



**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**  
**Phone: (412) 391-5555 Fax: (412) 391-7608**  
**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**  
  
**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 08/04/2018

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 08/02/2018

**CERTIFICATE #** 2015-20251

**ACCOUNT #** 514222AF0240

**ALTERNATE KEY #** 708571

**TAX DEED APPLICATION #** 41618

**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. 402, RODMAN OF HOLLYWOOD CONDOMINIUM APARTMENTS, according to the Declaration of Condominium thereof, recorded in Official Records Book 3870, Page 354 of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 1747 RODMAN STREET #402, HOLLYWOOD FL 33020-6461

### OWNER OF RECORD ON CURRENT TAX ROLL:

TRIVO & ANKA RAILIC

4506 POLK ST

HOLLYWOOD, FL 33021-6620 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

TRIVO RAILIC AND ANKA RAILIC

OR: 29914, Page: 1192

1747 RODMAN ST.

HOLLYWOOD, FL 33020 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX CERTIFICATE FUND LLC

6210 PASADENA POINT BLVD S.

GULFPORT, FL 33707 (Tax Deed Applicant)

RODMAN OF HOLLYWOOD CONDOMINIUM APTS., INC.

1747 RODMAN STREET

HOLLYWOOD, FL 33020 (Per Sunbiz. Declaration recorded in 3870-354.)

DANE T. STANISH, ESQ., REGISTERED AGENT

O/B/O RODMAN OF HOLLYWOOD CONDOMINIUM APTS., INC.

3475 SHERIDAN ST 209

HOLLYWOOD, FL 33021 (Per Sunbiz)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5142 22 AF 0240

**CURRENT ASSESSED VALUE:** \$87,840

**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: 21550, Page: 630

Order Determining Homestead

OR: 29707, Page: 1040

Death Certificate

OR: 29914, Page: 1196

**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 KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	1747 RODMAN STREET #402, HOLLYWOOD FL 33020-6461	<b>ID #</b>	5142 22 AF 0240
<b>Property Owner</b>	RAILIC,TRIVO & ANKA	<b>Millage</b>	0513
<b>Mailing Address</b>	4506 POLK ST HOLLYWOOD FL 33021-6620	<b>Use</b>	04
<b>Abbr Legal Description</b>	RODMAN OF HOLLYWOOD CONDO UNIT 402		

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	\$9,730	\$87,540	\$97,270	\$64,610	
2017	\$8,780	\$79,060	\$87,840	\$58,740	\$1,656.22
2016	\$6,390	\$57,550	\$63,940	\$53,400	\$1,450.50

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$97,270	\$97,270	\$97,270	\$97,270
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$64,610	\$97,270	\$64,610	\$64,610
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$64,610	\$97,270	\$64,610	\$64,610

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/22/1999	WD	\$30,000	29914 / 1192			
7/6/1999	ODH		29707 / 1040			
12/1/1993	WD	\$35,000	21550 / 630			
12/1/1989	WD	\$36,500				
4/1/1986	WD	\$35,500				
				<b>Adj. Bldg. S.F.</b>		720
				<b>Units/Beds/Baths</b>		1/1/1
				<b>Eff./Act. Year Built: 1970/1969</b>		

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 #41618

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of December 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:

CITY OF HOLLYWOOD TREASURY DIVISION 2600 HOLLYWOOD BLVD HOLLYWOOD, FL 33020	TRIVO RAILIC 1747 RODMAN ST #402 HOLLYWOOD, FL 33020	RAILIC,ANKA 1747 RODMAN ST#402 HOLLYWOOD, FL 33020	RAILIC,TRIVO 4506 POLK ST HOLLYWOOD, FL 33021-6620
RAILIC,ANKA 4506 POLK ST HOLLYWOOD, FL 33021-6620	RODMAN OF HOLLYWOOD CONDOMINIUM APTS., INC. 1747 RODMAN STREET HOLLYWOOD, FL 33020	DANE T. STANISH, ESQ., REGISTERED AGENT O/B/O RODMAN OF HOLLYWOOD CONDOMINIUM APTS., INC. 3475 SHERIDAN ST 209 HOLLYWOOD, FL 33021	

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 3rd day of December 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 41618

