



**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:** 08/27/2018

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 08/26/2018

**CERTIFICATE #** 2015-19064

**ACCOUNT #** 514207NP0040

**ALTERNATE KEY #** 679542

**TAX DEED APPLICATION #** 41781

**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:**

Leasehold interest in and to Apartment 4 of PINE CREST HILLS APARTMENTS, INC., a Co-Operative, which comprises a portion of and is situated on the following described real property, to wit:

Lots Eleven (11), less the West Forty (40) feet thereof, and all of Lots Twelve (12) and Thirteen (13) in Block Fifty-Four (54) of HOLLYWOOD HILLS, according to the Plat thereof, recorded in Plat Book 6, Page 22, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

**PROPERTY ADDRESS:** 3517 POLK STREET #4, HOLLYWOOD FL 33021-6837

### **OWNER OF RECORD ON CURRENT TAX ROLL:**

ROBERT C ROBINSON EST

3517 POLK ST #4

HOLLYWOOD, FL 33021-6837 (Matches Property Appraiser records.)

### **APPARENT TITLE HOLDER & ADDRESS OF RECORD:**

ESTATE OF ROBERT C ROBINSON, DECEASED OR: 23629, Page: 773

3517 POLK STREET

HOLLYWOOD, FL 33021 (Per Assignment of Proprietary Lease.)

(Property Appraiser indicates Robert C Robinson is deceased. No Death Certificate or Probate documents found in the Official Records of Broward County, Florida.)

PINE CREST HILLS APARTMENTS, INC.

OR: 25886, Page: 404

3517 POLL STREET

HOLLYWOOD, FL 33021 (Per Affidavit and Lease. Co-op owner.)

PINE CREST HILLS APARTMENTS, INC.

C/O TOM MASTERS

3517 POLK ST APT 3

HOLLYWOOD, FL 33021 (Per Sunbiz. Declaration recorded in 4691-856.)

BECKER & POLIAKOFF, P.A., REGISTERED AGENT  
O/B/O PINE CREST HILLS APARTMENTS, INC. BANK OF AMERICA CENTER  
625 N. FLAGLER DRIVE, 7TH FLOOR  
WEST PALM BEACH, FL 33401 (Per Sunbiz)

**MORTGAGE HOLDER OF RECORD:**

None found.

**LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

ATCF II FLORIDA-A LLC  
P.O. BOX 54972  
NEW ORLEANS, LA 70154 (Tax Deed Applicant)

BROWARD COUNTY	OR: 48019, Page: 851
CLERK OF THE CIRCUIT COURT	OR: 48020, Page: 386
(Per Orders. No address or images included per county's request.)	

BROWARD COUNTY	OR: 50543, Page: 419
CLERK OF THE CIRCUIT COURT	
(Per Restitution Lien. No address found on document.)	

PINE CREST HILLS APARTMENTS, INC.	Instrument: 115032616
5185 ST. AMBROSE CHURCH RD	
ELKTON, FL 32033 (Per Lien)	

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5142 07 NP 0040

**CURRENT ASSESSED VALUE:** \$49,160

**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:**

Common Stock Certificate	OR: 4691, Page: 856
Death Certificate	OR: 7533, Page: 157
Assignment	OR: 12496, Page: 698
Co-op Association Consent to Conveyance	OR: 12496, Page: 699
Common Stock Certificate	OR: 12496, Page: 700
Affidavit	OR: 26001, Page: 344

**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.**

**Wendy Carter**

Title Examiner



<b>Site Address</b>	3517 POLK STREET #4, HOLLYWOOD FL 33021-6837	<b>ID #</b>	5142 07 NP 0040
<b>Property Owner</b>	ROBINSON,ROBERT C EST	<b>Millage</b>	0513
<b>Mailing Address</b>	3517 POLK ST #4 HOLLYWOOD FL 33021-6837	<b>Use</b>	05
<b>Abbr Legal Description</b>	PINE CREST HILLS CO-OP UNIT 4		

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	\$5,230	\$47,070	\$52,300	\$52,300	
2017	\$4,920	\$44,240	\$49,160	\$49,160	\$1,265.82
2016	\$5,010	\$45,120	\$50,130	\$50,130	\$1,307.96

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$52,300	\$52,300	\$52,300	\$52,300
Portability	0	0	0	0
Assessed/SOH	\$52,300	\$52,300	\$52,300	\$52,300
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	\$52,300	\$52,300	\$52,300	\$52,300

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/30/1995	CPT	\$33,000	23629 / 773			
4/1/1985	CPT	\$36,000	12496 / 698			
8/1/1965	CPT	\$9,700				
				Adj. Bldg. S.F.		750
				Units/Beds/Baths		1/2/1
				Eff./Act. Year Built: 1961/1960		

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 #41781

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of January 2019, 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:

ESTATE OF ROBERT C ROBINSON, DECEASED 3517 POLK STREET HOLLYWOOD, FL 33021	PINE CREST HILLS APARTMENTS, INC. C/O TOM MASTERS 3517 POLK ST APT 3 HOLLYWOOD, FL 33021	PINE CREST HILLS APARTMENTS, INC. 3517 POLL STREET HOLLYWOOD, FL 33021	ATCF II FLORIDA-A LLC P.O. BOX 54972 NEW ORLEANS, LA 70154
BROWARD COUNTY CLERK OF THE CIRCUIT COURT 201 SE 6 STREET FORT LAUDERDALE, FL 33301	PINE CREST HILLS APARTMENTS, INC. 5185 ST. AMBROSE CHURCH RD ELKTON, FL 32033	CITY OF HOLLYWOOD TREASURY DIVISION 2600 HOLLYWOOD BLVD HOLLYWOOD, FL 33020	BECKER & POLIAKOFF, P.A., REGISTERED AGENT O/B/O PINE CREST HILLS APARTMENTS, INC. BANK OF AMERICA CENTER 625 N. FLAGLER DRIVE, 7TH FLOOR WEST PALM BEACH, FL 33401
*GOTTLIEB,MARVIN 3513 POLK ST HOLLYWOOD, FL 33021	*MASTERS,THOMAS C 3517 POLK ST #3 HOLLYWOOD, FL 33021-6837		

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 2nd day of January 2019 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 41781

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: 514207-NP-0040  
Certificate Number: 19064  
Date of Issuance: 05/26/2016  
Certificate Holder: ATCF II FLORIDA-A LLC  
Description of Property: PINE CREST HILLS CO-OP  
UNIT 4

A condominium, according to the declaration of condominium recorded on O R Book 6, Page 22, and all exhibits and amendments thereof, Public Records of Broward County, FL

Name in which assessed: ROBINSON,ROBERT C EST  
Legal Titleholders: ROBINSON,ROBERT C EST  
3517 POLK ST #4  
HOLLYWOOD, FL 33021-6837

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 20th day of February, 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 17th day of January, 2019.

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: 01/17/2019, 01/24/2019, 01/31/2019 & 02/07/2019  
Minimum Bid: 4268.30



# 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 t/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

41781

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 19064

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

01/17/2019 01/24/2019 01/31/2019 02/07/2019

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*

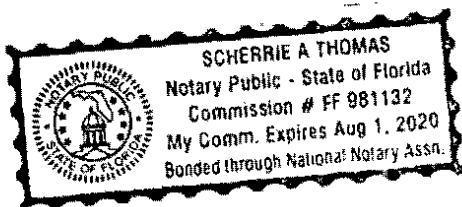
Sworn to and subscribed before me this

7 day of FEBRUARY, 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 41781

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: 514207-NP-0040  
Certificate Number: 19064

Date of Issuance: 05/28/2016

Certificate Holder:

ATCF II FLORIDA-A LLC

Description of Property:

PINE CREST HILLS CO-OP  
UNIT 4

A condominium, according to the declaration of condominium recorded on O R Book 6, Page 22, and all exhibits and amendments thereof, Public Records of Broward County FL

Name in which assessed:

ROBINSON, ROBERT C EST

Legal Titleholders:

ROBINSON, ROBERT C EST

3517 POLK ST #4

HOLLYWOOD, FL 33021-6837

- 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 20th day of February, 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 17th day of January, 2019.

