

339 SIXTH AVENUE, SUITE 1400 PITTSBURGH, PA 15222

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: <u>TitleExpress@grantstreet.com</u>

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 12/18/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 12/16/2019

CERTIFICATE # 2016-17663 ACCOUNT # 514209AA0120 ALTERNATE KEY # 683353 TAX DEED APPLICATION # 44754

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:

Parcel No. 12A of CRYSTAL COURT NO. 4 CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official. Records Book 2887, at Page 339 of the Public Records of Broward County, Florida, and the Amendments thereof. As provided for by the Condominium Act of the statutes of the State of Florida (F.S. 711 et Seq), said description and this conveyance includes, but is not limited to, all appurtenances to the condominium parcel above-described, including the limited common elements assigned thereto and including the undivided interest in the common elements of said condominium.

PROPERTY ADDRESS: 2621 GRANT STREET #12A, HOLLYWOOD FL 33020

OWNER OF RECORD ON CURRENT TAX ROLL:

PAOLO & MARIA MANGANIELLO 8981 AVE DE BRETAGNE ANJOU, QUEBEC H1J 1W1 CANADA (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

PAOLO MANGANIELLO AND MARIA MANGANIELLO OR: 39393, Page: 1701 2621 GRANT ST. UNIT 12A HOLLYWOOD, FL 33020 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

BEAMIF A LLC PO BOX 885 BOCA RATON, FL 33429 (Tax Deed Applicant)

CRYSTAL COURT NO. 4 CONDOMINIUM, INC. C/O WEST BROWARD PROPERTY MANAGEMENT 820 S. STATE ROAD 7 PLANTATION, FL 33317 (Per Lien) Instrument: 116044238

ANGELA FIORE, REGISTERED AGENT O/B/O CRYSTAL COURT NO. 4 CONDOMINIUM, INC. WEST BROWARD COMM MGMT 820 SOUTH STATE ROAD 7 PLANTATION, FL 33317 (Per Sunbiz. Declaration recorded in 2887-339.)

PROPERTY INFORMATION REPORT - CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 09 AA 0120

CURRENT ASSESSED VALUE: \$66,720 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: 10751, Page: 568

Warranty Deed OR: 31075, Page: 932

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.

Suzette Servas

Title Examiner



Site Address	2621 GRANT STREET #12A, HOLLYWOOD FL 33020	ID#	5142 09 AA 0120	
Property Owner	MANGANIELLO, PAOLO & MARIA	Millage	0513	
Mailing Address	8981 AVE DE BRETAGNE *ANJOU QC CA H1J 1W1	Use	04	
Abbr Legal Description	CRYSTAL COURT NO. 4 CONDOMINIUM UNIT 12A PER CDO BK/PG: 2887/339			

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).

	reductio	n for costs	or sale and	d other adjustme	nts re	quirea by	Sec. 193.	011(8).	
			Prope	erty Assessment	Value	S			
Year	Land		ding / vement	Just / Mar Value	Just / Market Value		Assessed / SOH Value		Tax
2019 \$	6,670	\$60	050	\$66,720		\$5	\$56,440		
2018 \$	6,180	\$55	580	\$61,760		\$5	\$51,310		\$1,443.39
2017 \$	5,710	\$51	350	\$57,060		\$4	6,650	\$1,281.47	
		2019 Exe	mptions ar	nd Taxable Value	s by T	axing Aut	hority		
			County	School B	oard	Mu	nicipal		Independent
Just Value		,	66,720	\$66	,720	\$	66,720		\$66,720
Portability			0		0		0		0
Assessed/SC	Н	Ç	\$56,440	\$66	,720	\$	56,440	10 \$56,44	
Homestead			0	0			0		0
Add. Homest	ead		0	0			0		0
Wid/Vet/Dis			0	0			0		0
Senior			0	0 0			0		0
Exempt Type	1		0		0		0		0
Taxable		,	\$56,440	\$66	,720	\$	556,440		\$56,440
		Sales Hist	ory			L	and Calc	ulation	S
Date	Type	Price	Book	k/Page or CIN		Price	Fac	tor	Type
4/4/2005	WD	\$95,000	39	9393 / 1701					
11/6/2000	WD	\$25,000	3	1075 / 932					
2/1/1983	WD	\$35,500	·						
11/1/1965	WD	\$9,600	1						
						Adj. I	3ldg. S.F.		700
					1	Units/E	Beds/Bath	s	1/2/1
						Eff./Ac	t. Year Bu	ıilt: 197	2/1971