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: 514222-AF-0240  
Certificate Number: 20251  
Date of Issuance: 05/26/2016  
Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC  
Description of Property: RODMAN OF HOLLYWOOD CONDO  
UNIT 402  
A condominium, according to the declaration of condominium recorded on O R Book 3870, Page 354, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: RAILIC,TRIVO & ANKA  
Legal Titleholders: RAILIC,TRIVO & ANKA  
4506 POLK ST  
HOLLYWOOD, FL 33021-6620

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 16th day of January, 2019. 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 13th day of December, 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: 12/13/2018, 12/20/2018, 12/27/2018 & 01/03/2019  
Minimum Bid: 6287.49

## 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 BARBARA JEAN COOPER, 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

41618

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 20251

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

12/13/2018 12/20/2018 12/27/2018 01/03/2019

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.

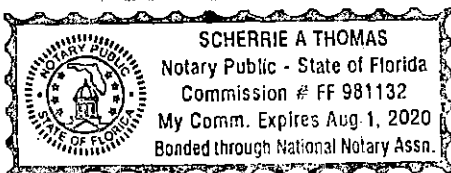
*Barbara Jean Cooper*

Sworn to and subscribed before me this  
3 day of JANUARY, A.D. 2019

*Scherrie A Thomas*

(SEAL)

BARBARA JEAN COOPER personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 41618

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: 514222-AF-0240

Certificate Number: 20251

Date of Issuance: 05/26/2016

Certificate Holder:

FLORIDA TAX CERTIFICATE  
FUND LLC

Description of Property:

RODMAN OF HOLLYWOOD CONDO  
UNIT 402

A condominium, according to the declaration of condominium recorded on O R Book 3870, Page 354, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed:

RAILIC, TRIVO & ANKA

Legal Titleholders:

RAILIC, TRIVO & ANKA

4506 POLK ST

HOLLYWOOD, FL 33021-6620

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 16th day of January, 2019. 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 13th day of December, 2018.

Bertha Henry  
County Administrator

SEE ATTACHED



RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)

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: 6287.49  
401-314  
12/13-20-27 1/3 18-72/0000360365B

93-587038 T#001  
12-22-93 03:49PM

\$ 245.00  
DOCU. STAMPS-DEED

RECVD. BROWARD CTY  
B. JACK OSTERHOLT

COUNTY ADMIN.

RETURN TO: ARCHIE J. RYAN  
700 EAST DANIA BEACH BLVD.  
DANIA, FLORIDA 33004

Parcel ID Number: 1222-AF-0240  
Grantee #1 TIN: [REDACTED]

## Warranty Deed

This Indenture, Made this 16th day of December, 1993 A.D., Between  
MYCHAJLO KUKURUZA, a married man, joined by his wife, PAULA MUDRYK,

of the County of BROWARD, State of Florida, grantor, and  
JAMES CASBARRO, a single man,

whose address is: 1747 RODMAN ST APT. 402, HOLLYWOOD, Florida 33020

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

Witnesseth that the GRANTOR, for and in consideration of the sum of  
----- TEN & NO/100 (\$10.00) ----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by 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 the county of BROWARD State of Florida to wit:

APT. #402 OF RODMAN OF HOLLYWOOD CONDOMINIUM APARTMENTS,  
ACCORDING TO THE DECLARATION THEREOF, RECORDED IN OFFICIAL  
RECORDS BOOK 3870, PAGE 354, OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA.

Subject to restrictions, reservations and easements of record,  
if any, and taxes subsequent to 1993.

BK21550PG0630

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

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

Stanley T. Szczebak  
Stanley T. Szczebak  
Witness as to Both

Leon Blasiak  
Printed Name: Leon Blasiak  
Witness as to Both

Mychajlo Kukuruza (Seal)  
MYCHAJLO KUKURUZA  
P.O. Address 1747 RODMAN ST APT. 406, HOLLYWOOD, FL 33020

Joined by his wife,  
Paula Mudryk (Seal)  
PAULA MUDRYK  
1747 Rodman St., Apt. #406,  
Hollywood, FL 33020 (Seal)

STATE OF Florida  
COUNTY OF BROWARD

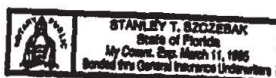
The foregoing instrument was acknowledged before me this 16th day of December, 1993 by  
MYCHAJLO KUKURUZA, a married man, and Paula Mudryk, his wife,

who is personally known to me or who has produced his Florida driver's license as identification.

