

TitleExpress[®]

A service of Grant Street Group

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

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

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 10/20/2020

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 10/16/2020

CERTIFICATE # 2017-17012

ACCOUNT # 514213BJ1400

ALTERNATE KEY # 689559

TAX DEED APPLICATION # 45757

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Unit 483 of Hollywood Beach, a Resort Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 13593, Page 406, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

PROPERTY ADDRESS: 101 N OCEAN DRIVE #483, HOLLYWOOD FL 33019

OWNER OF RECORD ON CURRENT TAX ROLL:

PAULO H ABREU

101 N OCEAN DR #483

HOLLYWOOD, FL 33019 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

PAULO H ABREU

101 NORTH OCEAN DRIVE, #327

HOLLYWOOD, FL 33019 (Per Deed)

NOTE: Images and attachments from previous search not included in update.

MORTGAGE HOLDER OF RECORD:

No new documents found

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

HOLLYWOOD BEACH HOTEL OWNERS ASSOCIATION, INC.

1815 GRIFFIN ROAD

SUITE 101

DANIA BEACH, FL 33004

(Per Sunbiz. Declaration recorded in 11403-304. Master Association.)

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 13 BJ 1400

CURRENT ASSESSED VALUE: \$79,800

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:

No new documents found

**Update search found no new documents recorded in the Official Records but did find a new Sunbiz with mailing address changed for the Master Association.

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #45757

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 4th day of January 2021, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

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

ALEKSANDRA NOVAKOVICH
GONZALEZ, ESQUIRE
SACHS SAX CAPLAN
6111 BROKEN SOUND
PARKWAY NW, SUITE 200
BOCA RATON, FL 33487

BROWARD COUNTY CLERK OF
COURTS
201 SE 6 ST, ROOM 18150
FORT LAUDERDALE, FL 33301

MICHAEL MAYER, ESQ.
PEYTONBOLIN, PL
3343 WEST COMMERCIAL BLVD
STE 100
FORT LAUDERDALE, FL 33309

PAULO HENRIQUE ABREU
101 N OCEAN DR #483
HOLLYWOOD, FL 33019

PAULO HENRIQUE ABREU
101 N OCEAN DR #327
HOLLYWOOD, FL 33019

PEYTONBOLIN PL
3343 WEST COMMERCIAL BLVD
STE 100
FORT LAUDERDALE, FL 33309

SACHS SAZ CAPLAN P.L.,
REGISTERED AGENT
O/B/O THE HOLLYWOOD
BEACH RESORT
CONDOMINIUM
ASSOCIATION INC
6111 BROKEN SOUND PKWY
NW STE 200
BOCA RATON, FL 33487

HOLLYWOOD BEACH HOTEL
OWNERS ASSOCIATION INC
101 N OCEAN DR #8
HOLLYWOOD, FL 33019

HOLLYWOOD BEACH RESORT
CONDOMINIUM
101 N OCEAN DR
HOLLYWOOD, FL 33019

HOLLYWOOD BEACH RESORT
CONDOMINIUM ASSOCIATION
INC
C/O AKAM
1815 GRIFFIN RD #101
DANIA, FL 33004

THE HOLLYWOOD BEACH
RESORT
CONDOMINIUM ASSOCIATION
INC
101 N OCEAN DR #8
HOLLYWOOD, FL 33019

HOLLYWOOD BEACH HOTEL
OWNERS ASSOCIATION, INC.
1815 GRIFFIN ROAD SUITE 101
DANIA BEACH, FL 33004

THE HOLLYWOOD BEACH
RESORT
CONDOMINIUM ASSOCIATION
INC
1815 GRIFFIN RD STE 101
DANIA BEACH, FL 33004

ASSOCIATED CORPORATE
SERVICES LLC, REGISTERED
AGENT
O/B/O HOLLYWOOD BEACH
HOTEL OWNERS ASSOCIATION
INC
6111 BROKEN SOUND PKWY
NW STE 200
BOCA RATON, FL 33487

BEST ROOFING SERVICES LLC
1600 NE 12 TERR
FORT LAUDERDALE, FL 33305

COTNEY CONSTRUCTION LAW,
LLP, REGISTERED AGENT
O/B/O BEST ROOFING
SERVICES LLC
3110 CHERRY PALM DR STE
290
TAMPA, FL 33619

PAULO H ABREU
101 NORTH OCEAN DRIVE #483
HOLLYWOOD, FL 33019

PAULO H ABREU
101 NORTH OCEAN DR #327
HOLLYWOOD, FL 33019

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 4th day of January 2021 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

INSTR # 116844961
Recorded 11/05/20 at 10:45 AM
Broward County Commission
1 Page(s)
#12

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 45757

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: 514213-BJ-1400
Certificate Number: 17012
Date of Issuance: 05/24/2018
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: HOLLYWOOD BEACH RESORT CONDO
UNIT 483
PER CDO BK/PG: 13593/406

Name in which assessed: ABREU,PAULO H
Legal Titleholders: ABREU,PAULO H
101 N OCEAN DR #483
HOLLYWOOD, FL 33019

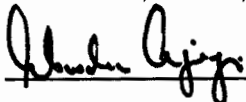
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of February ,2021 . 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 2nd day of November , 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: 01/14/2021, 01/21/2021, 01/28/2021 & 02/04/2021
Minimum Bid: 9560.75

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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UNIT 483
PER CDO BK/PG: 13593/406

Name in which assessed: ABREU,PAULO H
Legal Titleholders: ABREU,PAULO H
101 N OCEAN DR #483
HOLLYWOOD, FL 33019

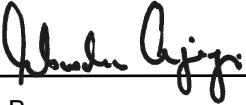
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RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
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Publish: DAILY BUSINESS REVIEW
Issues: 01/14/2021, 01/21/2021, 01/28/2021 & 02/04/2021
Minimum Bid: 9560.75



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Detail by Entity Name

Florida Not For Profit Corporation
HOLLYWOOD BEACH HOTEL OWNERS ASSOCIATION, INC.