Bertha Henry

County Administrator

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 successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 4268.30

401-314

1/17-24-31 2/7 19-07/0000367413B

**BROWARD COUNTY SHERIFF'S OFFICE**  
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

**RETURN OF SERVICE**

Assignment: 16737 **SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY** Service Sheet # 19-000705  
BROWARD COUNTY, FL vs. ROBINSON, ROBERT C EST TD 41781  
PLAINTIFF **SALE NOTICE** VS. COUNTY/BROWARD DEFENDANT **2400016** CASE  
TYPE OF WRIT COURT HEARING DATE  
ROBINSON, ROBERT C EST 3517 POLK STREET #4  
SERVE HOLLYWOOD, FL 33021

14279  
BROWARD COUNTY REVENUE-DELINQ TAX SECTION  
115 S. ANDREWS AVENUE, ROOM A-100  
FT LAUDERDALE, FL 33301  
JULIE AIKMAN, SUPV.  
8884 Attorney

Received this process on  
1/7/2019  
Date

☒ Served

☐ Not Served - see comments

1/9/19 at 0825hrs  
Date Time

On ROBINSON, ROBERT C EST, 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

1<sup>st</sup> attempt date/time: \_\_\_\_\_

2<sup>nd</sup> attempt date/time: \_\_\_\_\_

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

1<sup>st</sup> attempt date/time: \_\_\_\_\_

2<sup>nd</sup> attempt date/time: \_\_\_\_\_

☒ **OTHER RETURNS:** See comments

COMMENTS: posted

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

SCOTT J. ISRAEL, SHERIFF  
BROWARD COUNTY, FLORIDA

BY: [Signature] 1/6/19 B.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514207-NP-0040 (TD #41781)

RECEIVED  
SHERIFF

2019 JAN -7 AM 8:52

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 January 31, 2019 .....\$4,542.71

Or

\* Amount due if paid by February 19, 2019 .....\$4,598.30

\*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 February 20, 2019 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

ROBINSON, ROBERT C EST  
3517 POLK STREET #4  
HOLLYWOOD, FL 33021-6837

**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 Profit Corporation

PINE CREST HILLS APARTMENTS INC

### Filing Information

<b>Document Number</b>	255941
<b>FEI/EIN Number</b>	59-2390827
<b>Date Filed</b>	02/13/1962
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	08/08/2011

### Principal Address

C/O TOM MASTERS  
3517 POLK ST APT 3  
HOLLYWOOD, FL 33021

Changed: 12/20/2015

### Mailing Address

C/O TOM MASTERS  
3517 POLK ST APT 3  
HOLLYWOOD, FL 33021

Changed: 12/20/2015

### Registered Agent Name & Address

BECKER & POLIAKOFF, P.A.  
BANK OF AMERICA CENTER  
625 N. FLAGLER DRIVE, 7TH FLOOR  
WEST PALM BEACH, FL 33401

Name Changed: 11/18/2011

Address Changed: 11/18/2011

### Officer/Director Detail

#### **Name & Address**

Title VP

MASTERS, TOM C.

3517 POLK ST APT 3

3517 POLK ST APT 3  
HOLLYWOOD, FL 33021

Title PD

GELLER, JEROME  
3517 POLK ST  
HOLLYWOOD, FL 33021

#### Annual Reports

Report Year	Filed Date
2016	03/02/2016
2017	03/29/2017
2018	04/27/2018

#### Document Images

<a href="#">04/27/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/02/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/20/2015 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/20/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/08/2011 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/12/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/01/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/13/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/28/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

A F F I D A V I T

STATE OF FLORIDA                    )  
                                      ) ss:  
COUNTY OF BROWARD                )

BEFORE ME, the undersigned authority, personally  
appeared ELVA JOHNSON, who, being first duly sworn,  
deposes and says:

1. That She is the widow of BRUNO JOHNSON, who died on                     .

2. That s he knows of he<sup>r</sup> own personal  
knowledge that at the death of BRUNO JOHNSON that  
BRUNO JOHNSON was            survived by spouse, but no  
minor children.

3. That s he was married continuously and uninterruptedly  
to said deceased from the date they acquired title in the below  
described property to date of death.

Description of Property:      Apartment #4, PINE CREST HILLS  
                                      APARTMENTS, INC., known as  
                                      3517 Polk Street, Hollywood, Florida,  
                                      according to the Declaration of  
                                      Condominium recorded in O.R. Book 4691  
                                      at Page 856 on November 30, 1971,  
                                      among the Public Records of Broward  
                                      County, Florida.

FURTHER AFFIANT SAYETH NOT.

Elva Johnson  
ELVA JOHNSON

SWORN TO AND SUBSCRIBED before me this 16th day of February,  
1978, at Hollywood, Florida.

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
L. A. HESTER  
COUNTY ADMINISTRATOR

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES AUG. 19, 1981  
BONDED THRU GENERAL INSURANCE UNDERWRITERS

Susan S. [Signature]  
NOTARY PUBLIC

My Commission Expires:

(AFFIX SEAL)

This instrument prepared by:  
NICHOLAS J. DeTARDO  
4747 Hollywood Boulevard  
Hollywood, Florida 33021

85137726

CO-OP ASSOCIATION

CONSENT TO CONVEYANCE

WHEREAS, Elva Johnson  
are the owners of the following CO-OP Shares & Leasehold of  
Apartment, to wit: Pine Crest Hills Co-Op #004

WHEREAS, said Owners have requested the undersigned to consent  
to a sale of said Co-OP Shares & Leasehold to James B. Larkin

WHEREAS, the Undersigned, by and through its appropriate  
Board of Directors and/or Officers, has complied with the  
provisions of said Co-OP Documents and its By-Laws, and consents  
to said Purchasers, this 1<sup>st</sup> day of APRIL, 1985

It is further agreed that Mr. Larkin's sister, Frances Vent,  
will occupy the apartment with her pet cat.

WITNESSES:

Maria G. Williamson Sec + Treas  
Frank O. Nelson

BY Frank O. Nelson Pres  
Maria G. Williamson Sec + Treas

STATE OF FLORIDA

COUNTY OF Deerwald

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
F. T. JOHNSON  
COUNTY ADMINISTRATOR

I hereby certify that on this date, before me, a Notary  
Public duly authorized in the State and County named above,  
to take acknowledgments, personally appeared Frank O. Nelson  
and Maria G. Williamson

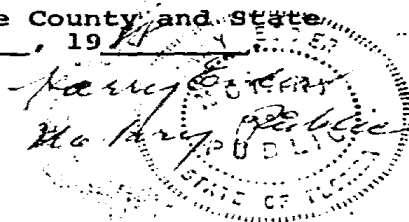
to me known to be the persons described as

President and Secy Treas  
of Pine Crest Hills Co-Op

and who executed the foregoing consent in the  
name of and for the Corporation or Unincorporated Association,  
and that the foregoing consent is the act of that Corporation  
or Unincorporated Association.

WITNESS my hand and official seal in the County and State  
named above, this 1<sup>st</sup> day of April, 1985

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. FEB 4, 1989  
BORNED THRU GENERAL INS. UND.