This Document Prepared By:

STANLEY T. SZCZEBAK ATTORNEY AT LAW  
1816 HARRISON STREET  
HOLLYWOOD, FL 33020

Stanley T. Szczebak  
STANLEY T. SZCZEBAK  
NOTARY PUBLIC



KUKURUZA

(20)

# RODMAN Of Hollywood Condominium Apts., Inc.

1747 Rodman Street  
Hollywood, Florida 33020

## CONSENT / CONVEYANCE

The Board of Directors of RODMAN OF HOLLYWOOD  
CONDOMINIUM APTS., INC., at a meeting held the 8 day  
of Dec. 1993, have approved James Casbarro  
and hereby consent to the sale of Apartment No. 402, at  
1747 Rodman Street, Hollywood, Florida, by Mike Rukurusa  
as Sellers, to James Casbarro, as purchasers,  
and further represent and certify that the undersigned  
condominium association has no claim or charge for delinquent  
or unpaid assessments on said Apartment, No. 402, and  
that all assessments or sums due for maintenance are fully  
paid through Dec 31, 1993.

Dated this 8 day of Dec. 1993.

RODMAN OF HOLLYWOOD  
CONDOMINIUM APTS., INC.

Attest:

Paul St Arnaud  
Secretary

By Dominic J. Jucos  
President

seal

Copies:  
Original - buyer/realtor  
1 cy - seller/realtor  
1 cy - Association files

James Casbarro 12/8/93  
(Signature(s))  
Accept and Understand the  
Condominium Rules & Regulations

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

BK21550PG0631



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

## Detail by Entity Name

Florida Not For Profit Corporation

RODMAN OF HOLLYWOOD CONDOMINIUM APTS., INC.

### Filing Information

<b>Document Number</b>	716004
<b>FEI/EIN Number</b>	59-1284112
<b>Date Filed</b>	02/06/1969
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	09/30/2009
<b>Event Effective Date</b>	NONE

### Principal Address

1747 RODMAN STREET  
HOLLYWOOD, FL 33020

Changed: 01/10/2011

### Mailing Address

1747 RODMAN STREET  
HOLLYWOOD, FL 33020

Changed: 01/10/2011

### Registered Agent Name & Address

STANISH, DANE TESQ.  
3475 SHERIDAN ST  
209  
HOLLYWOOD, FL 33021

Name Changed: 03/09/2009

Address Changed: 03/06/2017

### Officer/Director Detail

#### **Name & Address**

Title VP

GONZALEZ, CARLOS  
1747 RODMAN ST

HOLLYWOOD, FL 33020

Title P

RECINE, MADDALENA  
1747 RODMAN ST  
HOLLYWOOD, FL 33020

Title Director

Mann, Jeffrey  
1747 Rodman St  
Hollywood, FL 33020

Title Director

Baranek , Katharina  
1747 RODMAN STREET  
HOLLYWOOD, FL 33020

Title Director

Tseona, Sergey  
1747 RODMAN STREET  
HOLLYWOOD, FL 33020

**Annual Reports**

Report Year	Filed Date
2016	02/25/2016
2017	03/06/2017
2018	02/26/2018

**Document Images**

<a href="#">02/26/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/12/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/30/2009 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/09/2009 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">11/04/2008 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/30/2006 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/30/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">01/09/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

IN THE CIRCUIT COURT FOR  
BROWARD COUNTY, FLORIDA  
PROBATE DIVISION

CASE NO. \_\_\_\_\_ 99003913

IN RE: ESTATE OF  
JAMES CASBARRO

Deceased

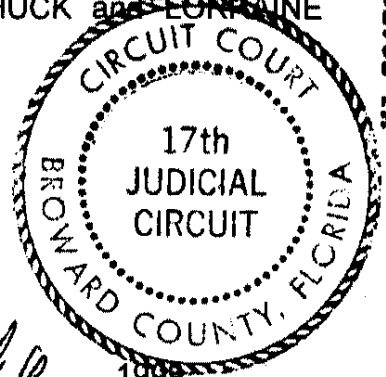
**ORDER DETERMINING HOMESTEAD REAL PROPERTY**