Filing Information

Document Number	769877
FEI/EIN Number	59-2437440
Date Filed	08/18/1983
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	11/16/2010
Event Effective Date	NONE

Principal Address

101 N. OCEAN DRIVE
#8
HOLLYWOOD, FL 33019

Changed: 04/22/2010

Mailing Address

1815 GRIFFIN ROAD
SUITE 101
DANIA BEACH, FL 33004

Changed: 09/15/2020

Registered Agent Name & Address

ASSOCIATED CORPORATE SERVICES LLC
6111 BROKEN SOUND PKWY NW STE 200
BOCA RATON, FL 33487

Name Changed: 11/13/2018

Address Changed: 11/13/2018

Officer/Director Detail

Name & Address

Title President

Jekic, Michel
101 NORTH OCEAN DRIVE, #8
HOLLYWOOD, FL 33019

Title Director

Coviello, Josefina
101 NORTH OCEAN DR., #8
HOLLYWOOD, FL 33019

Title VP

Yebne , Facundo
101 N. OCEAN DRIVE
#8
HOLLYWOOD, FL 33019

Title Director

Bongioanni, Isabel
101 North Ocean Drive
#8
Hollywood, FL 33019

Title Director

Caruso, Michael
101 N. OCEAN DRIVE
#8
HOLLYWOOD, FL 33019

Title Secretary/Treasurer

Rosero, Diego
101 N. OCEAN DRIVE
#8
HOLLYWOOD, FL 33019

Title Director

Morello , Christina
101 N. Ocean Drive
#8
HOLLYWOOD, FL 33019

Annual Reports

Report Year	Filed Date
2019	05/01/2019
2019	08/26/2019
2020	03/12/2020

Document Images

03/12/2020 -- ANNUAL REPORT	View image in PDF format
08/26/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
11/13/2018 -- Reg. Agent Change	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
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08/14/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/17/2007 -- ANNUAL REPORT	View image in PDF format
04/14/2006 -- ANNUAL REPORT	View image in PDF format
08/22/2005 -- ANNUAL REPORT	View image in PDF format
11/12/2004 -- REINSTATEMENT	View image in PDF format
02/21/2003 -- ANNUAL REPORT	View image in PDF format
03/13/2002 -- ANNUAL REPORT	View image in PDF format
03/01/2001 -- ANNUAL REPORT	View image in PDF format
03/31/2000 -- ANNUAL REPORT	View image in PDF format
04/14/1999 -- ANNUAL REPORT	View image in PDF format
07/16/1998 -- ANNUAL REPORT	View image in PDF format
05/19/1997 -- ANNUAL REPORT	View image in PDF format
03/06/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

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PROPERTY INFORMATION REPORT

ORDER DATE: 07/21/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 07/20/2020

CERTIFICATE # 2017-17012

ACCOUNT # 514213BJ1400

ALTERNATE KEY # 689559

TAX DEED APPLICATION # 45757

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:

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PROPERTY ADDRESS: 101 N OCEAN DRIVE #483, HOLLYWOOD FL 33019

OWNER OF RECORD ON CURRENT TAX ROLL:

PAULO H ABREU

101 N OCEAN DR #483

HOLLYWOOD, FL 33019 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

PAULO H ABREU

OR: 50314, Page: 362

101 NORTH OCEAN DRIVE, #327

HOLLYWOOD, FL 33019 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MIKON FINANCIAL SERVICES, INC AND OCEAN BANK

780 NW 42 AVE #300

MIAMI, FL 33126 (Tax Deed Applicant)

PEYTONBOLIN, PL

Instrument: 115220714

3343 WEST COMMERCIAL BLVD, SUITE 100

FORT LAUDERDALE, FL 33309 (Per Notice of Attorney's Charging Lien)

THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC. Instrument: 115629976

C/O AKAM

1815 GRIFFIN ROAD #101

DANIA, FL 33004 (Per Lien)

THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC. Instrument: 116031258
ALEKSANDRA NOVAKOVICH GONZALEZ, ESQUIRE
SACHS SAX CAPLAN
6111 BROKEN SOUND PARKWAY NW
SUITE 200
BOCA RATON, FL 33487 (Per Lis Pendens)

THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC.
101 N. OCEAN DRIVE
SUITE #8
HOLLYWOOD, FL 33019 (Per Sunbiz. Declaration recorded in 13593-406.)

