 5839

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 Postage

\$
Sent To

Street and Ap.

City, State, Z.

TD 41207 NOVEMBER 2018 WARNING
FLORIDIAN TITLE GROUP, INC
C/O OSCAR GRISALES-RACINI
2999 NE 191 ST STE PH-08
AVENTURA, FL 33180

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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

Certified Mail Fee

\$

Extra Services & Fees (<i>check box, add fee as appropriate</i>)					
<input type="checkbox"/>	Additional Driver Fee				
<input type="checkbox"/>	Insurance Deductible Waiver				
<input type="checkbox"/>	Rental Car Insurance				
<input type="checkbox"/>	Traffic School				
<input type="checkbox"/>	Other:				

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

Postage

\$

Total Postage

\$

Sent To

Street and A

City/State _____

Postmark
Here

7018 0040 0000 6236 5815

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

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Total Postage

\$

Sent To

Street and Ap

City, State, Zi

TD 41207 NOVEMBER 2018 WARNING
CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7018 0040 0000 0000 6236 5808

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)

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|--|----|-------|
| <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

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Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 41207 NOVEMBER 2018 WARNING
CANDESAN LLC
% FLORIDIAN TITLE GROUP INC
20801 BISCAYNE BLVD #306
AVENTURA, FL 33180

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7018 0040 0000 6236 5792

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
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Postage	
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Total Postage	
\$	
Sent To	
Street and Apt.	
City, State, ZIP	

TD 41207 NOVEMBER 2018 WARNING
CANDESAN LLC
% FLORIDIAN TITLE GROUP INC
3801 S OCEAN DR APT 9Y
HOLLYWOOD, FL 33019

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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 \$ _____

Postage

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Total Postage \$

\$

Sent To

Street and Apt. #

City, State, ZIP+4

Postmark
Here

TD 41207 NOVEMBER 2018 WARNING
THE TIDES ON HOLLYWOOD BEACH
CONDOMINIUM ASSOCIATION, INC.
3901 SOUTH OCEAN DRIVE
HOLLYWOOD BEACH, FL 33019

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7018 0040 0000 6236 5785

7016 0040 0000 6236 5778

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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OFFICIAL USE

Certified Mail Fee

\$

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

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|--|----|--|
| <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
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Postage

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP

TD 41207 NOVEMBER 2018 WARNING
HOLLANDER, GOODE & LOPEZ, P.A. REGISTERED AGENT
O/B/O THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM
ASSOCIATION, INC.
314 SOUTH FEDERAL HIGHWAY
DANIA BEACH, FL 33004

7018 0040 0000 6236 5761

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

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OFFICIAL USE

Certified Mail Fee

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

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|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postage

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP

TD 41207 NOVEMBER 2018 WARNING
FLORIDIAN TITLE GROUP, INC, REGISTERED AGENT
O/B/O CANDESAN, LLC
20801 BISCAYNE BLVD, SUITE 306
AVENTURA, FL 33180

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7018 0040 0000 6236 5754

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
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Postage

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Total Postage

\$

Sent To

Street and A

City, State, Z

TD 41207 NOVEMBER 2018 WARNING

KIVI, LLC AND OCEAN BANK
ATTN: IVAN CASTENEDA
780 NW LE JEUNE RD. #525
MIAMI, FL 33126

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7018 0040 0000 6236 5742

U.S. Postal ServiceTM
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

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Total Post

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Sent To

Street and

City, State,

TD 41207 NOVEMBER 2018 WARNING
CANDESAN, LLC
3801 S OCEAN DRIVE APT 9Y
HOLLYWOOD, FL 33019

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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 41207 NOVEMBER 2018 WARNING

THE TIDES ON HOLLYWOOD BEACH

CONDOMINIUM ASSOCIATION, INC.

3901 SOUTH OCEAN DRIVE

HOLLYWOOD BEACH, FL 33019

9590 9402 3236 7196 3230 45

2. Article Number (Transfer from service label)

7018 0040 0000 6236 5785

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 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 41207 NOVEMBER 2018 WARNING
FLORIDIAN TITLE GROUP, INC
C/O OSCAR GRISALES-RACINI
2999 NE 191 ST STE PH-08
AVENTURA, FL 33180



9590 9402 3236 7196 3229 94

2. Article Description:

PS Form 3800, January 2010 Edition

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
10-5-18

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ 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 41207 NOVEMBER 2018 WARNING
HOLLANDER, GOODE & LOPEZ, P.A., REGISTERED AGENT
O/B/O THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM
ASSOCIATION, INC.
314 SOUTH FEDERAL HIGHWAY
DANIA BEACH, FL 33004



2. Article Number (Transfer from service label)

7018 0040 0000 6236 5778

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
Carmen 10-9-18

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"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery | |

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>■ Complete items 1, 2, and 3.</div> <div>■ Print your name and address on the reverse so that we can return the card to you.</div> <div>■ Attach this card to the back of the mailpiece, or on the front if space permits.</div>		<div>A. Signature<div>X</div><div><div><div>DEBORAH KERN</div><div>10/04/2018</div></div></div><div><div><input type="checkbox"/> Agent</div><div><input type="checkbox"/> Addressee</div></div></div>	
1. Article Addressed to:		B. Received by (Printed Name) <div>DEBORAH KERN</div>	
TD 41207 NOVEMBER 2018 WARNING KIVI, LLC AND OCEAN BANK ATTN: IVAN CASTENEDA 780 NW LE JEUNE RD. #525 MIAMI, FL 33126		C. Date of Delivery <div>10/04/2018</div>	
2. Article Number (Transfer from service label) 7018 0040 0000 6236 5754		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No	
3. Service Type <div><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</div>		<div><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</div>	