This cause has been considered by this court on the petition of BERNICE CASBARRO, DIANE HOLOCHUCK and LORRAINE TRONCILLITO, as co-personal representatives of the above estate, and the court having determined that the below described real property constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida, that the decedent had no surviving spouse, and two adult living children, namely, BERNICE CASBARRO, DIANE HOLOCHUCK and LORRAINE TRONCILLITO, it is

ADJUDGED, that the below described real property constituted the homestead of the decedent and upon the decedent's death, said property descended to decedents daughters, namely BERNICE CASBARRO, DIANE HOLOCHUCK and LORRAINE TRONCILLITO.

APT. #402, of RODMAN OF HOLLYWOOD  
CONDOMINIUM APARTMENTS, according  
to the Declaration of Condominium thereof,  
recorded in Official Records Book 3870,  
Page 354, of the Public Records of Broward  
County, Florida.

ORDERED, at Fort Lauderdale, Florida on July 6, 1999.



Mark A. Speiser  
Circuit Judge

MARK A. SPEISER

Copies Furnished to:  
Benjamin R. Schulman Esq.  
Bernice Casbarro  
Diane Holochuck  
Lorraine Troncillito

INSTR # 99445028 OR BK 29707 PG 1040 RECD 07/29/99 02:32 PM  
COMMISSIONER BROWARD COUNTY DEPUTY CLERK 1935



Instrument Prepared by:  
Record and Return To:  
Benjamin R. Schulman, Esq.  
Fischer, Schulman & Minski  
4651 Sheridan Street, Suite 325  
Hollywood, Florida 33021

INSTR # 99607408  
OR BK 29914 PG 1192  
RECORDED 10/07/1999 10:14 AM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 210.00  
DEPUTY CLERK 1006

Property Folio No.: 11 222-AF-C2400

WILL CALL  
PETEP PORT, ESQ.  
FAIRWAY TITLE COMPANY  
3565 NE 183 STREET  
NORTH MIAMI BEACH, FL 33160

**WARRANTY DEED**

*WLC*  
*Bar*  
**This Indenture, made this 22nd day of July, 1999, between BERNICE CASBARRO, DIANE HOLOCHUCK and LORRAINE TRONCILLITO ("Grantor"), and TRIVO RAILIC and ANKA RAILIC, husband and wife whose post office address is 1747 Rodman St., Hollywood, FL 33020 ("Grantee").**

**Witnesseth** that said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency 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, State of Florida, to wit:

Unit No. 402, RODMAN OF HOLLYWOOD CONDOMINIUM APARTMENTS, according to the Declaration of Condominium thereof, recorded in Official Records Book 3870, Page 354 of the Public Records of Broward County, Florida.

Subject to taxes for the year 1999 and subsequent years, and all state and local laws and ordinances, and all matters of record.

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

**THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF ANY OF THE GRANTORS' OR OF ANY OF GRANTORS' FAMILY. GRANTORS RESIDE AT THE ADDRESS SET FORTH AFTER GRANTORS' NAME BELOW.**

**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:

*Christine Ricalde*

**Witness Printed name:**  
CHRISTINE RICALDE

*Susan Spinelli*

**Witness Printed Name:**  
Susan Spinelli  
State of New York  
County of Ulster

Address:

*Bernice Casbarro*  
**BERNICE CASBARRO**  
71 Lipton St.  
Kingston, N.Y. 12401

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, the foregoing instrument was acknowledged this 22<sup>nd</sup> day of July, 1999 by BERNICE CASBARRO who is known to me or have produced driver's license as identification.

*Margaret N. Bach* (SEAL)  
Notary Public, State of NY

My Commission Expires:

MARGARET N. BACH  
Notary Public, State of New York  
Qualified in Ulster County  
No. 4787993  
Commission Expires Nov. 30, 1999

3



Karen S. Spague  
 Witness Printed name:

Rosemary DiAgostino Address:

Witness Printed Name:  
 Rosemary DiAgostino

State of New York  
 County of Suffolk

Diane Holochuck  
 DIANE HOLOCHUCK

23 Blacksmith Lane  
Eastport NY 11731

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, the foregoing instrument was acknowledged this 26<sup>th</sup> day of July, 1999, by **DIANE HOLOCHUCK** who is known to me or have produced NYS DL as identification.