Agnes Spencer Butler Harslow

95 APR 29 PM 11 03

OFF 12496 PAGE 699

85137727

\*Address: 7637 Harbour Boulevard, Miramar, Florida 33023 \*

OFF REC 12496 PAGE 700

INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA

NUMBER

20

SHARES

3

## Pine Crest Hills Apartments, Inc.

AUTHORIZED CAPITAL STOCK  
14 SHARES OF COMMON STOCK AT THE PAR VALUE OF \$100.00 EACHTHIS  
CERTIFICATE  
REPRESENTS

JAMES B. LARKIN

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
F. T. JOHNSON  
COUNTY ADMINISTRATORis (are) the owner(s) of Three shares (Apt 4) of the Common Stock of

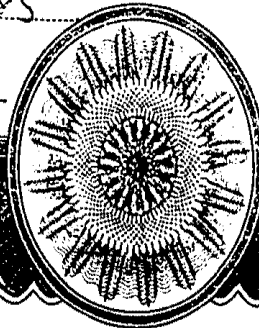
## Pine Crest Hills Apartments, Inc.

a Florida corporation, fully paid, assessable in accordance with the by-laws, transferable only on the books of the Corporation by the holder hereof in person or by attorney upon surrender of the Certificate properly endorsed.

In Witness Whereof, said Corporation has caused this Certificate to be signed by its duly authorized officers and its corporate seal to be hereunder affixed on this 16 day of April 1985

SECRETARY

PRESIDENT



Florida Corporation Supplies


SHARES \$100.00 EACH

Ellis Spencer Butler Kinsler

85 APR 29 AM 11:04



\*\*\* FILED: BROWARD COUNTY, FL HOWARD FORMAN, CLERK 2/10/2014 1:39:36 PM.\*\*\*

<input type="checkbox"/> 17th Judicial Circuit in and for Broward County <input type="checkbox"/> In the County Court in and for Broward County		
<b>DIVISION:</b> <input type="checkbox"/> Criminal <input type="checkbox"/> Traffic <input type="checkbox"/> Other	<b>CIVIL RESTITUTION LIEN FOR VICTIM ORDER</b>	
THE STATE OF FLORIDA VS.  <i>Robert Robinson</i>		<b>CASE NUMBER</b>  <i>10-1537C-10A</i>
<b>DEFENDANT</b>		
<b>CHARGE</b> <i>Robbery / weapon</i>		
<p>It is hereby considered, ordered and adjudged that restitution amount of \$ <i>300</i> less any credits/or payments of \$ <i>0</i> previously ordered as restitution, be converted to a civil judgement pursuant to Florida Statute.</p> <p>The clerk shall open a new case file and transfer the judgement to a civil division having proper jurisdiction.</p> <p>Furthermore, the clerk shall waive any and all filing fees associated with the filing case.</p>		
<p><b>DONE AND ORDERED THIS</b> _____ <b>DAY OF</b> <i>FEB 10 2014</i>, _____, IN <b>BROWARD COUNTY, FLORIDA.</b></p> <p> JUDGE</p> <p>COPIES: COUNTY - CIRCUIT CIVIL</p>		

97-014055 TWO01  
01-09-97 09:17AM

PREPARED BY:  
RECORD & RETURN TO:.

Law Offices of  
**WILLIAM B. STERN**  
Presidential Circle - Suite 710N  
4000 Hollywood Boulevard  
Hollywood, FL 33021

**AFFIDAVIT**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

**BEFORE ME**, the undersigned authority, personally appeared, **WILLIAM B. STERN**,  
who being first duly sworn, deposes and says:

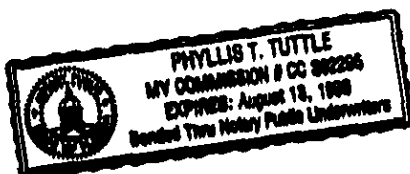
1. That the attached Proprietary Lease was prepared and executed because the original Proprietary Lease with the original Lessee was never recorded.
2. That in order to establish a title chain, the attached is being recorded for the purpose of issuing title insurance.

  
\_\_\_\_\_  
**WILLIAM B. STERN**

**SWORN TO AND SUBSCRIBED** before me, this 3<sup>rd</sup> day of January, 1997.

  
**NOTARY PUBLIC**

**My Commission Expires:**



BK25886P80404

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9

PINE CREST HILLS APARTMENTS, INC.

LEASE

THIS LEASE, Made this 9<sup>th</sup> day of December,  
19 76, by and between PINE CREST HILLS APARTMENTS, INC., a Florida  
whose address is: 3517 Polk Street, Hollywood, FL 33021  
corporation, as lessor, and ROBERT C ROBINSON  
whose address is: 3517 Polk Street, Unit #4, Hollywood, FL 33021 as  
lessee, with \_\_\_\_\_

(to be filled in only if Lessee is a corporation or trust), as  
occupying tenant.

WITNESSETH: For and in consideration of the promises herein  
made, the parties hereto agree as follows:

1. The term "lessee" shall, when used in this instrument,  
refer to the plural as well as the singular and to both feminine  
and masculine, as the context may require. Any possessive  
adjective or pronoun in the masculine shall refer to the plural and  
to the feminine, where the context may require.

2. The terms of this lease shall be binding upon the  
successors and assigns of the lessor and upon the heirs, executors,  
administrators, personal representatives, and assigns of the  
lessee, and upon any sub-lessee or sub-lessees or any other party  
or parties who may occupy, or hold possession of, the premises  
herein demised, regardless of the tenancy status of such parties.

3. Although the present terms and conditions of this lease  
are set forth herein, all provisions of this lease and the estate  
of leasehold hereby created are governed by the charter and by-laws  
of the lessor, and the said provisions and estate of leasehold  
hereby created are subject to any change by any change in the said  
charter or by-laws. The only restriction placed on this subject-  
to-change character of this lease is that any change, made as above  
explained, to be valid and binding upon the lessee herein and upon  
the premises herein demised, must uniformly apply to, and affect,  
all other lessees and leases.

4. In consideration of the lessee's agreeing to the terms,  
provisions, and covenants of this lease, the lessor does hereby  
lease to the lessee for a term beginning on the \_\_\_\_\_ day of  
\_\_\_\_\_, A.D., 19\_\_\_\_, and continuing perpetually,  
(unless sooner terminated as hereinafter provided) all that certain  
apartment known as Apartment No. 4, of Pine Crest Hills  
Apartments, Inc., in Hollywood, Florida which building is situated  
upon the following premises situated in Broward County, Florida:

BK25886P60405

Lot Eleven (11), LESS the West Forty (40) feet thereof, and all of Lots Twelve (12) and Thirteen (13) in Block Fifty-four (54) of HOLLYWOOD HILLS, according to the Plat thereof, recorded in Plat Book 6, page 22, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

Together with the appurtenances belonging to said apartment, to have and to hold the above demised premises upon the covenants, conditions, and provisions of this lease.

5. The lessor executes and delivers this lease and the lessee accepts and executes the same on the express condition that this lease and the term hereby created shall cease and determine at the option of the lessor on the happening of any one of the following events or contingencies:

(a) In case the lessee shall, at any time during the term of this lease, cease to be the owner of the stock of the lessor corporation, which stock is an incident of this lease, provided, however, that, in case of the death of the lessee, the surviving spouse, if any, and if no surviving spouse, then the other member or members of lessee's family residing in the demised premises with the lessee at the time of his death, may continue to occupy said apartment for a period of eighteen months after the death of the lessee upon the terms, covenants, provisions, and conditions specified in this lease, including, but not limited to, those relating to occupancy and payment of assessments and dues, and if such surviving spouse or other member, or members, of the deceased lessee's family shall have succeeded to the lessor corporation, owned by the lessee and on which his lease was based, and shall, within said eighteen months period produce satisfactory evidence thereof, then the said stock shall be transferred to such successor and a new lease thereupon be executed in favor of such successor in the form of approved lease of the lessor as such form shall then be prescribed by the by-laws of the lessor corporation, or by any changes thereof. In the event the deceased lessee shall have conveyed or bequeathed the stock and lease to some person other than the aforesaid who is designated by the deceased lessee's legal representative to receive said stock and lease, then in such event, the same requirements and formalities for the application for approval for a transfer of lease shall be made, as prescribed by the Board of Directors, except that the personal representative of the deceased lessee shall make the application on behalf of the lessee and such personal representative shall not be precluded from listing himself as transferee or from qualifying for approval as transferee. In the event a transfer is effected, in the manner above described, it shall be subject to the above eighteen months right of occupancy in favor of the surviving spouse, or, if no surviving spouse, in favor of the member or members of the deceased lessee's family residing in the demised premises with the lessee at the time of his death.