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #44754

STATE OF FLORIDA COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of April 2020, 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:

PAOLO MANGANIELLO 2621 GRANT ST. UNIT 12A HOLLYWOOD, FL 33020	BEAMIF A LLC PO BOX 885 BOCA RATON, FL 33429	CRYSTAL COURT NO. 4 CONDOMINIUM, INC. C/O WEST BROWARD PROPERTY MANAGEMENT 820 S. STATE ROAD 7 PLANTATION, FL 33317	ANGELA FIORE, REGISTERED AGENT O/B/O CRYSTAL COURT NO. 4 CONDOMINIUM, INC. WEST BROWARD COMM MGMT 820 SOUTH STATE ROAD 7 PLANTATION, FL 33317
CITY OF HOLLYWOOD TREASURY DIVISION 2600 HOLLYWOOD BLVD HOLLYWOOD, FL 33020	CRYSTAL COURT NO 4 CONDOMINIUM INC C/O KEVIN M KENNEDY KEVIN M KENNEDY P.A. 2101 NW CORPORATE BLVD STE 410 BOCA RATON, FL 33431	CRYSTAL COURT NO. 4 CONDOMINIUM, INC C/O WEST BROWARD COMM MAGMT 820 SOUTH STATE RD 7 PLANTATION, FL 33317	DARIO MANGANIELLO 2621 GRANT ST #12A HOLLYWOOD, FL 33020
DARIO MANGANIELLO 8981 AVE DE BRETAGNE ANJOU, QUEBEC H1J 1W1 CANADA	MANGANIELLO, PAOLO 8981 AVE DE BRETAGNE ANJOU, QUEBEC H1J 1W1 CANADA	MARIA MANGANIELLO 2621 GRANT ST # 12A HOLLYWOOD, FL 33020	MARIA MANGANIELLO 8981 AVE DE BRETAGNE ANJOU, QUEBEC H1J 1W1 CANADA

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of April 2020 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

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

By	
Deputy Juliette M. Aikman	



Broward County, Florida

INSTR # 116346420 Recorded 02/12/20 at 02:30 PM **Broward County Commission** 1 Page(s)

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 44754

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:

514209-AA-0120

Certificate Number:

17663

Date of Issuance:

05/25/2017 **BEAMIF A LLC**

Certificate Holder:

Description of Property: CRYSTAL COURT NO. 4 CONDOMINIUM

UNIT 12A

PER CDO BK/PG: 2887/339

Name in which assessed: MANGANIELLO, PAOLO & MARIA

Legal Titleholders:

MANGANIELLO, PAOLO & MARIA 8981 AVE DE BRETAGNE

ANJOU, QUEBEC H1J 1W1

CANADA

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 May , 2020 . Pre-bidding shall open at 9:00 AM EDT, sale shall commence at CREATOR OF 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 3rd day of February . 2020 .

Bertha Henry

County Administrator

RECORDS, TAXES, AND TREASURY DIVISION

By:

Abiodun Ajayi Deputy

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

Publish:

DAILY BUSINESS REVIEW

Issues:

04/16/2020, 04/23/2020, 04/30/2020 & 05/07/2020

Minimum Bid: 7835.35

401-314

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 44754

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: 514209-AA-0120

Certificate Number: 17663

Date of Issuance: 05/25/2017

Certificate Holder: BEAMIF A LLC

Description of Property: CRYSTAL COURT NO. 4 CONDOMINIUM

UNIT 12A

PER CDO BK/PG: 2887/339

Name in which assessed: MANGANIELLO,PAOLO & MARIA Legal Titleholders: MANGANIELLO,PAOLO & MARIA

8981 AVE DE BRETAGNE ANJOU, QUEBEC H1J 1W1

CANADA

PARCEL NO. 12A OF CRYSTAL COURT NO. 4 CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL. RECORDS BOOK 2887, AT PAGE 339 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE AMENDMENTS THEREOF. AS PROVIDED FOR BY THE CONDOMINIUM ACT OF THE STATUTES OF THE STATE OF FLORIDA (F.S. 711 ET SEQ), SAID DESCRIPTION AND THIS CONVEYANCE INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM PARCEL. ABOVE-DESCRIBED, INCLUDING THE LIMITED COMMON ELEMENTS ASSIGNED THERETO AND INCLUDING THE UNDIVIDED INTEREST IN THE COMMON

ELEMENTS OF SAID CONDOMINIUM.