SACHS SAX CAPLAN, P.L., REGISTERED AGENT
O/B/O THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC.
6111 BROKEN SOUND PKWY NW STE 200
BOCA RATON, FL 33487 (Per Sunbiz)

BEST ROOFING SERVICES, LLC Instrument: 116541558
(Per Notice of Commencement. No address found on document.)

HOLLYWOOD BEACH HOTEL OWNERS ASSOCIATION, INC.
101 N. OCEAN DRIVE
#8
HOLLYWOOD, FL 33019 (Per Sunbiz. Declaration recorded in 11403-304. Master Association.)

ASSOCIATED CORPORATE SERVICES LLC, REGISTERED AGENT
O/B/O HOLLYWOOD BEACH HOTEL OWNERS ASSOCIATION, INC.
6111 BROKEN SOUND PKWY NW STE 200
BOCA RATON, FL 33487 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 13 BJ 1400

CURRENT ASSESSED VALUE: \$79,800

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:

Quit Claim Deed

OR: 14288, Page: 934

(Best image available)

Warranty Deed

OR: 49565, Page: 1404

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Wendy Carter

Title Examiner



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Detail by Entity Name

Florida Not For Profit Corporation

THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N15708
FEI/EIN Number 59-2700531
Date Filed 07/03/1986
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 11/16/2010
Event Effective Date NONE

Principal Address

101 N. OCEAN DRIVE
 SUITE #8
 HOLLYWOOD, FL 33019

Changed: 04/30/2008

Mailing Address

101 N. OCEAN DRIVE
 SUITE #8
 HOLLYWOOD, FL 33019

Changed: 07/18/2017

Registered Agent Name & Address

Sachs Sax Caplan P.L.
 6111 BROKEN SOUND PKWY NW STE 200
 BOCA RATON, FL 33487

Name Changed: 05/13/2019

Address Changed: 11/01/2018

Officer/Director Detail

Name & Address

Title President

Jekic, Michel
101 N. OCEAN DRIVE, #8
HOLLYWOOD, FL 33019

Title Director

Coviello, Josefina
101 N. OCEAN DRIVE, #8
HOLLYWOOD, FL 33019

Title VP

Yebne , Facundo
101 N. OCEAN DRIVE
SUITE #8
HOLLYWOOD, FL 33019

Title Director

Caruso, Michael
101 N Ocean Drive
Suite #8
Hollywood, FL 33019

Title Director

Bongioanni, Isabel
101 North Ocean Drive
Suite #8
Hollywood, FL 33019

Title Secretary/Treasurer

Rosero, Diego
101 N. OCEAN DRIVE
SUITE #8
HOLLYWOOD, FL 33019

Title Director

Morello, Chritina
101 N. OCEAN DRIVE
SUITE #8
HOLLYWOOD, FL 33019

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03/20/2001 -- ANNUAL REPORT	View image in PDF format
03/31/2000 -- ANNUAL REPORT	View image in PDF format
04/14/1999 -- ANNUAL REPORT	View image in PDF format
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03/06/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format



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Detail by Entity Name

Florida Not For Profit Corporation
HOLLYWOOD BEACH HOTEL OWNERS ASSOCIATION, INC.

Filing Information

Document Number 769877
FEI/EIN Number 59-2437440
Date Filed 08/18/1983
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 11/16/2010
Event Effective Date NONE

Principal Address

101 N. OCEAN DRIVE
 #8
 HOLLYWOOD, FL 33019

Changed: 04/22/2010

Mailing Address

101 N. OCEAN DRIVE
 #8
 HOLLYWOOD, FL 33019

Changed: 07/18/2017

Registered Agent Name & Address

ASSOCIATED CORPORATE SERVICES LLC
 6111 BROKEN SOUND PKWY NW STE 200
 BOCA RATON, FL 33487

Name Changed: 11/13/2018

Address Changed: 11/13/2018

Officer/Director Detail

Name & Address

Title President

Jekic, Michel

101 NORTH OCEAN DRIVE, #8
HOLLYWOOD, FL 33019

Title Director

Coviello, Josefina

101 NORTH OCEAN DR., #8
HOLLYWOOD, FL 33019

Title VP

Yebne , Facundo

101 N. OCEAN DRIVE
#8
HOLLYWOOD, FL 33019

Title Director

Bongioanni, Isabel

101 North Ocean Drive
#8
Hollywood, FL 33019

Title Director

Caruso, Michael

101 N. OCEAN DRIVE
#8
HOLLYWOOD, FL 33019

Title Secretary/Treasurer

Rosero, Diego

101 N. OCEAN DRIVE
#8
HOLLYWOOD, FL 33019

Title Director

Morello , Christina

101 N. Ocean Drive
#8
HOLLYWOOD, FL 33019

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2020	03/12/2020

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05/01/2019 -- ANNUAL REPORT	View image in PDF format
11/13/2018 -- Reg. Agent Change	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
07/18/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
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11/16/2010 -- Amendment	View image in PDF format
04/22/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
09/25/2008 -- ANNUAL REPORT	View image in PDF format
08/14/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/17/2007 -- ANNUAL REPORT	View image in PDF format
04/14/2006 -- ANNUAL REPORT	View image in PDF format
08/22/2005 -- ANNUAL REPORT	View image in PDF format
11/12/2004 -- REINSTATEMENT	View image in PDF format
02/21/2003 -- ANNUAL REPORT	View image in PDF format
03/13/2002 -- ANNUAL REPORT	View image in PDF format
03/01/2001 -- ANNUAL REPORT	View image in PDF format
03/31/2000 -- ANNUAL REPORT	View image in PDF format
04/14/1999 -- ANNUAL REPORT	View image in PDF format
07/16/1998 -- ANNUAL REPORT	View image in PDF format
05/19/1997 -- ANNUAL REPORT	View image in PDF format
03/06/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