Notary Public, State of New York  
 No. 49107  
 Qualified in Suffolk County  
 Term Expires August 25, 99

Margaret N. Bach (SEAL)  
 Notary Public, State of New York

My Commission Expires: August 25, 99

Christine Ricalde  
 Witness Printed name:  
 CHRISTINE RICALDE

Susan Spinelli  
 Witness Printed Name:

Susan Spinelli  
 State of New York  
 County of Ulster

Address:

Lorraine Troncillito  
 LORRAINE TRONCILLITO  
18 Dragetta Rd  
Malver, NY 12542

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, the foregoing instrument was acknowledged this 22<sup>nd</sup> day of July, 1999, by **LORRAINE TRONCILLITO** who is known to me or have produced non-driver's license as identification.

Margaret N. Bach (SEAL)  
 Notary Public, State of NY

My Commission Expires:

MARGARET N. BACH  
 Notary Public, State of New York  
 Qualified in Ulster County  
 No. 4787993  
 Commission Expires Nov. 30, 1999

**Rodman of Hollywood Condominium Apts., Inc.**  
1747 Rodman Street  
Hollywood, Florida 33020

**CONSENT • CONVEYANCE**

The Board of Directors of Rodman Of Hollywood Condominium apts., Inc., at a meeting held the 7 day of July have approved and hereby consent to the sale of Apartment No. 402, at 1747 Rodman Street, Hollywood Florida, by CASABARRC as Sellers, to TRIVO & ANKO RAJIC, as Purchasers, and further represent and certify that the undersigned condominium association has no claim or charge for delinquent or unpaid assessment on said Apartment, No. 402, and that all assessments, sums due or maintenance fees are fully paid through Sept 30, 1999.

Maintenance fee for Apartment No. 402 is in the amount of \$ 235<sup>00</sup>, which is due Quarterly on or before the 1st of January, April, July, and October of each year.

The purchaser acknowledges that a copy of the "By-Laws" and the "Rules and Regulations" of Rodman of Hollywood Condominium Apts., Inc. have been provided. Purchaser agrees to abide by "By-Laws" and "Rules and Regulations."

Dated this 7 day of July, 1999.

Rodman of Hollywood  
Condominium Apts., Inc.

By: [Signature]  
(Office)

Attest: Edna Grubelic  
(Office)

Valencia Cook

Acknowledgment by Purchaser: Trivo Rajic

CONSENT.WPS

Pd 402<sup>00</sup> Cash  
[Signature]

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

**DATE: December 3rd, 2018**  
**PROPERTY ID # 514222-AF-0240 (TD # 41618)**

# WARNING

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

RAILIC, TRIVO  
4506 POLK ST  
HOLLYWOOD, FL 33021-6620

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1747 RODMAN STREET #402, HOLLYWOOD, FL 33020-6461 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 December 31, 2018 .....\$6,209.09  
Or  
\* Estimated Amount due if paid by January 15, 2019 .....\$6,287.49

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 16, 2019 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](http://www.broward.org/recordstaxestreasury)**

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

**DATE: December 3rd, 2018**

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: December 3rd, 2018**  
**PROPERTY ID # 514222-AF-0240 (TD # 41618)**

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RAILIC, ANKA  
1747 RODMAN ST #402  
HOLLYWOOD, FL 33020

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

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DANE T. STANISH, ESQ., REGISTERED AGENT O/B/O RODMAN OF HOLLYWOOD  
CONDOMINIUM APTS., INC.  
3475 SHERIDAN ST 209  
HOLLYWOOD, FL 33021

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

**DATE: December 3rd, 2018**  
**PROPERTY ID # 514222-AF-0240 (TD # 41618)**

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RODMAN OF HOLLYWOOD CONDOMINIUM APTS., INC.  
1747 RODMAN STREET  
HOLLYWOOD, FL 33020