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 May ,2020. 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 28th day of February , 2020 .

Bertha Henry

County Administrator

RECORDS, TAXES, AND TREASURY DIVISION

By:

Abiodun Ajayi Deputy

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

Publish: DAILY BUSINESS REVIEW

Issues: 04/16/2020, 04/23/2020, 04/30/2020 & 05/07/2020

Minimum Bid: 8221.35

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Bivd Fort Lauderdale, Florida 33312

RETURN OF SERVICE

Court Case # TD 44754

Broward County, Florida VS Paolo Manganiello & Maria Manganiello

Received by CCN 8165 04/10/2020 1:24 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

&/or Maria Manganiello 2621 Grant Street #12-A Hollywood FL 33020 Serve: Paolo Manganiello

Served:

Sheriff # 20016615

Not Served:

Broward County Revenue-Delinquent Tax Section

115 S. Andrews Ave. Room A-100

Fort Lauderdale FL 33301

Date: 04/10/2020 Time: 11:06 AM

On Paolo Manganiello in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

COMMENTS: posted front door

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

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

D.S.

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION PROPERTY ID # 514209-AA-0120 (TD #44754)

WARNING

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

BROWARD COUNTY AM 9: 57

BROWARD COUNTY. FLORIDA

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

Or

* Amount due if paid by May 19, 2020\$6,569.89

*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 May 20, 2020 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/recordstaxestreasurv

PLEASE SERVE THIS ADDRESS OR LOCATION

MANGANIELLO, PAOLO AND/OR MANGANIELLO, MARIA 2621 GRANT STREET #12A HOLLYWOOD, FL 33020

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 Not For Profit Corporation CRYSTAL COURT NO. 4 CONDOMINIUM, INC.

Filing Information

 Document Number
 712063

 FEI/EIN Number
 90-0587751

 Date Filed
 10/13/1964

State FL

Status ACTIVE

Last Event REINSTATEMENT

Event Date Filed 01/18/2007

Principal Address

C/O WEST BROWARD COMM MGMT 820 SOUTH STATE ROAD 7 PLANTATION, FL 33317

Changed: 04/20/2010

Mailing Address

C/O WEST BROWARD COMM MGMT 820 SOUTH STATE ROAD 7

PLANTATION, FL 33317

Changed: 04/20/2010

Registered Agent Name & Address

FIORE, ANGELA WEST BROWARD COMM MGMT 820 SOUTH STATE ROAD 7 PLANTATION, FL 33317

Name Changed: 04/30/2008

Address Changed: 04/20/2010

Officer/Director Detail
Name & Address

Title President

TORCHIA, KAREN

C/O MITCT DDOMANDD COMMANANACNAT

C/O WEST BROWARD COMINI MIGNIT 820 SOUTH STATE ROAD 7 PLANTATION, FL 33317

Title Treasurer

COUVILLION, MARK
C/O WEST BROWARD COMM MGMT
820 SOUTH STATE ROAD 7
PLANTATION, FL 33317

Title Secretary

CANNIS, JERRY C/O WEST BROWARD COMM MGMT 820 SOUTH STATE ROAD 7 PLANTATION, FL 33317

Title VP

MEDINA, MADELINE C/O WEST BROWARD COMM MGMT 820 SOUTH STATE ROAD 7 PLANTATION, FL 33317

Annual Reports

Report Year	Filed Date
2017	02/24/2017
2018	05/10/2018
2019	04/25/2019

Document Images

04/25/2019 ANNUAL REPORT	View image in PDF format
05/10/2018 ANNUAL REPORT	View image in PDF format
02/24/2017 ANNUAL REPORT	View image in PDF format
02/05/2016 ANNUAL REPORT	View image in PDF format
01/02/2015 ANNUAL REPORT	View image in PDF format
04/03/2014 ANNUAL REPORT	View image in PDF format
03/28/2013 ANNUAL REPORT	View image in PDF format
05/23/2012 ANNUAL REPORT	View image in PDF format
03/08/2012 ANNUAL REPORT	View image in PDF format
04/13/2011 ANNUAL REPORT	View image in PDF format
04/20/2010 ANNUAL REPORT	View image in PDF format
04/08/2009 ANNUAL REPORT	View image in PDF format
04/30/2008 ANNUAL REPORT	View image in PDF format
01/18/2007 REINSTATEMENT	View image in PDF format
01/18/2007 Reg. Agent Change	View image in PDF format
04/08/2005 ANNUAL REPORT	View image in PDF format
02/26/2004 ANNUAL REPORT	View image in PDF format
02/21/2003 ANNUAL REPORT	View image in PDF format