This Instrument Prepared by & Return to:
ALEKSANDRA NOVAKOVICH GONZALEZ
SACHS SAX CAPLAN
6111 Broken Sound Parkway NW, Suite 200
Boca Raton, Florida 33487

CLAIM OF LIEN FOR ASSESSMENTS

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared Michel Sekic, who acknowledges and says that he is the President of THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC., whose address is c/o AKAM, 1815 Griffin Road #101, Dania FL 33004, and that pursuant to the Declaration of THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC., said Association is owed the following amount for assessments for shares of the common expenses:

<u>DATE DUE</u>	<u>AMOUNT</u>
Monthly assessments due from April 01, 2016 through April 30, 2016 (Balance)	\$50.03
Monthly assessments due from May 01, 2016 through December 31, 2016 (\$692.78 x 8)	\$5,542.24
Monthly assessments due from January 01, 2017 through January 31, 2017 (\$692.78 x 12)	\$8,313.36
Monthly assessments due from January 01, 2018 through January 31, 2018 (\$692.78 x 12)	\$8,313.36
Monthly assessments due from January 01, 2019 through January 31, 2019 (\$692.78 x 1)	\$692.78
TOTAL AMOUNT DUE	\$22,911.77

This Claim of Lien shall also secure all unpaid assessments, including special, regular, individual and/or general assessments; late fees, if any; interest; costs of collection; and attorneys' fees which are due and which may accrue subsequent to the above due dates and prior to entry of a final judgment of foreclosure.

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

UNIT 483 OF HOLLYWOOD BEACH, A RESORT CONDOMINIUM, A CONDOMINIUM according to the Declaration of Condominium thereof, recorded in Official Records Book 13593, Page 406, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements

The record title owner(s) of such property is/are **PAULO H. ABREU, a single man.**

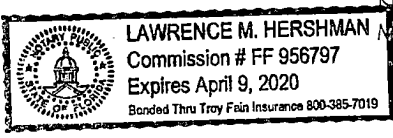
The amount due to the Lienor remains outstanding as of the 23 day of JANUARY, 2019.

THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC.

By: [Signature]
Print: Michel Sekic

The foregoing instrument was acknowledged before me this 23 day of JANUARY, 2019, by Michel Sekic as Pres of THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or has produced N/A as identification.

Print Name [Signature]
Notary Public, State of Florida
My Commission Expires:



Case Number: CACE-19-018116 Division: 11
Filing # 95009026 E-Filed 08/29/2019 05:18:38 PM

IN THE 17TH JUDICIAL CIRCUIT COURT
IN AND FOR BROWARD COUNTY, FLORIDA

THE HOLLYWOOD BEACH RESORT
CONDOMINIUM ASSOCIATION, INC.,
a Florida non-profit corporation,

Plaintiff,

CASE NO.:

v.

DIVISION.:

PAULO HENRIQUE ABREU, a single man and ,
UNKNOWN SPOUSE OF PAULO HENRIQUE ABREU,
their unknown heirs, devisees, grantees, assignees,
creditors, lienors and trustees; UNKNOWN TENANT #1;
UNKNOWN TENANT #2; and, all other persons claiming
by, through, under or against the named Defendant(s)

Defendants.

NOTICE OF LIS PENDENS

TO THE DEFENDANT, PAULO HENRIQUE ABREU, a single man AND ALL OTHERS
WHOM IT MAY CONCERN:
YOU ARE NOTIFIED OF THE FOLLOWING:

- (a) Plaintiff has instituted this action against you seeking relief for foreclosure of the Claim of Lien for common expense assessments or money damages against you for the non-payment of assessments with respect to the property described below;
- (b) Plaintiff(s) in this action is THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC.;
- (c) The date of the institution of this action is August 2019;
- (d) The property that is the subject matter of this action is in Broward County, Florida, and is described as follows:

Condominium Unit No. 483, The Hollywood Beach, A Resort Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 13593, Page 406, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided interest in the common elements.

Dated: 8/29/19.

SACHS SAX CAPLAN
Attorneys for Plaintiff
6111 Broken Sound Parkway NW
Suite 200
Boca Raton, Florida 33487
(561) 994-4499

By: [Signature]

Aleksandra Novakovich Gonzalez, Esquire
Florida Bar No. 99919
E-Service: foreclosures@ssclawfirm.com

Filing # 75445956 E-Filed 07/24/2018 04:19:36 PM

**IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA**

THE HOLLYWOOD BEACH RESORT
CONDOMINIUM ASSOCIATION, INC., a
Florida not-for-profit corporation,

Plaintiff,

CASE NO.: CACE 12-25698 (08)

vs.

MICHAEL FOSTER

Defendants.