(b) In case at any time during the term of this lease, the lessee, or any of lessee's successors in interest, shall be declared bankrupt, or make a general assignment for creditors, or a receiver of his property shall be appointed, or his said stock shall be levied upon and sold under the process of any court or sold pursuant to any agreement whereby it was pledged as collateral security.

BR25886P60406

(c) In case at any time the lessor shall determine upon the affirmative vote of three-fourths of its stockholders, represented in person or proxy, at a stockholders' meeting duly called by the Board of Directors to take action on the subject, that because of objectionable conduct on the part of the lessee, or of a person dwelling in or visiting the demised premises, the tenancy of the lessee is undesirable; it being understood that the repeated violation or disregard of the rules and regulations as herein provided or the permitting or tolerating of a person of dissolute, loose, or immoral character to enter or remain in the building of demised premises, shall be deemed to be objectionable conduct.

(d) In case the lessee shall default in the performance of any covenant or provision hereof, for sixty (60) days after written notice of such default shall have been given by the lessor as hereinafter provided.

6. IN CONSIDERATION OF THE PREMISES, the lessor, subject to the limitations of liability hereinafter stated, hereby covenants and agrees to and with the lessee as follows:

(a) That the lessee, upon paying the assessments hereinafter provided to be paid and performing the agreements and covenants on lessee's part to be performed, shall at all times during the term hereby created, quietly hold and enjoy the premises hereby demised.

(b) That the lessor will maintain and manage said building as a first-class apartment building, keeping the halls, yards, courts, stairs, incinerator, if any, roof and public portions of the grounds and buildings in good condition and repair and free from obstruction, and will keep said halls and stairs properly lighted.

(c) That in case any repairs shall become necessary to the plumbing apparatus or other parts or appliances intended for the general service of said building, the lessor except as hereinafter provided, will execute such repairs with due diligence, not being liable for interruptions not reasonably avoidable in the supply of services or for other temporary interruptions in the proper operation of said building.

(d) That the lessor shall keep in good repair the foundations, walls, supports, exterior of all porches, basements, roofs, gutters, beams, cellars, entrances, main halls, and stairways, and all main or principal pipes for carrying water through the building together with the main drain pipes and electric conduits, and all existing plumbing and other apparatus, intended for the general service of the building; and lessee shall at all reasonable times allow the representatives of the lessor to enter and inspect said premises hereby demised for the purpose of determining the necessity and character of any such repairs and of making the same, and upon reasonable notice to remove such portions of the walls, floors, and ceiling of said premises hereby demised as may be required for the purpose of making such repairs, all portions so removed to be replaced as soon as possible in as good condition as before. All such repairs shall be at the expense of the lessor, except as herein otherwise provided.

(e) In case said building shall be partially damaged by fire, it shall be repaired as speedily as possible at the expense of the lessor conformably with the plans and specifications

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on which the building was erected. In case of total destruction of said building by fire or otherwise, this lease shall thereupon terminate, unless the insurers, if any, shall elect to rebuild the building pursuant to the provisions of the policies of insurance, if any, in which event this lease shall continue in force with respect to the corresponding premises in the building so rebuilt. In case of complete destruction and the insurers, if any, do not rebuild, the owners of 80% of the stock of the lessor may decide whether the lessor shall rebuild or liquidate.

(f) That the lessor will not sell its interest in the said building or the land occupied thereby, or any part thereof, without the consent in writing of the owners, at the time of such sale, of not less than 80% of the stock of the lessor.

(g) That lessor will not mortgage or encumber said building or the land herein described, or any part thereof, without the consent in writing of the owners, at the time of such mortgage or encumbrance, of not less than 80% of the outstanding stock of the lessor.

(h) That all leases of other apartments in said building entered into between the lessor and other stockholders shall contain substantially the same covenants and agreements as herein set forth.

7. THE LESSEE, in consideration of the premises and subject to other conditions and limitations hereinafter stated hereby covenants and agrees to and with the lessor, as follows:

(a) That the lessee will promptly pay as rental to the lessor to the Treasurer of lessor, at such place as the Treasurer may in writing appoint, the assessments made by the Treasurer of the lessor in the manner prescribed by the by-laws of the lessor, and to pay the same when said assessments are due and payable, and in accordance with the provisions concerning assessments as set forth in the said by-laws.

(b) That the lessor may at any time, by resolution of the Board of Directors, establish House Rules for the management and control of said building and change the same from time to time, and that this lease shall be in all respects and at all times subject to said Rules, now or hereafter established, and to the by-laws of the lessor, to the same extent as if they were written herein; and the lessee covenants to obey all such rules and to require them to be obeyed by the members of lessee's family, and lessee's servants, agents, and employees and by all occupants of lessee's apartment; provided, however, that all such by-laws, rules, and regulations, shall affect all lessees uniformly, all sub-lessees uniformly, and all other occupants uniformly.

(c) That the lessee shall not, at any time during the term of this lease, use or permit the use of any part of the demised premises for any purposes other than as a private residence for lessee and family or (when a sublease is validly executed) by the sub-lessee and his family, nor shall the lessee use or permit the use of any part of the demised premises for any purpose that will injure the reputation of said building or disturb the tenants thereof. ✓

(d) That the lessee shall not suffer anything to be done or kept in or on the premises which will increase the rate of

fire or other insurance upon said building or the contents thereof, or which will interfere with the rights of other tenants or obstruct the public halls, entry balconies or stairways of said building, or annoy other tenants by unreasonable sounds or otherwise; and that the lessee will comply with all regulations and requirements of the Health Department and of any other lawful authority. If, by reason of any use of said premises by the lessee, the rate of fire or other insurance on the building shall be increased, the lessee shall be personally liable to the lessor for the increased cost or insurance, which shall be added to his assessment and shall become due and payable with the next installment thereof.

(e) That the lessee will not make any structural alterations in, or additions to, said demised premises, nor any changes, alterations, or additions in, or to, the exterior of said building (including the obligation not to affix anything to the outside walls or to the roof of the premises and not permit or cause anything to protrude from the demised premises beyond the plane of the exterior wall or roof of the building) or any structural change in any part of the interior thereof, except with the previous written consent in each case of the Board of Directors of the lessor which permission shall only be given if the stockholders shall have given authority to the Board of Directors to approve a specific type of extension and shall then only be given if in the opinion of the Board of Directors the general welfare of other lessees shall not be detrimentally affected; that the lessee will at lessee's own expense keep the interior of said demised premises in good condition and repair and in keeping with the character of the rest of the building, and will maintain and keep in good repair all plumbing, electrical and gas fixtures, stoves, refrigerators, and garbage pails within, or appertaining to, said demised premises. Lessor shall not be answerable or chargeable for any decorations or repairs therein or thereto except as herein specifically provided, nor for any damage caused to said demised premises or its contents by leakage or overflow of water, gas, steam or vapor from any water, steam, drain, or gas pipes or electric conduits or from any other source belonging or appertaining to any other part of said building which is under lease, unless the repairs were necessitated or the damage caused by the neglect or fault of the lessor, its agents, or its employees. The lessee shall be liable for any willful damage done to, or committed upon, any other part of the property owned by the lessor, whether done by lessee or by any occupant of the herein demised apartment. Should the lessee at any time refuse or neglect for ten days after written notice to make repairs which lessee is required to make, or to maintain said demised premises in good condition and repair, the lessor may make such repairs or place said demised premises in proper condition, and may enter or cause its agents or servants to enter upon the demised premises for that purpose and all expenses incurred by the lessor in that behalf shall be added to the assessment on said premises and paid by lessee as a part of the next due installment thereof. Any damage caused to the furnishings or decorations in any apartment because of leaks in the roof shall be borne by the lessor, and any such damage caused by leaking from within another apartment, except from concealed pipes or plumbing not susceptible of inspection by the lessee thereof, shall be borne by the lessee from whose apartment said damage originated.