01/29/2002 ANNUAL REPORT	View image in PDF format
01/09/2001 ANNUAL REPORT	View image in PDF format
01/19/2000 ANNUAL REPORT	View image in PDF format
03/02/1999 ANNUAL REPORT	View image in PDF format
02/05/1998 ANNUAL REPORT	View image in PDF format
01/17/1997 ANNUAL REPORT	View image in PDF format
02/07/1996 ANNUAL REPORT	View image in PDF format
02/22/1995 ANNUAL REPORT	View image in PDF format

This instrument was prepared by: Pame FRANK T. NEWFIGHT FRANK T. NEWMAN

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

Address Ste 701 Hollywood, Fla 33020

This Indenture, Made this

13th

February day of

19 83 Between

of the County of

THERESA UNGARO and NANCY UNGARO, Joint Tenants with Right of Survivorship. whose post office address is 90 Springvale Ave., Ch elsea, Mass 02150

of the County of

, State of Massachusetts , grantee'

#ittesselly. That said granter, for and in consideration of the sum of

TEN and 00/100 (\$10.00) Dollars ----and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following County, Florida, to-wit: described land, situate, lying and being in BROWARD

Parcel No. 12A of CRYSTAL COURT NO. 4 CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 2887, at Page 339 of the Public Records of Broward County, Florida, and the Amendments thereof. As provided for by the Condominium Act of the statutes of the State of Florida (F.S. 711 et Seq), said description and this conveyance includes, but is not limited to, all appurtenances to the condominium parcel above-described, including the limited common elements assigned thereto and including the undivided interest in the common elements of said condominium.

SUBJECT to taxes for the year 1983 and subsequent years, and SUBJECT also to easements, restrictions and limitations of record.

Kerchara Wark Debath

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all * "Grantor" and "grantee" are used for singular or plural, as context requires.

Grantor has hereunto set grantor's hand and seat the day and year first above written. In Witness Mherenf, Signed, sealed and delivered in our presence: PH F COLOSIMO Individually And as Personal esentative of the Estate of Elizabeth Colosimo (Seal) (Seal) REC 1075 1 PG

STATE OF Massaghusetts

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JOSEPH F. COLOSIMO, Individually and as Personal Representative of the Estate of ELIZABETH COLOSIMO, joined by his wife, GRACE COLOSIMO

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official smal in the County and State last aforesaid this 19

Notary Public

My commission expires: (RUGUNF 18, 1457

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CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY that the sale of the following described property:

Parcel No. 12A of CRYSTAL COURT NO. 4 CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in OR Book 2887, Page 339 of the Public Records of Broward County, Florida, and the amendments thereof.

JOSEPH F. COLOSIMO, as Per from ELIZABETH 6	rsonal Representative of the Estate of COLOSIMO
to THERESA UNGARO and NAM	NCY UNGARO, Joint Tenants with Right of Survivorship
	of Directors of
	ons of the Declaration of Condominium thereof.
	CRYSTAL COURT NO. 4 CONDOMINIUM ASSOCIATION, INC.
	THOMAS DEORDE President
	AGNES BOREY Secretary
START SEE PROBLEM	(2) (2)
COUNTY OF BROWARD	Control of the contro
authorized in the Stare afores acknowledgments, personally ap ACNES BOREY. , to President and Sucretary, respe	on this day, before me, an officer duly did and in the County aforesaid to take teared THOMAS GEORGE and me well known, and known to me to be the ctively of CRYSTAL COURT No. A CONDOMINIUM ASSN INC. that they executed the foregoing Certificate of
Approvit.	ហ
WITHERS my hand and of aforestid this 25th day of	February 19.83.
	Mary Public
My Consission Expires:	
FORMER BURBLE STATE OF FLORIDA CONTROL OF A BENEFIC AND A STATE OF LIBRARY OF A STATE OF	GERAL) GRALD GRALD F. D. J. C. P. B. O. N. Post of Const.
Monthly maintenance on the abo	ever condominium unit is \$
	day of, 19