NOTICE OF ATTORNEY'S CHARGING LIEN

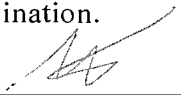
ALL PARTIES TO THIS CAUSE AND ALL OTHERS TO WHOM IT MAY CONCERN
ARE HEREBY CALLED UPON TO TAKE NOTICE THAT:

PeytonBolin, PL, as counsel for the Plaintiff, THE HOLLYWOOD BEACH RESORT
CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit Corporation, hereby files its Claim
of Attorney's Charging Lien pursuant to Florida law, because PeytonBolin, PL. is owed \$23,618.50 as
of July 24, 2018 as compensation for professional legal services rendered for Michael Mayer, Esq.,
costs, expenses and disbursements, in the above styled cause, incurred on behalf of the Association.
Furthermore, this notice and claim of attorney's charging lien relates to all of Association' s, right, title
and interest in any and all property as authorized by the written agreement entered into between the
parties on or about January 13, 2012.

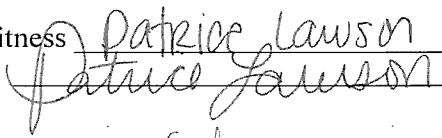
This Attorney's Charging Lien relates back to the date of the written agreement between the
parties on or about January 13, 2012 and is Superior in dignity to any other liens subsequent to that
date.

PeytonBolin, PL. shall be entitled to adequate and reasonable notice of any and any hearings
and/or trials that relate to the issue of PeytonBolin, PL. charging lien, the issue of any claim for

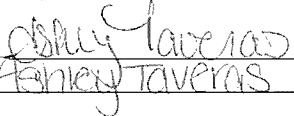
attorney's fees and/or final disposition of this entire matter by out-of-court settlement or judicial determination.



Michael Mayer, Esq.
PeytonBolin, PL

Witness 

Patrice Lawson

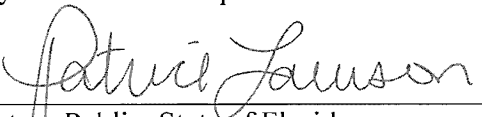
Witness 

Ashley Tavernas

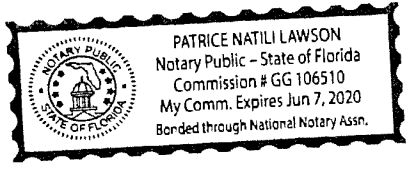
STATE OF FLORIDA
COUNTY OF Broward

Sworn to and subscribed before me this 24th day of July, 2018, by Michael Mayer, Esq., who is **personally known** or produced a driver's license as identification.

My Commission Expires:




Notary Public, State of Florida



CERTIFICATE OF SERVICE

WE HEREBY CERTIFY that a true and correct copy of the foregoing Motion was furnished by mail and E-mail to, Michael Foster 101 N Ocean Dr., #428., Hollywood, FL 33019 and southfloridaproperty@hotmail.com, and via e-portal to Tara N. Mulrey, Esq. at pleadings@Katzmanhandler.com and tmulrey@katzmanhandler.com on this 24th day of July, 2018.



Michael Mayer, Esq
Michael@peytonbolin.com
Foreclosure@peytonbolin.com
Florida Bar No.: 48134
Attorney for Plaintiff

PeytonBolin, PL
3343 West Commercial Boulevard, Suite 100
Fort Lauderdale, Florida 33309
Telephone: (954) 316-1339
Facsimile: (954) 727-5776

Permit # _____ Folio # 514213BJ0520

NOTICE OF COMMENCEMENT

The undersigned hereby gives notice that improvement will be made to certain real property and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

this space reserved for recorder

1. Legal Description of Property: Lot _____ Block _____ Unit # _____ Bldg # _____ Lengthy legal attached
Subdivision / Condominium: Hollywood Beach Resort Condominium
Street Address if available: 101 North Ocean Drive, Hollywood Florida 33019
2. General description of Improvement: Removal of Existing Roof System to Replace with New Roof
3. a. Owner name and address: Hollywood Beach Resort Condominium Association, Inc. 101 North Ocean Drive, Suite 8
b. Interest in property: Hollywood, Florida 33019
c. Name and address of fee simple titleholder (if other than Owner): _____
4. a. Contractor name and address: Best Roofing Services, LLC.
b. Contractor's phone number: 954-941-9111
5. a. Surety name and address: _____
b. Surety's phone number: _____
c. Amount of bond: \$ _____
6. a. Lender name and address: _____
b. Lender's phone number: _____
7. a. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
Name: _____
Address: _____
b. Phone number: _____
8. a. In addition to himself or herself, the Owner designates _____ to receive a copy of Lienor's Notice per Section 713.13(1)(b), Florida
b. Phone number of person or entity designated by owner _____
9. Expiration date of notice of commencement: _____
(the expiration date is 1 year from the date of recording unless a different date is specified)

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/Director/Partner/Manager

By <u>X</u> <u>[Signature]</u>	By _____
Print Name <u>MICHAEL JERIK</u>	Print Name _____
Title/Office <u>PRESIDENT</u>	Title/Office _____

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28 day of May, 2020

By Michael Jerik
 Individually, or as President for Hollywood Beach Resort Condominium Assoc.
 Personally known, or produced the following type of identification: _____

Signature of Notary Public: [Signature]
Print Name: Jorge J. Cifuentes III
(SEAL)

VERIFICATION PURSUANT TO SECTION 92.525, FLORIDA STATUTES

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true, to the best of my knowledge and belief.