(f) That the lessee shall not assign this lease or sublet the demised premises, or any part thereof, except in accordance with the provisions set forth in the by-laws of the lessor corporation.

(g) That the lessee shall not do, nor permit to be done, in or about the premises demised to the lessee, or in or about any part of the premises owned by the lessor, anything that will disturb the reasonable enjoyment by other lessees in the use and occupancy of their apartments.

(h) That the lessee shall not use his apartment, or permit it to be used by others, for any kind of business, professional or commercial activity, nor shall he use, or permit to be used by others, said apartment, for any illegal purpose or unlawful activity.

(i) That the lessee shall not use his apartment for a boarding, rooming, or lodging house, nor shall he rent it or any part thereof except pursuant to the provisions for subletting as contained in lessor's by-laws. ✓

(j) That the lessee shall not use his apartment as a school or as a place for the giving of instruction, except for the benefit of members of the lessee's own household, who may receive instructions in any subject, including music and the playing of musical instruments, only between the hours of 9 A. M. and 5 P. M. on each and any day.

(k) That the lessee shall not offer his apartment or any part thereof for sale or for sublease by placing or displaying a notice on any door, window, or wall of the building or upon any part of the premises of the lessor or upon any adjoining premises.

(l) That upon the termination of this lease, by lapse of time or otherwise, the lessee will surrender and deliver up possession of said demised premises in good condition and repair to the lessor, ordinary wear and tear excepted, including all additions, alterations and improvements which cannot be removed without damage to the demised premises.

(m) That in case of default of the lessee in the payment of any assessment herein provided, for a period of sixty (60) days after notice in writing of such default, or in case of default in the performance of any other of the covenants, or observances of any other of the conditions or provisions of this lease on the lessee's part to be performed and the continuance of said default for sixty (60) days after written notice of said default from lessor, this lease and the estate or interest hereby created shall, at the option of the lessor, cease and determine, and it shall thereupon be lawful for the lessor, immediately, or at any time thereafter to re-enter said premises and repossess the same as if this lease had never been made, and remove all persons and property therefrom either by unlawful detainer proceedings, or by any suitable action or proceeding at law or in equity.

(n) That lessee covenants and agrees that, for the purposes aforesaid and as security for the faithful performance of all the undertakings of said lessee, all of the shares of the said stockholder and lessee hereunder shall be considered, and are hereby declared to be, continuously pledged to the lessor for the payment of any obligation to the lessor on the part of the lessee, either as the holder of said shares of stock or as tenant hereunder.

(o) That the lessee shall pay and discharge all reasonable costs, expenses, and attorney's fees which shall be incurred and expended by the lessor in collecting any delinquent rents or ✓

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assessments, or in enforcing any of lessee's covenants under this lease, whether by the institution of litigation, or in the taking advice of counsel or otherwise.

(p) That the lessee will not permit the apartment to be occupied by any minor under the age of 12 years; provided, however, that occasional visiting by children (not more frequently than for two weeks out of any period of three months) shall not constitute a violation of this requirement.

(q) That the lessee will keep no animals or pets, nor permit any animal or pets to be kept, in his apartment or upon the premises of the corporation; provided, however, that pet birds shall not constitute a violation of this requirement.

8. Any notice to be served hereunder on the lessor shall be served by certified or registered mail, return receipt requested, addressed to the lessor at its principal office; and any notice to be served hereunder upon the lessee shall be served by certified or registered mail, return receipt requested, addressed to the lessee at the demised premises; provided, however, that each party may by notice designate a new address for such service. Service shall be effective upon posting.

9. This lease shall inure to the benefit of the respective heirs, executors, administrators, successors, and assigns of the respective parties hereto, except as hereinbefore provided.

10. It is expressly understood and agreed, and is a condition of this lease, that none of the owners, present or future, of the stock of the lessor corporation, nor any of the directors, present or future of said corporation, shall be personally liable upon any of the covenants or agreements of the lessor contained in this instrument.

11. Upon a sale made after the issuance of a lease to the first lessee of the above apartment, the lessor shall be in no respect obligated to deliver possession of the leased premises to the subsequent lessee, or to secure possession of the same for the benefit of said subsequent lessee. It shall be solely the responsibility of the said subsequent lessee to obtain and to secure possession of the demised premises.

12. This lease shall automatically terminate, and both lessor and lessee shall be full relieved of any further liability hereunder when, in accordance with the provisions of the by-laws of the lessor, a transfer of lease is approved by the lessor and the new lease is fully executed by both the lessor and the new lessee (transferee) and the lease is delivered. The parties hereto further agree that simultaneously with the execution and delivery of such new lease each party hereto shall surrender his original copy of this lease for cancellation or destruction, or in the alternative, will execute, in writing in proper legal form in favor of the other party, a release and cancellation of this lease.

13. In addition to all other methods of terminating the liability of the lessee hereunder, the lessee at any time, upon giving notice of six months to lessor, can terminate his liability hereunder as of the effective (termination) date of said notice, by, on, or before, the effective date of said notice: (a) Surrendering to the lessor his copy of the lease; (b) Surrendering to the lessor the stock incidental to the lease, said stock to be properly endorsed in blank; (c) Surrendering the possession of the apartment demised herein; and (d) Paying all assessments and any other charges properly levied against him, this lease, or the aforesaid stock, due and payable up to the effective date

of the notice. When the above have been done, the liability of the lessee shall then fully terminate under this lease; and, in addition, there shall be a termination also of the liability, if any, of the lessee as stockholder of the stock above mentioned.

14. This lease is executed in duplicate, one copy for the lessor and one copy for the lessee, and each copy shall be an original for all purposes.

IN WITNESS WHEREOF, on the day and year first above written, the lessor has caused this instrument to be signed in its name by its President, or its Vice-President, and its corporate seal to be affixed, attested by its Secretary or its Assistant Secretary, and the lessee has hereunto affixed his hand and seal.

Signed, sealed and delivered  
in the presence of:

PINE CREST HILLS APARTMENTS,  
INC.

By: Theresa Volpe  
THERESA VOLPE President

Attest: Beatrice Karlson  
BEATRICE KARLSON Secretary  
(Lessor)

Delieith Siddons  
As to Lessor DELIEITH SIDDONS

Robert C. Robinson (SEAL)  
ROBERT C. ROBINSON

Joseph Schroeder  
As to Lessee JOSEPH SCHROEDER

(SEAL)  
(Lessee)

46774

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95-279666 T#001  
06-30-95 02:34PM

\$ 231.00  
DOCU. STAMPS-DEED

RECVD. BROWARD CTY  
B. JACK OSTERHOLT

COUNTY ADMIN.