IMSTR # 100695357 OR BK 31075 PG 0932 RECORDED 12/06/2000 11:54 AM Warranty Deed COPPLISATION Statutory F.S. 689.02 BROWARD COUNTY 175,00 DOC STMP-D DEPUTY CLERK 2030

Return to:

John M. Bernazzoli, Esq. Name: Address: 2734 Polk Street, Suite H

Hollywood, FL 33020

This Instrument Prepared By:

John M. Bernazzoli, Esq. Name: Address: 2734 Polk Street, Suite H

Hollywood, Florida 33020

Property Appraisers Parcel Identification (Folio) Number: 1209-AA-012 Grantee(s) S.S. #(s):

> (Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

THIS INDENTURE, Made this 6th day of November, A.D., 2000, Between THERESA UNGARO, a single woman, of the County of Broward, in the State of Florida, party of the first part, and FRANCOIS BOUCHARD and PAULETTE T. BOUCHARD, his wife, of the County of Broward, in the State of Florida, whose post office address is 2621 Grant Street, Apartment 12A, Hollywood, FL 33020, parties of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, and being in the County of Broward, State of Florida, to wit:

> Parcel No. 12A of CRYSTAL COURT NO. 4 CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 2887, at Page 339 of the Public Records of Broward County, Florida, and the Amendments thereof. As provided for by the Condominium Act of the statutes of the State of Florida (F.S. 711 et Seq), said description and this conveyance includes, but is not limited to, all appurtenances to the condominium parcel above-described, including the limited common elements assigned thereto and including the undivided interest in the common elements of said condominium.

SUBJECT TO conditions, limitations, restrictions, and easements of record, the Declaration of Condominium and amendments thereto, and taxes for 2000 and subsequent years.

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

In Witness Whereof, The said party of the first part has hereunto set her hand and seal the day and year first above written.

sealed and delivered in the presence of: Grantor Signature Withest Signature (as to first Grantor) John M. Bernazzoli

Witness Signature (as to first Grantor)
Nora B. Sara

Printed Name

Theresa Ungaro

2621 Grant Street, Apartment 12A

Hollywood, FL 33020

STATE OF FLORIDA) COUNTY OF BROWARD)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared THERESA UNGARO, a single woman, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form(s) of identification of the above-named person(s):

and that an oath (was)(was known to me not) taken.

Witness my hand and official seal in the County and State last aforesaid this _______ day of November, A.D., 2000.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC626852 MY COMMISSION EXP. MAR. 4,2001

Nora B. Sara

Printed Notary Signature OFFICIAL NOTARY SEAL **NORA BSARA**

THIS INSTRUMENT PREPARED BY: Russell M. Hayson, Esq. RECORD & RETURN TO: Pallotto & Hayson, P.A. 450 North Park Road, Suite 302 Hollywood, Florida 33021

WARRANTY DEED (Statutory Form - Section 689.02 F.S.)

THIS INDENTURE, made this day of April, 2005, between Francois	Rouchard and
Paulette 1. Bouchard, his wife, Grantor, whose address is 12 1 AFA+ 770	STE GEORI
RICE THE QUELE SWIB to Paolo Manganiello and Maria Manga and wife, Grantee, whose address is 1621 (Run) 5. Unit 129	niello, husband
and wife, Grantee, whose address is 2621 (raun) St. Unit 12 4	
110119W11 Fla 33020	

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

Parcel No. 12A of CRYSTAL COURT NO. 4 CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 2887, at Page 339 of the Public Records of Broward County, Florida, and the Amendments thereof. As provided for by the Condominium Act of the statutes of the State of Florida (F.S. 711 et Seq), said description and this conveyance includes, but is not limited to, all appurtenances to the condominium parcel above-described, including the limited common elements assigned thereto and including the undivided interest in the common elements of said condominium.

Taxes for the current year and subsequent year;

Attorney in fact, who is personally known to me or who has produced

2. Conditions, restrictions, reservations, conditions and easements of records.

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

The terms "Grantor" and "Grantee" as used herein shall include the singular or plural, as the context requires.