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/Director/Partner/Manager who signed above:

By _____

By _____



This Quit-Claim Deed, Executed this _____ day of February, A. D. 1987, by CAMILLE J. ZERBO, an unmarried person and MARGARET A. FREEMAN, an unmarried first party, to _____ person

CAMILLE J. ZERBO, an unmarried person and MARGARET A. FREEMAN, an unmarried person, as Joint Tenants with Rights of Survivorship whose postoffice address is 101 North Ocean Drive, Unit No. 483, Hollywood, Florida

second party:

(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.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward State of Florida, to-wit:

Condominium Unit No. 483 of THE HOLLYWOOD BEACH, a Resort Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 13593, at Page 406, of the Public Records of Broward County, Florida; together with an undivided interest in the common elements appurtenant thereto.

50 Not Been paid in Broward County for Documentary Stamp Tax. *[Signature]* Deputy

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signatures of witnesses]

Camilie J Zerbo
CAMILLE J. ZERBO
Margaret A. Freeman
MARGARET A. FREEMAN

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared CAMILLE J. ZERBO AND MARGARET A. FREEMAN

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____ A. D. 1987.

[Signature]
Notary Public

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

CHELENE BRUCE
COUNTY ADMINISTRATOR

My commission expires: _____

This Instrument prepared by: _____
Address _____

RECORD AND RETURN TO

This Instrument Was Prepared By:
GARY A. KORN, ATTY.
BEZOWY AND KORN, P.A.
11677 Biscayne Boulevard
Penthouse Suite
Miami, Florida 33181

97 MAR 27 AM 7:42

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25

THIS INSTRUMENT PREPARED BY:

National Title & Trust, Inc.

Incident to the issuance of the title insurance policy

RECORD AND RETURN TO:

NATIONAL TITLE & TRUST INC.

5499 NORTH FEDERAL HIGHWAY, SUITE N

BOCA RATON, FL 33487

Our File No.: 213-0011

Property Appraisers Parcel Identification (Folio) Number: 5142-13-BJ-1400

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 15th day of February, 2013 by **CAMILLE J. ZERBO, a single woman, and MARGARET A. FREEMAN, a single woman**, whose post office address is **33 Verona Drive, Manchester, NJ 08759** herein called the Grantors, to **VISHNU HARNARINE, a married man** whose post office address is **330 S. Federal Highway, Apt. #2, Dania Beach, FL 33004**, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Unit 483 of Hollywood Beach Resort Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 13593, Page(s) 406, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

2

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Felicite Kaye
Witness #1 Printed Name

[Signature]
Witness #2 Signature

LARRY REYES RE. HERGHAN
Witness #2 Printed Name

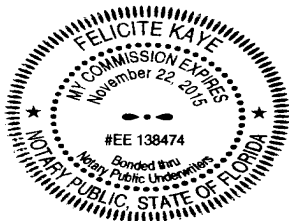
Camille J Zerbo
CAMILLE J. ZERBO

Margaret A. Freeman
MARGARET A. FREEMAN

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15th day of February, 2013, by CAMILLE J. ZERBO and MARGARET A. FREEMAN who are personally known to me or have produced NJ Drive Lic. as identification and did did not take an oath.

SEAL



[Signature]
Notary Public

Felicite Kaye
Printed Notary Name

My Commission Expires:

11/22/15

CONDOMINIUM ASSOCIATION CONSENT FORM

The HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, by and through its undersigned officer, hereby consents to the sale and transfer of title of the following described condominium unit.

Condominium unit number 483 of the HOLLYWOOD BEACH, a resort condominium according to the Declaration of Condominium thereof, as recorded on the Official Records Book 13593, on page 406, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

FROM/SELLER:

CAMILLE J ZERBO
PRINT and SIGN

Camille J Zerbo
TO/BUYER:

MARGARET A. FREEMAN
Margaret Freeman

Vishnu Han
PRINT and SIGN 1/24/13

WITNESS:

Cathy Amargot
Print Name

Cathy Amargot
Signature

Kristina Cruz
Print Name

[Signature]
Signature

The HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation.

By: [Signature]
President: Michel Jekic

Dated this 13 Day of February 20 13

The Foregoing instrument was acknowledged before me this 13 day of February, 2013 BY MICHEL JEKIC (known to me) (not known to me), of the HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation.



[Signature]
Notary Public - State of Florida

THIS INSTRUMENT PREPARED BY
NATIONAL TITLE & TRUST, INC.
Pursuant to the issuance of the title insurance policy
RECORD AND RETURN TO:
NATIONAL TITLE & TRUST, INC.
1700 N. Dixie Highway, Suite #117
Boca Raton, FL 33432
Property Appraisers Parcel Identification (Folio) Number: 5142-13-BJ-1400

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of **October, 2013** by **VISHNU HARNARINE, a married man, attesting non homestead**, whose post office address is: 42 SW 14th Street #104, Dania Beach, FL 33004 herein called the Grantor, to **PAULO H. ABREU, a single man** whose post office address is 101 North Ocean Drive, #327, Hollywood, FL 33019, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Unit 483 of Hollywood Beach, a Resort Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 13593, Page(s) 406, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or part of homestead property. Grantor's residence and homestead address is 42 SW 14th Street #104, Dania Beach, FL 33004

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Felicite Kay
Witness #1 Printed Name

[Signature]
Witness #2 Signature

LAWRENCE R. HERSHMAN
Witness #2 Printed Name

[Signature]
VISHNU HARNARINE

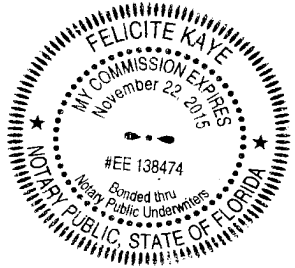
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 18th day of October, 2013 by VISHNU HARNARINE who is personally known to me or has produced F.O.R.L.I.C as identification.

SEAL

My Commission Expires:

11/22/15



[Signature]
Notary Public

Felicite Kay
Printed Notary Name

CONDOMINIUM ASSOCIATION CONSENT FORM

The HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, by and through its undersigned officer, hereby consents to the sale and transfer of title of the following described condominium unit.

Condominium unit number 403 of the HOLLYWOOD BEACH, a resort condominium according to the Declaration of Condominium thereof, as recorded on the Official Records Book 13593, on page 406, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

FROM/SELLER:

Wishia Ham
PRINT and SIGN

TO/BUYER:

PAUL ADAM Jelic
PRINT and SIGN

WITNESS:

The HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation.

LAWRENCE M. HERSHMAN
Print Name

Lawrence M. Hershman
Signature

By: *Michel Jelic*
President: Michel Jelic

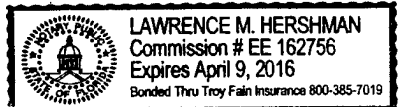
Michel
Print Name

Dated this 17 Day of OCTOBER 2013

Felicite Kay
Signature

The Foregoing instrument was acknowledged before me this 17 day of OCTOBER 2013 BY MICHEL JELIC (known to me) (not known to me), of the HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation.

Commission stamp:



Lawrence M. Hershman
Notary Public- State of Florida

DATE: January 4th, 2021
PROPERTY ID # 514213-BJ-1400 (TD # 45757)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 N OCEAN DR #483 HOLLYWOOD, FL. 33019 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by January 29, 2021\$8,188.97

Or

* Estimated Amount due if paid by February 16, 2021\$8,291.92

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 17, 2021 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

DATE: January 4th, 2021
PROPERTY ID # 514213-BJ-1400 (TD # 45757)

WARNING

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

ALEKSANDRA NOVAKOVICH GONZALEZ, ESQUIRE
SACHS SAX CAPLAN
6111 BROKEN SOUND PARKWAY NW, SUITE 200
BOCA RATON, FL 33487

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MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by January 29, 2021\$8,188.97

Or

* Estimated Amount due if paid by February 16, 2021\$8,291.92

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 4th, 2021
PROPERTY ID # 514213-BJ-1400 (TD # 45757)

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BROWARD COUNTY CLERK OF COURTS
201 SE 6 ST, ROOM 18150
FORT LAUDERDALE, FL 33301

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MICHAEL MAYER, ESQ.
PEYTONBOLIN, PL
3343 WEST COMMERCIAL BLVD STE 100
FORT LAUDERDALE, FL 33309

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PAULO HENRIQUE ABREU
101 N OCEAN DR #483
HOLLYWOOD, FL 33019

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PAULO HENRIQUE ABREU
101 N OCEAN DR #327
HOLLYWOOD, FL 33019

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PEYTONBOLIN PL
3343 WEST COMMERCIAL BLVD STE 100
FORT LAUDERDALE, FL 33309

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SACHS SAZ CAPLAN P.L., REGISTERED AGENT
O/B/O THE HOLLYWOOD BEACH RESORT CONDOMINIUM
ASSOCIATION INC
6111 BROKEN SOUND PKWY NW STE 200
BOCA RATON, FL 33487

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HOLLYWOOD BEACH HOTEL OWNERS ASSOCIATION INC

101 N OCEAN DR #8
HOLLYWOOD, FL 33019

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101 N OCEAN DR
HOLLYWOOD, FL 33019

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HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION INC
C/O AKAM
1815 GRIFFIN RD #101
DANIA, FL 33004

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CONDOMINIUM ASSOCIATION INC
101 N OCEAN DR #8
HOLLYWOOD, FL 33019

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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HOLLYWOOD BEACH HOTEL OWNERS ASSOCIATION, INC.