THIS INSTRUMENT PREPARED BY:  
RECORD & RETURN TO:  
WILLIAM B. STERN  
Attorney at Law  
6011 Rodman Street  
Hollywood, FL 33023

**ASSIGNMENT OF PROPRIETARY LEASE**

FOR VALUE RECEIVED, the undersigned, JAMES B. LARKIN, whose present Post Office Address is 16711 SW 52 Place Ft. Lauderdale., present owner of Co-Operative Apartment Proprietary Lease to Apartment 4, dated June 1, 1962 in PINE CREST HILLS APARTMENTS, INC., located at 3517 Polk Street, Hollywood, FL 33021, granted and delivered to JAMES B. LARKIN by Assignment from PINE CREST HILLS APARTMENTS, INC. hereby sells, transfers and assigns the said Lease and all of the right, interest and estate of the undersigned in and to the aforesaid apartment and lease to ROBERT C. ROBINSON,, whose current Post Office Address is 3517 Polk Street, Hollywood, FL 33021.

IN WITNESS WHEREOF, this instrument has been duly executed and sealed by the undersigned this 30 day of June, 1995.

Witnesses:

[Signature]  
Print Name: WILLIAM B. STERN

[Signature]  
Print Name: PHYLLIS T. TUTTLE

[Signature]  
JAMES B. LARKIN

STATE OF FLORIDA  
COUNTY OF BROWARD

On this day before me, an officer duly qualified to take acknowledgements, appeared JAMES B. LARKIN, who is personally known to me or who produced as identification and to me known to be the persons described in and who executed the foregoing Assignment and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of June, 1995.

My Commission Expires:



BK23629P60773

**ACCEPTANCE**

The undersigned hereby accept the above Assignment and expressly assume for themselves, their heirs and assigns, all of the rights and liabilities of the aforesaid owner as set forth in the terms and conditions of the aforesaid Proprietary Lease, and for themselves, their heirs and assigns, agree to be bound thereby.

IN WITNESS WHEREOF, this instrument has been duly executed and sealed by the undersigned this 30 day of June, 1994.

Witnesses:

[Signature]

Print Name: WILLIAM B. STERN

[Signature]

Print Name: PHYLLIS T. TUTTLE

Robert C. Robinson  
ROBERT C. ROBINSON

**CONSENT**

PINE CREST HILLS APTS., INC.  
The Board of Directors of ~~CASA VERDE, INC.~~, pursuant to the provisions of the By-Laws, hereby consent to the above Assignment of Proprietary Lease to ROBERT C. ROBINSON and approve the Assignee for resident membership in the Co-Operative with the right to personally occupy said apartment as described in said Assignment.

This 30<sup>th</sup> day of June, 1995.

ATTEST:

Beatrice Karlsson  
Secretary

PINE CREST HILLS APARTMENT, INC.

BY: Delith Siddons  
Vice President

Corporate Seal:

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

BK23629PG0774

162 00  
has been paid  
in Broward County for Documentary  
State Tax as required by law.  
Cassidy Public Notary

85137725

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned, present owner of Proprietary Lease dated May 7, 1962, covering Apt. No. 4, granted and delivered to the undersigned by PINE CREST HILLS APARTMENT, INC. hereby sell, transfer and assign the said Lease, and all of the right, interest and estate of the undersigned in and to the aforesaid apartment and Lease, to

JAMES B. LARKIN,  
and assigns. 7637 Harbour Blvd. Miami, Fla. 33023

IN WITNESS WHEREOF, this instrument has been duly executed and sealed by the undersigned, this 16th day of April, A.D., 1985

Witnesses:

*W. J. Ellis*  
*Sharon D. Larkin*

*Elva Johnson* (SEAL)  
ELVA JOHNSON

(SEAL)

(SEAL)

ACCEPTANCE

The undersigned hereby accept the above Agreement, and expressly assume for himself and assigns, all of the rights and liabilities of the aforesaid owner as set forth in the terms and conditions of the aforesaid Proprietary Lease, and for \_\_\_\_\_, himself and assigns, agree to be bound thereby.

IN WITNESS WHEREOF, this instrument has been duly executed and sealed by the undersigned, this 16th day of April, A.D., 1985.

Witnesses:

*W. J. Ellis*  
*Sharon D. Larkin*

*James B. Larkin* (SEAL)  
JAMES B. LARKIN

(SEAL)

(SEAL)

The realty encumbered by this lease is:

Apartment #4, PINE CREST HILLS APARTMENTS, INC., known as 3517 Polk Street, Hollywood, Florida, according to the Declaration of Condominium recorded in O.R. Book 4691 at Page 856 on November 30, 1971, among the Public Records of Broward County, Florida

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. AUG 21, 1988  
BONDED THRU GENERAL INS. UND.

*Sharon D. Larkin*  
NOTARY PUBLIC

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
F. T. JOHNSON  
COUNTY ADMINISTRATOR

→ ELLIS, SPENCER, BUTLER AND KISSLAN, ATTORNEYS AT LAW, HOLLYWOOD, FLORIDA

05 APR 29 AM 11 03

OFF 12496 PAGE 698

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4700  
1540

71-183894

INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA

NUMBER

12

SHARES

-3-

# Pine Crest Hills Apartments, Inc.

AUTHORIZED CAPITAL STOCK  
114 SHARES OF COMMON STOCK AT THE PAR VALUE OF \$100.00 EACH

RECORDED IN OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
**JACK WHEELER**  
CLERK OF CIRCUIT COURT

**THIS CERTIFICATE**  
**THAT**

---BRUNO JOHNSON and ELVA JOHNSON, his wife---

is (are) the owner(s) of three (3) shares of the Common Stock of

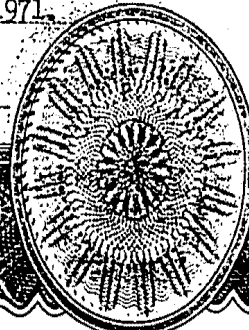
**Pine Crest Hills Apartments, Inc.**

a Florida corporation, fully paid, assessable in accordance with the by-laws, transferable only on the books of the Corporation by the holder hereof in person or by attorney upon surrender of the Certificate properly endorsed.

In Witness Whereof, said Corporation has caused this Certificate to be signed by its duly authorized officers and its corporate seal to be hereunder affixed on this 24th day of November, A.D. 1971.

*Marie A. Williamson*  
SECRETARY

*William A. Kolpe*  
Vice- PRESIDENT



STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
NOV 30 71  
10520  
42.00

07620

BROWARD COUNTY

Corporation Supplies

SHARES \$100.00 EACH

3517 Polk St  
Hollywood 33021

71 NOV 30 AM 10:22

REC-4691 PAGE 556

402

NON-IDENTITY AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF BROWARD

Before me, the undersigned authority, personally appeared ROBERT C. ROBINSON, who after being duly sworn, deposes and states:

1. He is the present owner and holder of the following described property; to-wit:

Leasehold interest in and to Apartment No. 4, of PINE CREST HILLS APARTMENTS, INC., a cooperative apartment which comprises a portion of and is situated on the following described real property, to-wit: Lot Eleven (11), Less the West Forty (40) feet thereof, and all of Lots Twelve (12) and Thirteen (13), in Block Fifty-Four (54), of HOLLYWOOD HILLS, according to the Plat thereof, as recorded in Plat Book 6, at Page 22, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

2. That he has examined the following Claims or Judgments; to-wit:

- (a) That certain Final Default Judgment recorded in O.R. Book 11436, Page 205 of the Public Records of Broward County, Florida and entered in that certain Action styled North Broward Hospital District vs. Bobbie Robinson et al, Case Number 83-9134, filed in the Circuit Court of the 17th Judicial Circuit in and for Broward County, Florida.
- (b) That certain Default Judgment filed in O.R. Book 11552, Page 628 of the Public Records of Broward County, Florida and entered in that certain Action styled North Broward Hospital District vs. Bobbie Robinson et al, filed in the County Court in and for Broward County, Florida, Case Number 83-19280.
- (c) That certain Default Judgment filed in O.R. Book 13268, Page 384 of the Public Records of Broward County, Florida and entered in that certain Action styled North Broward Hospital District vs. Bobbie Robinson et al, filed in the County Court in and for Broward County, Florida, Case Number 85-18228.
- (d) That certain Default Judgment filed in O.R. Book 13606, Page 208 of the Public Records of Broward County, Florida and entered in that certain Action styled North Broward Hospital District vs. Bobbie Robinson et al, filed in the County Court in and for Broward County, Florida, Case Number 86-1391.
- (e) Those certain Statements of Claim recorded in O.R. Book 9498, Page 941 and O.R. Book 21737, Page 580 of the Public Records of Broward County, Florida.
- (f) That certain Affidavit of Broward County Unsafe Structures recorded in O.R. Book 19398, Page 558 of the Public Records of Broward County, Florida.