IN WITNESS WHEREOF	, Grantor has hereunto set Granto	r's hand and seal the day and
year first above written.	- Freechaus	2. 4/4/05
	Francois Bouchard	(Date)
	Pauletto To B	Bauchard 1/1/05
	Paulette T. Bouchard, by	(Date)
	Francois Bouchard as Attory	ney in fact
Signed, sealed and delivered in our presence:	Macchar	
04/04/	/ss^ // /// //	1/2 -4/4/4
Witness (Date)	Wuntes	(Date)
(Print) MASQUALC Ritor	(Print) Ky SSE	11 Mittayson
State of Florida		
County of Broward		
I HEREBY CERTIFY that the foreg April 2005, by Francois Bouchard	oing document was acknowledged and Paulette Bouchard, his wife	before me this \(\frac{1}{2} \) of \(\frac{1}{2}

_ as identification and who did

My commission expires:

RUSSELL MICHAEL WSON MY COMMISSION # 10D 067504
EXPIRES: October 24, 2005
Bonded Thru Notary Public Underwriters

(2)

CONDOMINIUM CONSENT

That the undersigned	Jerry Cannis,	as	President	does	
acknowledge that the Board of Dire	ectors of said A	lsso	ciation does he	reby conser	it to the
sale of the following legal desc	ribed property	to	<u>Paolo Manga</u>	<u>miello and</u>	<u> Maria</u>
Manganiello. Also <u>Dario Mangani</u>	<u>iello</u> is approved	d as	a tenant.		

LEGAL DESCRIPTION:

Parcel No. 12A of CRYSTAL COURT NO. 4 CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in O.R. Book 2887, at Page 339 of the Public Records of Broward County, Florida, and the Amendments thereof. As provided for by the Condominium Act of the statutes of the State of Florida (F.S. 711 et Seq), said description and this conveyance includes, but is not limited to, all appurtenances to the condominium parcel abovedescribed, including the limited common elements assigned thereto and including the undivided interest in the common elements of said condominium.

Acknowledged this 39th day of MARCH, 2005.

Crystal Court No. 4 Condominium Inc. Condominium Association

Cannis, as President

STATE OF FLORIDA **COUNTY OF BROWARD**

BEFORE ME personally appeared <u>Jerry Cannis, as President</u> known to me to be a member of the Crystal Court No. 4 Condominium Inc. Condominium Association and they acknowledge the execution thereof.

SWORN TO AND SUBSCRIBED before me at Broward County, Florida, this \geq 7

day of March, 2005.

<u>lotary</u> Public

COMMISSION NUMBER DD043867 MY COMMISSION EXPIRES

My Commission Expires:

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

That Paulette Bouchard has made constituted and appointed, and by these presents do make, constitute and appoint Francois Bouchard as her true and lawful attorney for her and in his name, place and stead giving and granting unto her said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as they might or could do if personally present, specifically including but not limited to the signing of any and all deeds, contracts, affidavits, closing statement, leases, to file suit to collect rent, issue estoppel letters, all closing statements and documents regarding the following property:

Parcel No. 12A of CRYSTAL COURT NO. 4 CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 2887, at Page 339 of the Public Records of Broward County, Florida, and the Amendments thereof. As provided for by the Condominium Act of the statues of the State of Florida (F.S. 711 et Seq), said description and this conveyance includes, but is not limited to, all appurtenances to the condominium parcel above-described, including the limited common elements assigned thereto and including the undivided interest in the common elements of said condominium.

With full power of substitution and revocation, hereby ratifying and confirming all that her said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

Further, all closing proceeds shall be wired transferred to Pallotto & Hayson

Trust Account.

IN WITNESS WHEREOF, I have hereumo set my hand and seal the 4 day of April, 2005.

Paulette Boughard

豊野 クラミア クマム

I HEREBY CERTIFY that the foregoing Power of Attorney was executed this 4 day of April 2005 by Paulette Bouchard, who is personally known to me or who has produced the following as identification and who acknowledged the within Power of Attorney to be her act and deed and did take an oath.

Notary Public

My Commission expires: 2006, a february

THIS INSTRUMENT PREPARED BY AND PLEASE RECORD AND RETURN TO:

KEVIN M. KENNEDY, P.A. 12505 Orange Drive, Suite 904 Davie, Florida 33330

CLAIM OF LIEN FOR ASSESSMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT:

That KEVIN M. KENNEDY, as attorney-in-fact for CRYSTAL COURT NO. 4 CONDOMINIUM, INC, a Condominium Association of Broward County, Florida whose post office address is c/o West Broward Property Management, 820 S. State Road 7, Plantation, Florida 33317 and that pursuant to Section 718.116 of the Florida Statutes and the Declaration of Condominium for claims this lien against the following property:

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The record owner(s) of such property is: PAOLO MANGANIELLO & MARIA MANGANIELLO, HUSBAND AND WIFE.