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

**DATE: December 3rd, 2018**  
**PROPERTY ID # 514222-AF-0240 (TD # 41618)**

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

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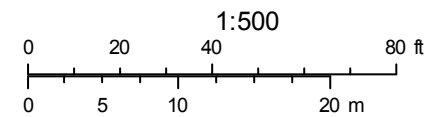
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October 18, 2018



7018 1830 0001 0957 9061

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

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Total Postage and	
\$	
Sent To	
Street and Apt. No.	
City, State, ZIP+4 <sup>®</sup>	

**TD 41618 JANUARY 2019 WARNING**  
CITY OF HOLLYWOOD  
TREASURY DIVISION  
2600 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020

7016 1630 0001 0957 9076

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Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and \$	
Sent To	TD 41618 JANUARY 2019 WARNING
Street and Apt. No	TRIVO RAILIC
	1747 RODMAN ST #402
City, State, ZIP+4	HOLLYWOOD, FL 33020
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7018 1830 0001 0957 9085

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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 | \$ |  |

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Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

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RAILIC, ANKA

1747 RODMAN ST#402  
HOLLYWOOD, FL 33020

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

See Reverse for Instructions

7018 1830 0001 0952 9092

U.S. Postal Service<sup>TM</sup>  
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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

\$

Total Postage and

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Sent To

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City, State, ZIP+4

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RAILIC, TRIVO

4506 POLK ST

HOLLYWOOD, FL 33021-6620

7018 1830 0001 0957 9108

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Certified Mail Fee

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

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7018 1830 0001 0957 9115

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Street and Apt. No.

City, State, ZIP+4

Postmark  
Here

**TD 41618 JANUARY 2019 WARNING**  
RODMAN OF HOLLYWOOD  
CONDOMINIUM APTS., INC.  
1747 RODMAN STREET  
HOLLYWOOD, FL 33020

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

See Reverse for Instructions



7018 1830 0001 0957 9122

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)<sup>®</sup>.

**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 and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

**TD 41618 JANUARY 2019 WARNING**  
DANE T. STANISH, ESQ., REGISTERED  
AGENT O/B/O RODMAN OF HOLLYWOOD  
CONDOMINIUM APTS., INC.  
3475 SHERIDAN ST 209  
HOLLYWOOD, FL 33021

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 41618 JANUARY 2019 WARNING**  
DANE T. STANISH, ESQ., REGISTERED  
AGENT O/B/O RODMAN OF HOLLYWOOD  
CONDOMINIUM APTS., INC.  
3475 SHERIDAN ST 209  
HOLLYWOOD, FL 33021



9590 9402 3236 7196 0518 18

## 2. F

7018 1830 0001 0957 9122

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

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

☒ Agent  
☐ Addressee

## B. Received by (Printed Name)

Pat Wolph

## C. Date of Delivery

12/4/18

- 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"/> Very Restricted Delivery            | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery                 |   |

(over \$500)

1217018

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 41618 JANUARY 2019 WARNING**  
RAILIC, ANKA  
4506 POLK ST  
HOLLYWOOD, FL 33021-6620



9590 9402 3236 7196 0513 37

2.

7018 1830 0001 0957 9108

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/8/18

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☐ Delivery Restricted Delivery☐ Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 41618 JANUARY 2019 WARNING**  
RAILIC, TRIVO  
4506 POLK ST  
HOLLYWOOD, FL 33021-6620



9590 9402 3236 7196 0516 96

2

7018 1830 0001 0957 9092

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

12/8/08

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

## 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

elivery Restricted Delivery

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 41618 JANUARY 2019 WARNING**  
CITY OF HOLLYWOOD  
TREASURY DIVISION  
2600 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020



9590 9402 3236 7196 0517 26

7018 1830 0001 0957 9061

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

M. MERINO

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Delivery Restricted Delivery                  | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 41618 JANUARY 2019 WARNING**

RODMAN OF HOLLYWOOD  
CONDOMINIUM APTS., INC.  
1747 RODMAN STREET  
HOLLYWOOD, FL 33020



9590 9402 3236 7196 0518 25

2.

7018 1830 0001 0957 9115

## 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?

If YES, enter delivery address below:

☐ Yes☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery

Delivery Restricted Delivery

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Restricted Delivery (over \$500)