3. Affiant affirmatively states that he is not one and the same Bobbie Robinson, set forth as a party defendant in the above described Judgments or Statements of Claim, that he has never been known as Bobbie Robinson and has never resided at 3136 NW 19th St., #203, Ft. Lauderdale, Florida, 1842 NW 20th Ave.,

This instrument was prepared by  
JEFFREY R. MINER  
CROOK & MINER, P.A.  
1001 N. Federal Highway  
Hollywood, Florida 33009

Return to:  
JEFFREY R. MINER  
CROOK & MINER, P.A.  
1001 N. Federal Highway  
Hollywood, Florida 33009

306001F0344

②PAC

Oakland Park, Florida 33311, or 1530 NW 11th Place, Ft. Lauderdale, FL 33311, and that he is not one and the same ROBERT ROBINSON or B. ROBINSON as set forth in any of the above described.

Further affiant sayeth not.

Robert C. Robinson  
ROBERT C. ROBINSON

Dated: January 28, 1997  
STATE OF FLORIDA  
COUNTY OF BROWARD

Sworn to and subscribed before me this 28th day of January, 1997, by ROBERT C. ROBINSON, who produced a Florida Driver's License as identification and did take an oath.

Maude Slattery  
Notary Public - State of Florida

My Commission Expires:

7/14/97

MAUDE SLATTERY  
"NOTARY PUBLIC—STATE OF FLORIDA"  
MY COMMISSION EXPIRES 7/14/97  
COMMISSION NUMBER CC002129

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
BOOK 1 PAGE 1000000



THIS INSTRUMENT PREPARED BY:  
BECKER & POLIAKOFF, P.A.  
Candace C. Solis, Esq.  
1 East Broward Blvd., Suite 1700  
Fort Lauderdale, Florida 33301  
Phone: (954) 985-4102  
Fax: (954) 987-5940

**CLAIM OF LIEN FOR ASSESSMENTS**

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, the undersigned notary public, personally appeared Candace C. Solis, Authorized Agent of Pine Crest Hills Apartments, Inc., a Florida corporation, on behalf of the corporation. Affiant took an oath, and is (☒) personally known to me or (☐) has produced \_\_\_\_\_ as identification that Affiant is the Authorized Agent of Pine Crest Hills Apartments, Inc., whose post office address is 5185 St Ambrose Church Rd, Elkton, FL 32033, and that pursuant to Section 719.108 of the Florida Statutes as well as the Charter, By-Laws and Proprietary Lease, said Association is owed the following amounts for shares of the common expenses:

Description	Amount
Monthly Maintenance due 04/01/16-04/01/18 at \$250.00 each	\$6,250.00
SUBTOTAL	\$6,250.00
Less payments	(2,650.00)
<b>TOTAL</b>	<b>\$3,600.00</b>

plus interest at the rate of 18% per annum from the due dates.

This Claim of Lien shall also secure all unpaid assessments, interest, costs and attorneys fees which are due and which may accrue subsequent to the date of this Claim of Lien and prior to entry of a final judgment of foreclosure.

The Lienor claims this lien on the following described property in Broward County, Florida:

**Apartment # 4, PINE CREST HILLS APARTMENTS, INC., known as 3517 Polk Street, Hollywood, Florida, according to the Declaration of Condominium recorded in O.R. Book 4691 at Page 856 on November 30, 1971, among the Public Records of Broward County, Florida.**

**A/K/A: 3517 Polk Street, Unit 4, Hollywood, FL 33021**

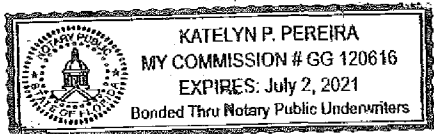
the current owner of which is ESTATE OF ROBERT C. ROBINSON.

The amount due to the Lienor remains outstanding as of April 24, 2018.

PINE CREST HILLS APARTMENTS, INC.

BY: Candace C. Solis (SEAL)  
Candace C. Solis, Authorized Agent

SWORN TO AND SUBSCRIBED before me this 24<sup>th</sup> day of April, 2018, by Candace C. Solis, Authorized Agent.



Katelyn P. Pereira (SEAL)  
NOTARY PUBLIC SIGNATURE  
STATE OF FLORIDA AT LARGE

Printed Name of Notary Public  
My Comm. # \_\_\_\_\_

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

DATE: January 2nd, 2019  
PROPERTY ID # 514207-NP-0040 (TD # 41781)

# WARNING

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

ESTATE OF ROBERT C ROBINSON, DECEASED  
3517 POLK STREET  
HOLLYWOOD, FL 33021

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3517 POLK STREET #4, HOLLYWOOD FL 33021-6837 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 January 31, 2019 .....\$4,542.71

Or

\* Estimated Amount due if paid by February 19, 2019 .....\$4,598.30

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 20, 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: January 2nd, 2019**  
**PROPERTY ID # 514207-NP-0040 (TD # 41781)**

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PINE CREST HILLS APARTMENTS, INC.  
C/O TOM MASTERS  
3517 POLK ST APT 3  
HOLLYWOOD, FL 33021

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**DATE: January 2nd, 2019**  
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PINE CREST HILLS APARTMENTS, INC.

3517 POLL STREET  
HOLLYWOOD, FL 33021

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

DATE: January 2nd, 2019  
PROPERTY ID # 514207-NP-0040 (TD # 41781)

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ATCF II FLORIDA-A LLC  
P.O. BOX 54972  
NEW ORLEANS, LA 70154

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

DATE: January 2nd, 2019  
PROPERTY ID # 514207-NP-0040 (TD # 41781)

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BROWARD COUNTY CLERK OF THE CIRCUIT COURT  
201 SE 6 STREET  
FORT LAUDERDALE, FL 33301

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

**DATE: January 2nd, 2019**  
**PROPERTY ID # 514207-NP-0040 (TD # 41781)**

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PINE CREST HILLS APARTMENTS, INC.  
5185 ST. AMBROSE CHURCH RD  
ELKTON, FL 32033

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

DATE: January 2nd, 2019  
PROPERTY ID # 514207-NP-0040 (TD # 41781)

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

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

**DATE: January 2nd, 2019**  
**PROPERTY ID # 514207-NP-0040 (TD # 41781)**

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BECKER & POLIAKOFF, P.A., REGISTERED AGENT O/B/O PINE CREST HILLS  
APARTMENTS, INC. BANK OF AMERICA CENTER  
625 N. FLAGLER DRIVE, 7TH FLOOR  
WEST PALM BEACH, FL 33401

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3517 POLK STREET #4,  
HOLLYWOOD FL 33021-6837 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 January 31, 2019 .....\$4,542.71

Or

\* Estimated Amount due if paid by February 19, 2019 .....\$4,598.30

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD  
AT PUBLIC AUCTION ON February 20, 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: January 2nd, 2019  
PROPERTY ID # 514207-NP-0040 (TD # 41781)

# WARNING

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

\*GOTTLIEB, MARVIN  
3513 POLK ST  
HOLLYWOOD, FL 33021

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3517 POLK STREET #4, HOLLYWOOD FL 33021-6837 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.