The amount due is \$1,620.00 as follows:

Balance Monthly Maintenance due 05/01/19 @ \$332.00 Maintenance due 06/01/19 - 09/01/19 @ \$332.00 per month

\$292.00 \$1,328.00

plus interest at the rate of 8% per annum plus late fees, from the dates due, less all payments made since the date of the delinquency.

In addition, this Claim of Lien also secures interest, late fees, costs and reasonable attorney's fees incurred by the Association pursuant to the recorded Declaration of Condominium. Further, this lien secures all assessments coming due, less any payments received from the date of the initial delinquency and after the filing of this Claim of Lien.

Dated this _____day of September, 2019.

CARLA KERI
Print Name

CRYSTAL COURT NO. 4 CONDOMINIUM, INC,

Mystaf Samai
Print Name

BY:

KEVIN M. KENNEDY
Attomey-in-fact
Florida Bar No.: 59115

STATE OF FLORIDA

COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 4 kday of September, 2019, by Kevin M. Kennedy as attorney-in-fact of CRYSTAL COURT NO. 4 CONDOMINIUM, INC, a Florida corporation, on behalf of the corporation, He is personally known to me or has produced ______ as identification and did take an oath.

My Commission Expires:

BY:

NOTARY PUBLIC, STATE OF FLORIDA

AT LARGE

Jan que

Printed Name of Notary Public

JACQUELINE TENN
MY COMMISSION # GG 033979
EXPIRES: December 9, 2020
Bonded Thru Budget Notary Services

PROPERTY ID # 514209-AA-0120 (TD # 44754)

WARNING

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

PAOLO MANGANIELLO 2621 GRANT ST. UNIT 12A HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2621 GRANT STREET #12A, HOLLYWOOD, FL 33020 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. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY</u>, <u>PLEASE DISREGARD THIS NOTICE</u>.

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

AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> 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 April 30, 2020\$6,492.34
- * Estimated Amount due if paid by May 19, 2020\$6,569.89

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON $\underline{\text{May } 20,\ 2020}$ 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

PROPERTY ID # 514209-AA-0120 (TD # 44754)

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BEAMIF A LLC PO BOX 885 BOCA RATON, FL 33429

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PROPERTY ID # 514209-AA-0120 (TD # 44754)

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CRYSTAL COURT NO. 4 CONDOMINIUM, INC. C/O WEST BROWARD PROPERTY MANAGEMENT 820 S. STATE ROAD 7 PLANTATION, FL 33317

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2621 GRANT STREET #12A, HOLLYWOOD, FL 33020 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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ANGELA FIORE, REGISTERED AGENT
O/B/O CRYSTAL COURT NO. 4 CONDOMINIUM, INC.
WEST BROWARD COMM MGMT
820 SOUTH STATE ROAD 7
PLANTATION, FL 33317

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PROPERTY ID # 514209-AA-0120 (TD # 44754)

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

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CRYSTAL COURT NO 4 CONDOMINIUM INC C/O KEVIN M KENNEDY KEVIN M KENNEDY P.A. 2101 NW CORPORATE BLVD STE 410 BOCA RATON, FL 33431

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PROPERTY ID # 514209-AA-0120 (TD # 44754)

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DARIO MANGANIELLO 2621 GRANT ST #12A HOLLYWOOD, FL 33020

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DARIO MANGANIELLO 8981 AVE DE BRETAGNE ANJOU, QUEBEC H1J 1W1 CANADA

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PROPERTY ID # 514209-AA-0120 (TD # 44754)

WARNING

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

MANGANIELLO, PAOLO 8981 AVE DE BRETAGNE ANJOU, QUEBEC H1J 1W1 CANADA

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2621 GRANT STREET #12A, HOLLYWOOD,FL 33020 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. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN</u> THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> 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 April 30, 2020\$6,492.34
 Or
- * Estimated Amount due if paid by May 19, 2020\$6,569.89

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 20, 2020 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

PROPERTY ID # 514209-AA-0120 (TD # 44754)

WARNING

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

MARIA MANGANIELLO 2621 GRANT ST # 12A HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2621 GRANT STREET #12A, HOLLYWOOD, FL 33020 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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SENDER: COMPLÉTE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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