1815 GRIFFIN ROAD SUITE 101
DANIA BEACH, FL 33004

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CONDOMINIUM ASSOCIATION INC
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THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 17, 2021 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

DATE: January 4th, 2021
PROPERTY ID # 514213-BJ-1400 (TD # 45757)

WARNING

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

ASSOCIATED CORPORATE SERVICES LLC, REGISTERED AGENT
O/B/O HOLLYWOOD BEACH HOTEL OWNERS ASSOCIATION INC

6111 BROKEN SOUND PKWY NW STE 200
BOCA RATON, FL 33487

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 N OCEAN DR #483 HOLLYWOOD, FL. 33019 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by January 29, 2021\$8,188.97

Or

* Estimated Amount due if paid by February 16, 2021\$8,291.92

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DATE: January 4th, 2021
PROPERTY ID # 514213-BJ-1400 (TD # 45757)

WARNING

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

BEST ROOFING SERVICES LLC
1600 NE 12 TERR
FORT LAUDERDALE, FL 33305

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 N OCEAN DR #483 HOLLYWOOD, FL. 33019 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: January 4th, 2021
PROPERTY ID # 514213-BJ-1400 (TD # 45757)

WARNING

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

COTNEY CONSTRUCTION LAW, LLP, REGISTERED AGENT
O/B/O BEST ROOFING SERVICES LLC
3110 CHERRY PALM DR STE 290
TAMPA, FL 33619

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 N OCEAN DR #483 HOLLYWOOD, FL. 33019 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: January 4th, 2021
PROPERTY ID # 514213-BJ-1400 (TD # 45757)

WARNING

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

PAULO H ABREU
101 NORTH OCEAN DRIVE #483
HOLLYWOOD, FL 33019

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 N OCEAN DR #483 HOLLYWOOD, FL. 33019 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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www.broward.org/recordstaxestreasury

DATE: January 4th, 2021
PROPERTY ID # 514213-BJ-1400 (TD # 45757)

WARNING

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

PAULO H ABREU
101 NORTH OCEAN DR #327
HOLLYWOOD, FL 33019

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 N OCEAN DR #483 HOLLYWOOD, FL. 33019 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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PAULO H ABREU

101 NORTH OCEAN DR #327

HOLLYWOOD, FL 33019

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City, State, _____

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CITY OF HOLLYWOOD

Street

TREASURY DIVISION

City

2600 HOLLYWOOD DR

HOLLYWOOD, FL 33020

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ALEKSANDRA NOVAKOVICH GONZALEZ, ESQUIRE

SACHS SAX CAPLAN

6111 BROKEN SOUND PARKWAY NW, SUITE 200

BOCA RATON, FL 33487

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TD 45757 FEBRUARY 2021 WARNING
BROWARD COUNTY CLERK OF COURTS
201 SE 6 ST, ROOM 18150
FORT LAUDERDALE, FL 33301

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Street an
City, State, ZIP+4®

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City, State, ZIP+4®

TD 45757 FEBRUARY 2021 WARNING

PAULO HENRIQUE ABREU

101 N OCEAN DR #483

HOLLYWOOD, FL 33019

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

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PAULO HENRIQUE ABREU

101 N OCEAN DR #327

Street

HOLLYWOOD, FL 33019

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PEYTONBOLIN PL
3343 WEST COMMERCIAL BLVD STE 100
FORT LAUDERDALE, FL 33309

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SACHS SAZ CAPLAN P.L., REGISTERED AGENT

Street

O/B/O THE HOLLYWOOD BEACH RESORT

City, State

CONDOMINIUM ASSOCIATION INC

6111 BROKEN SOUND PKWY NW STE 200

BOCA RATON, FL 33487

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\$ _____ **HOLLYWOOD BEACH HOTEL OWNERS ASSOCIATION INC**

Sent To **101 N OCEAN DR #8**

Street or **HOLLYWOOD, FL 33019**

City, State, ZIP+4

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HOLLYWOOD BEACH RESORT CONDOMINIUM
101 N OCEAN DR
HOLLYWOOD, FL 33019

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TD 45757 FEBRUARY 2021 WARNING

MICHAEL MAYER, ESQ.

PEYTONBOLIN, PL

3343 WEST COMMERCIAL BLVD STE 100

FORT LAUDERDALE, FL 33309

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HOLLYWOOD BEACH RESORT CONDOMINIUM

ASSOCIATION INC C/O AKAM

1815 GRIFFIN RD #101

DANIA, FL 33004

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City, State, ZIP _____

TD 45757 FEBRUARY 2021 WARNING
HOLLYWOOD BEACH HOTEL OWNERS ASSOCIATION, INC
1815 GRIFFIN ROAD SUITE 101
DANIA BEACH, FL 33004

7020 1290 0001 6467 7224

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TD 45757 FEBRUARY 2021 WARNING

THE HOLLYWOOD BEACH RESORT
CONDOMINIUM ASSOCIATION INC
101 N OCEAN DR #8
HOLLYWOOD, FL 33019

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TD 45757 FEBRUARY 2021 WARNING

THE HOLLYWOOD BEACH RESORT
CONDOMINIUM ASSOCIATION INC
1815 GRIFFIN RD STE 101
DANIA BEACH, FL 33004

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TD 45757 FEBRUARY 2021 WARNING

ASSOCIATED CORPORATE SERVICES LLC, REGISTERED
AGENT O/B/O HOLLYWOOD BEACH HOTEL OWNERS
ASSOCIATION INC

6111 BROKEN SOUND PKWY NW STE 200
BOCA RATON, FL 33487

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

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Street

City

TD 45757 FEBRUARY 2021 WARNING

BEST ROOFING SERVICES LLC
1600 NE 12 TERR
FORT LAUDERDALE, FL 33305

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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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O/B/O BEST ROOFING SERVICES LLC
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TAMPA, FL 33619

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

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
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HOLLYWOOD, FL 33019

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