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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Estimated Amount due if paid by January 31, 2019 .....\$4,542.71

Or

\* Estimated Amount due if paid by February 19, 2019 .....\$4,598.30

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 20, 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: January 2nd, 2019**  
**PROPERTY ID # 514207-NP-0040 (TD # 41781)**

# WARNING

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

\*MASTERS, THOMAS C  
3517 POLK ST #3  
HOLLYWOOD, FL 33021-6837

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3517 POLK STREET #4, HOLLYWOOD FL 33021-6837 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

\* Estimated Amount due if paid by January 31, 2019 .....\$4,542.71

Or

\* Estimated Amount due if paid by February 19, 2019 .....\$4,598.30

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 20, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

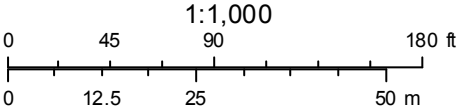
TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)



November 5, 2018





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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	\$	

Postmark  
Here

Postage

\$

Total P

\$

Sent To

Street

City, St.

**TD 41781 FEBRUARY 2019 WARNING**  
**ESTATE OF ROBERT C ROBINSON, DECEASED**  
**3517 POLK STREET**  
**HOLLYWOOD, FL 33021**

7018 0040 0000 6296 2243

7018 0040 0000 6296 2267

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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	\$

Postmark  
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Postage  
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**Total Post:**

\$  
*Sent To*  
*Street and*  
*City, State,*

**TD 41781 FEBRUARY 2019 WARNING**  
**PINE CREST HILLS APARTMENTS, INC.**  
**3517 POLL STREET**  
**HOLLYWOOD, FL 33021**

7018 0040 0000 6296 2335

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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	\$	

Postmark  
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Postage

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Total

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Sent

Street

City

**TD 41781 FEBRUARY 2019 WARNING**

\*MASTERS, THOMAS C

3517 POLK ST #3

HOLLYWOOD, FL 33021-6837

7018 0040 0000 6296 2328

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**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	\$

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Total Postage

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Sent To

Street &

City, State, & ZIP+4®

**TD 41781 FEBRUARY 2019 WARNING**

\*GOTTLIEB, MARVIN  
3513 POLK ST  
HOLLYWOOD, FL 33021



7018 0040 0000 6296 2311

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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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City, St

**TD 41781 FEBRUARY 2019 WARNING**  
**BECKER & POLIAKOFF, P.A., REGISTERED AGENT O/B/O**  
**PINE CREST HILLS APARTMENTS, INC. BANK OF**  
**AMERICA CENTER**  
**625 N. FLAGLER DRIVE, 7TH FLOOR**  
**WEST PALM BEACH, FL 33401**

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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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Postage

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**Total Postage**

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Sent To

Street and

City, State,

**TD 41781 FEBRUARY 2019 WARNING**

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

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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 F

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Sent To

Street

City, S

**TD 41781 FEBRUARY 2019 WARNING**  
**PINE CREST HILLS APARTMENTS, INC.**  
**5185 ST. AMBROSE CHURCH RD**  
**ELKTON, FL 32033**

7018 0040 0000 6296 2281

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Certified Mail Fee	
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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	\$

Postmark  
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Postage

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Total Post

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Sent To

Street and

City, State, ZIP

**TD 41781 FEBRUARY 2019 WARNING**  
**BROWARD COUNTY CLERK OF THE CIRCUIT COURT**  
**201 SE 6 STREET**  
**FORT LAUDERDALE, FL 33301**

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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

\$

Total Postage

\$

Sent To

Street and /

City, State,

Postmark  
Here

**TD 41781 FEBRUARY 2019 WARNING**

**ATCF II FLORIDA-A LLC**

**P.O. BOX 54972**

**NEW ORLEANS, LA 70154**

7018 0040 0000 6296 2250

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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	\$	

Postmark  
Here

Postage

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Total Payment

\$

Sent To

Street &

City, St.

**TD 41781 FEBRUARY 2019 WARNING**  
**PINE CREST HILLS APARTMENTS, INC.**  
**C/O TOM MASTERS**  
**3517 POLK ST APT 3**  
**HOLLYWOOD, FL 33021**

**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 41781 FEBRUARY 2019 WARNING**  
**\*GOTTLIEB, MARVIN**  
**3513 POLK ST**  
**HOLLYWOOD, FL 33021**



9590 9402 3236 7196 0548 40

2. Article Number (Transfer from service label)

7018 0040 0000 6296 2328

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** *P. Smith*

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

1/9/19

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

3. Service Type

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

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

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.

**TD 41781 FEBRUARY 2019 WARNING**  
**CITY OF HOLLYWOOD**  
**TREASURY DIVISION**  
**2600 HOLLYWOOD BLVD**  
**HOLLYWOOD, FL 33020**



9590 9402 3236 7196 0532 18

2. Article Number (Transfer from service label)

7018 0040 0000 6296 2304

**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

- ☐ 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

Registered Mail Restricted Delivery (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.

**TD 41781 FEBRUARY 2019 WARNING**  
**BECKER & POLIAKOFF, P.A., REGISTERED AGENT O/B/O**  
**PINE CREST HILLS APARTMENTS, INC. BANK OF**  
**AMERICA CENTER**  
**625 N. FLAGLER DRIVE, 7TH FLOOR**  
**WEST PALM BEACH, FL 33401**



9590 9402 3236 7196 0532 25

2. Article Number (Transfer from service label)

7018 0040 0000 6296 2311

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x *M. Cruz*

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

*M. Cruz*

C. Date of Delivery

*1/9/19*

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

If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- ☐ Priority Mail Express®

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p> <input type="checkbox"/> Complete items 1, 2, and 3.  <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.  <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits. </p>	<p><b>A. Signature</b></p> <p> <input checked="" type="checkbox"/> <i>Alie A. Masters</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee </p>
<p><b>1. Article Addressed to:</b></p> <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p><b>TD 41781 FEBRUARY 2019 WARNING</b></p> <p><b>FINE CREST HILLS APARTMENTS, INC.</b></p> <p><b>5185 ST. ANDREW CHURCH RD</b></p> <p><b>ELKTON, FL 32033</b></p> </div>	<p><b>B. Received by (Printed Name)</b></p> <p><b>C. Date of Delivery</b></p>
<p><b>2. Article Number (Transfer from service label)</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>7018 0040 0000 6296 2298</p> </div>	<p><b>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</b>  <b>If YES, enter delivery address below: <input type="checkbox"/> No</b></p>
<p><b>3. Service Type</b></p> <p> <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  <input type="checkbox"/> Insured Mail </p>	<p> <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 </p>

**SENDER: COMPLETE THIS SECTION**

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

**TD 41781 FEBRUARY 2019 WARNING**  
**BROWARD COUNTY CLERK OF THE CIRCUIT COURT**  
 201 SE 6 STREET  
 FORT LAUDERDALE, FL 33301



9590 9402 3236 7196 0527 23

2. Article Number (Transfer from service label)

7018 0040 0000 6296 2281

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☒ Agent

☐ Addressee

B. Received by (Printed Name)

P. Rodriguez

C. Date of Delivery

1-9-19

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
- ☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery