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www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 10/21/2020

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 10/19/2020

CERTIFICATE # 2017-17000

ACCOUNT # 514213BJ0730

ALTERNATE KEY # 689492

TAX DEED APPLICATION # 45795

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:

Condominium Unit No. 415, THE HOLLYWOOD BEACH, A RESORT CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 13593, Page 406, as thereafter amended, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements.

PROPERTY ADDRESS: 101 N OCEAN DRIVE #415, HOLLYWOOD FL 33019-1731

OWNER OF RECORD ON CURRENT TAX ROLL:

PAULO HENRIQUE ABREU

101 N OCEAN DR #415

HOLLYWOOD, FL 33019 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

PAULO HENRIQUE ABREU

101 N. OCEAN DRIVE #325

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:

THE HOLLYWOOD BEACH RESORT

CONDOMINIUM ASSOCIATION, INC.

101 N OCEAN DR SUITE #8

HOLLYWOOD, FL 33019 (Per Amended Lien. Amends Lien in 115741880)

THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC.

1815 GRIFFIN ROAD, SUITE 101

DANIA BEACH, FL 33004 (Per Sunbiz and Amended Lien. Declaration recorded in 13593-406.)

HOLLYWOOD BEACH HOTEL OWNERS ASSOCIATION, INC.

1815 GRIFFIN ROAD SUITE 101

DANIA BEACH, FL 33004 (Per Sunbiz. Declaration recorded in 11403-307. Master Association.)

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 13 BJ 0730

CURRENT ASSESSED VALUE: \$99,740

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 1 new amended lien. Updated Sunbiz records added.

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #45795

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 BLVD HOLLYWOOD, FL 33020	ABREU,PAULO HENRIQUE 101 N OCEAN DR #415 HOLLYWOOD, FL 33019	PAULO HENRIQUE ABREU 101 N. OCEAN DRIVE #325 HOLLYWOOD, FL 33019	THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC. 101 N. OCEAN DRIVE SUITE #8 HOLLYWOOD, FL 33019
THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC. C/O AKAM 1815 GRIFFIN RD #101 DANIA, FL 33004	THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC. ALEKSANDRA NOVAKOVICH GONZALEZ, ESQUIRE SACHS SAX CAPLAN 6111 BROKEN SOUND PARKWAY NW SUITE 200 BOCA RATON, FL 33487	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	THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC. 1815 GRIFFIN ROAD, SUITE 101 DANIA BEACH, FL 33004
HOLLYWOOD BEACH HOTEL OWNERS ASSOCIATION, INC. 101 N. OCEAN DRIVE #8 HOLLYWOOD, FL 33019	HOLLYWOOD BEACH HOTEL OWNERS ASSOCIATION, INC. 1815 GRIFFIN ROAD SUITE 101 DANIA BEACH, FL 33004	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	PEYTONBOLIN, PL 3343 WEST COMMERCIAL BOULEVARD, SUITE 100 FORT LAUDERDALE, FL 33309
MICHAEL MAYER,ESQ PEYTONBOLIN, PL 3343 WEST COMMERCIAL BLVD, SUITE 100 FORT LAUDERDALE, FL 33309	BEST ROOFING SERVICES, LLC 1600 NE 12TH TERRACE FORT LAUDERDALE, FL 33305	BEST ROOFING SERVICES, LLC C/O COTNEY CONSTRUCTION LAW, LLP 3110 CHERRY PALM DR, SUITE 290 TAMPA, FL 33619	MICHAEL FOSTER 101 N OCEAN DR #428 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**

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Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 45795

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-0730
Certificate Number: 17000
Date of Issuance: 05/24/2018
Certificate Holder: ATCF II FLORIDA-A LLC
Description of Property: HOLLYWOOD BEACH RESORT CONDO
UNIT 415
PER CDO BK/PG: 13593/406

Name in which assessed: ABREU,PAULO HENRIQUE
Legal Titleholders: ABREU,PAULO HENRIQUE
101 N OCEAN DR #415
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.deedauktion.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: 9581.35

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Certificate Holder: ATCF II FLORIDA-A LLC
Description of Property: HOLLYWOOD BEACH RESORT CONDO
UNIT 415
PER CDO BK/PG: 13593/406

Name in which assessed: ABREU,PAULO HENRIQUE
Legal Titleholders: ABREU,PAULO HENRIQUE
101 N OCEAN DR #415
HOLLYWOOD, FL 33019

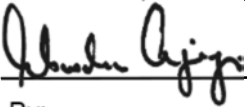
All of said property being in the County of Broward, State of Florida.

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.deedauktion.net
**Pre-registration is required to bid.*

Dated this 5th 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: 9960.35



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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

1815 Griffin Road, Suite 101
Suite 101
Dania Beach, FL 33004

Changed: 09/11/2020

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

Annual Reports

Report Year	Filed Date
2019	05/13/2019
2019	08/26/2019
2020	03/11/2020

Document Images

[03/11/2020 -- ANNUAL REPORT](#)

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08/26/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
05/13/2019 -- ANNUAL REPORT	View image in PDF format
11/01/2018 -- Reg. Agent Change	View image in PDF format
06/20/2018 -- AMENDED ANNUAL REPORT	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
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/17/2016 -- ANNUAL REPORT	View image in PDF format
10/19/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
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04/17/2013 -- ANNUAL REPORT	View image in PDF format
04/02/2012 -- ANNUAL REPORT	View image in PDF format
03/11/2011 -- ANNUAL REPORT	View image in PDF format
01/31/2011 -- ANNUAL REPORT	View image in PDF format
11/16/2010 -- Amendment	View image in PDF format
04/22/2010 -- ANNUAL REPORT	View image in PDF format
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04/14/2006 -- ANNUAL REPORT	View image in PDF format
08/23/2005 -- ANNUAL REPORT	View image in PDF format
07/22/2004 -- ANNUAL REPORT	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
03/20/2001 -- 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
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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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](#)

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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
07/18/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/14/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/17/2016 -- ANNUAL REPORT	View image in PDF format
10/19/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
05/26/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
04/13/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
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04/02/2012 -- ANNUAL REPORT	View image in PDF format
03/11/2011 -- ANNUAL REPORT	View image in PDF format
01/18/2011 -- ANNUAL REPORT	View image in PDF format
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

AMENDED CLAIM OF LIEN FOR ASSESSMENTS

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

THIS AMENDED CLAIM OF LIEN is being filed for the purpose of restating the amounts due the Association, as indicated in the original Claim of Lien recorded on , in Official Records Book at Page of the Public Records of Broward County, Florida.

BEFORE ME, the undersigned authority, personally appeared DIEGO ROSEPO, who acknowledges and says that he is the ~~TREASURER~~ of THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC. , whose address is 101 N Ocean Drive Suite #8 Hollywood, FL 33019, and 1815 Griffin Road #101 Dania Beach, 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 January 01, 2016 through December 31, 2016, Balance of 1 @ \$540.02 & 11@ \$692.78	\$8,160.60
Monthly Assessments due from January 01, 2017 through December 31, 2017, 12 @ \$692.78	\$8,313.36
Monthly Assessments due from January 01, 2018 through December 31, 2018, 12 @ \$692.78	\$8,313.36
Monthly Assessments due from January 01, 2019 through December 31, 2019, 5 @ \$692.78 & 7 @ \$790.75	\$8,999.15
Monthly Assessments due from January 01, 2020 through October 31, 2020, 6 @ \$790.75 & 4 @ \$706.71	<u>\$7,571.34</u>
TOTAL AMOUNT DUE	\$41,357.81

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:

Condominium Unit No. 415, The Hollywood Beach, A Resort Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 13593, Page 406, as thereafter amended, of the Public Records in Official Records Book 13593, Page 406, as thereafter amended, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements.

The record title owner(s) of such property is/are **Paulo Henrique Abreu, a single man.**

The amount due to the Lienor remains outstanding as of the 15 day of October, 2020.

THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC.

By: _____
Print: Diego Rosero

The foregoing instrument was acknowledged before me this 15 day of October, 2020, by Diego Rosero as Treasurer 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 Driver License as identification.

Print Name Jorge L. Cifuentes
Notary Public, State of Florida
My Commission Expires:



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

PROPERTY INFORMATION REPORT

ORDER DATE: 07/22/2020

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

CERTIFICATE # 2017-17000

ACCOUNT # 514213BJ0730

ALTERNATE KEY # 689492

TAX DEED APPLICATION # 45795

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 #415, HOLLYWOOD FL 33019-1731

OWNER OF RECORD ON CURRENT TAX ROLL:

PAULO HENRIQUE ABREU

101 N OCEAN DR #415

HOLLYWOOD, FL 33019 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

PAULO HENRIQUE ABREU

OR: 49064, Page: 1392

101 N. OCEAN DRIVE #325

HOLLYWOOD, FL 33019 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ATCF II FLORIDA-A LLC

P.O. BOX 69239

BALTIMORE, MD 21264-9239 (Tax Deed Applicant)

PEYTONBOLIN, PL

Instrument: 115220714

3343 WEST COMMERCIAL BOULEVARD, SUITE 100

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

THE HOLLYWOOD BEACH RESORT CONDOMINIUM Instrument: 115741880
ASSOCIATION, INC.
C/O AKAM
1815 GRIFFIN RD #101
DANIA, FL 33004 (Per Lien)

THE HOLLYWOOD BEACH RESORT CONDOMINIUM Instrument: 116031264
ASSOCIATION, INC.
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 11403-307. 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 0730

CURRENT ASSESSED VALUE: \$99,740

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: 23905, Page: 727

(This document references a Mortgage at 21581-672, however
release for mortgage was found at 45667-767 in the Official Records for Broward County.)

Satisfaction of Mortgage

OR: 45667, Page: 767

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.

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Suzette Servas

Title Examiner



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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

Annual Reports

Report Year	Filed Date
2019	05/13/2019
2019	08/26/2019
2020	03/11/2020

Document Images

03/11/2020 -- ANNUAL REPORT	View image in PDF format
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05/13/2019 -- ANNUAL REPORT	View image in PDF format
11/01/2018 -- Reg. Agent Change	View image in PDF format
06/20/2018 -- AMENDED ANNUAL REPORT	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
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/17/2016 -- ANNUAL REPORT	View image in PDF format
10/19/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
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04/13/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
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04/02/2012 -- ANNUAL REPORT	View image in PDF format
03/11/2011 -- ANNUAL REPORT	View image in PDF format
01/31/2011 -- ANNUAL REPORT	View image in PDF format
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
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03/13/2002 -- ANNUAL REPORT	View image in PDF format
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
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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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

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
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03/01/2001 -- ANNUAL REPORT	View image in PDF format
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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

95-397707 T#001
09-13-95 03:44PM
\$ 230.30
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

J.C. Cura, Atty
3191 Coral Way #800
Miami, FL 33145

Parcel ID Number:
Grantee #1 TIN:

Warranty Deed

This Indenture, Made this 29th day of August, 1995 A.D. Between WILLIAM ORTMAN, a single man, and GARY ORTMAN, a single man,

of the County of DADE, State of Florida, grantors, and LUC FAUTEUX, a single man,

whose address is: 101 North Ocean Drive Apartment 415, HOLLYWOOD, Florida 33019

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

Witnesseth that the GRANTORS, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs and assigns forever, the following described land, situate, lying and being in the County of Broward State of Florida to wit:

Condominium Unit 415 of HOLLYWOOD BEACH RESORT CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 13593 Page 406 of the Public Records of Broward County, Florida.

Subject to:

1. Conditions, restrictions, limitations and easements of record, if any.
2. Taxes for the year 1995, et seq.
3. An existing first mortgage held and/or serviced by TURNBERRY SAVINGS AND LOAN ASSOCIATION in the approximate principal sum of \$18,594.82 wherein the grantee herein assumes and agrees to pay.
4. Terms and conditions of Declaration of Condominium and all amendments* and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written. Signed, sealed and delivered in our presence:

[Signature]
Printed Name: STEPHEN N. ROSENTHAL
Witness as to Both

[Signature] (Seal)
WILLIAM ORTMAN
P.O. Address 7677 S.W. 102 Place, MIAMI, FL 33173

[Signature]
Printed Name: Anne Rosenthal
Witness as to Both

[Signature] (Seal)
GARY ORTMAN

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

*thereto and subject to all of the by-laws of said condominium.

STATE OF Florida
COUNTY OF *DADE*

The foregoing instrument was acknowledged before me this 29th day of August, 1995 by WILLIAM ORTMAN, a single man, and GARY ORTMAN, a single man,

who are personally known to me or who have produced their Florida driver's licenses as identification. This Document Prepared By:

STEPHEN N. ROSENTHAL ATTORNEY AT LAW
25 WEST FLAGLER STREET SUITE 1040
MIAMI, FL 33130

[Signature]
Printed Name: STEPHEN N. ROSENTHAL
NOTARY PUBLIC My Commission Expires Nov. 28, 1997
My Commission Expires: Bonded by HAI 800-422-1885

ORTMAN/FAUTEUX

BR23905PG0727

5-20-96 7489C 1

[Signature]

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 N. Federal Highway, #N
Boca Raton, FL 33487
Our File No.: 212-0145
Property Appraisers Parcel Identification (Folio) Number: 514213-BJ-0730

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 31st day of August, 2012 by **Luc Fauteux, a single man**, whose post office address is **3831 Packard Drive, Jacksonville, FL 33246** herein called the Grantor, to **Paulo Henrique Abreu, a single man**, whose post office address is **101 N. Ocean Drive #325, 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.:

Condominium Unit No. 415, THE HOLLYWOOD BEACH, A RESORT CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 13593, Page 406, as thereafter amended, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements.

Subject to easements, restrictions and reservations of record and taxes for the year 2012 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, 2011.

(3)

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 Kaye
 Witness #1 Printed Name
[Signature]
 Witness #2 Signature
LAWRENCE HERSHKOV
 Witness #2 Printed Name

[Signature]
 Luc Fauteux

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 31st day of August, 2012, by Luc Fauteux who is personally known to me or has produced FL. DR. 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 415 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:

Luc Fasteux [Signature]
PRINT and SIGN

TO/BUYER:

[Signature] PAULO ADREN
PRINT and SIGN

WITNESS:

[Signature]
Print Name
[Signature]
Signature

Luis SORUK
Print Name
[Signature]
Signature

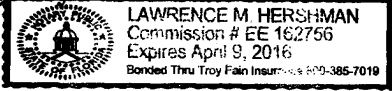
The HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation.

By: [Signature]
President: Michel Jekic

Dated this 30 Day of AUGUST 2012

The Foregoing instrument was acknowledged before me this 30 day of AUGUST 2012 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.

Commission stamp:

[Signature]
Notary Public, State of Florida

LAWRENCE M. HERSHMAN
Commission # EE 162756
Expires April 9, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

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 Jekic, 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 January 01, 2019 through January 31, 2019, Balance of 1 @ \$540.02 & 11 @ \$692.78	\$8,160.60
Monthly Assessments due from January 01, 2017 through December 31, 2017, 12 @ \$692.78	\$8,313.36
Monthly Assessments due from January 01, 2018 through December 31, 2018, 12 @ \$692.78	\$8,313.36
Monthly Assessments due from January 01, 2019 through January 31, 2019, 1 @ \$692.78	\$692.78
TOTAL AMOUNT DUE	\$25,480.10

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.

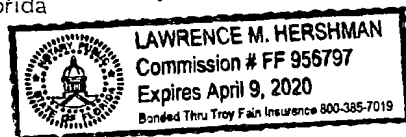
The Lienor claims this lien on the following described property in Broward County, Florida: **Condominium Unit No. 415, The Hollywood Beach, A Resort Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 13593, Page 406, as thereafter amended,** of the Public Records in Official Records Book 13593, Page 406, as thereafter amended, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements.

The record title owner(s) of such property is/are Paulo Henrique Abreu, a single man,
The amount due to the Lienor remains outstanding as of the 15 day of MARCH, 2019.
THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC.

By: [Signature]
Print: Michel Jekic

The foregoing instrument was acknowledged before me this 15 day of MARCH, 2019, by MICHEL JEKIC as PROPS 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:



1

Case Number: CACE-19-018118 Division: 11
Filing # 95010065 E-Filed 08/29/2019 05:37:41 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. 415, 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: _____
Aleksandra Novakovich Gonzalez, Esquire
Florida Bar No. 99919
E-Service: foreclosures@ssclawfirm.com

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 [Signature] By _____
 Print Name MICHAEL JERIK Print Name _____
 Title/Office PRESIDENT 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)

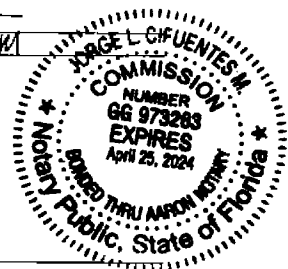
VERIFICATION PURSUANT TO SECTION 92.525, FLORIDA STATUTES

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 Instrument Prepared By:
Sara Karawany
Loan Servicing
Turnberry Bank
20295 NE 29 Place
Aventura, FL 33180

SATISFACTION OF MORTGAGE

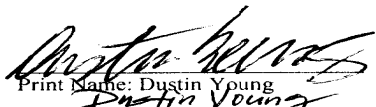
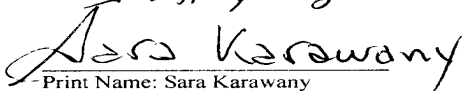
KNOW ALL MEN BY THESE PRESENTS: THAT TURNBERRY BANK, a Federal Savings Bank, F/K/A TURNBERRY SAVINGS AND LOAN ASSOCIATION, a Florida State Chartered Savings and Loan Association ("Turnberry"), the owner and holder of a certain Mortgage executed by **William Ortman, a single man and Gary Ortman, a single man, joint tenants with right of survivorship**, to Turnberry recorded in Official Records Book **21581** pages **0672-0681** of the Public Records of **Broward County, Florida**, securing a note in the principal sum of **TWENTY THOUSAND and 00/100 Dollars (U.S. \$20,000.00)** and certain promises and obligations set forth in said Mortgage Deed, upon the property situate in said State and County described as follows, to-wit:

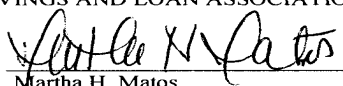
Subsequently assumed by **Luc Fauteux, an unmarried man**, by Assumption Agreement dated **August 18, 1995** and recorded in Official Records Book **23905, Pages 0728-0729** of the Public Records of Broward County, Florida.

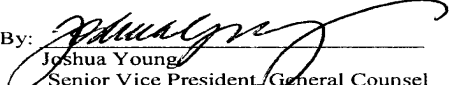
Condominium Unit #415 of HOLLYWOOD BEACH RESORT CONDOMINIUM, according to the Declaration of Condominium thereof as recorded in Official Records Book 13539, Page 406, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Hereby acknowledges full payment and satisfaction of said note and mortgage deed and surrenders the same as cancelled and hereby directs the Clerk of the Circuit Court to cancel the same of record.

WITNESS our hand and seals this **8th day of August, 2008**.
Signed, sealed, and delivered in the presence of:

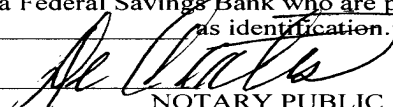

Print Name: Dustin Young

Print Name: Sara Karawany

TURNBERRY BANK, a Federal Savings Bank f/k/a TURNBERRY SAVINGS AND LOAN ASSOCIATION
By: 
Martha H. Matos
Senior Vice President, Lending

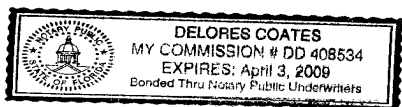
By: 
Joshua Young
Senior Vice President, General Counsel

STATE OF FLORIDA:
COUNTY OF DADE:

The foregoing instrument was acknowledged before me this **8th day of August, 2008**, by **Martha H. Matos, Senior Vice President and Joshua Young, Senior Vice President, General Counsel of TURNBERRY BANK, a Federal Savings Bank who are personally known to me or have produced** _____ **as identification.**


NOTARY PUBLIC

My commission expires:



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

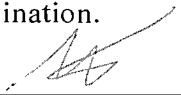
ALL PARTIES TO THIS CAUSE AND ALL OTHERS TO WHOM IT MAY CONCERN
ARE HEREBY CALLED UPON TO TAKE NOTICE THAT:

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.

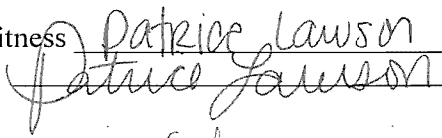
This Attorney's Charging Lien relates back to the date of the written agreement between the
parties on or about January 13, 2012 and is Superior in dignity to any other liens subsequent to that
date.

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

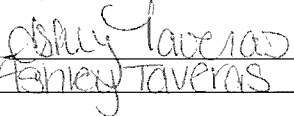
attorney's fees and/or final disposition of this entire matter by out-of-court settlement or judicial determination.



Michael Mayer, Esq.
PeytonBolin, PL

Witness 

Patrice Lawson

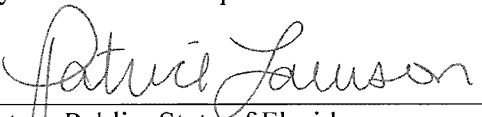
Witness 

Ashley Tavernas

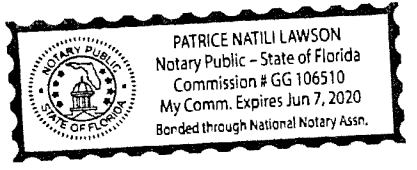
STATE OF FLORIDA
COUNTY OF Broward

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

DATE: January 4th, 2021
PROPERTY ID # 514213-BJ-0730 (TD # 45795)

WARNING

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

ABREU, PAULO HENRIQUE
101 N OCEAN DR #415
HOLLYWOOD, FL 33019

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 N OCEAN DRIVE #415, HOLLYWOOD, FL 33019-1731 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\$7,869.37

Or

* Estimated Amount due if paid by February 16, 2021\$7,968.38

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
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PAULO HENRIQUE ABREU
101 N. OCEAN DRIVE #325
HOLLYWOOD, FL 33019

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PEYTONBOLIN, PL
3343 WEST COMMERCIAL BOULEVARD, SUITE 100
FORT LAUDERDALE, FL 33309

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

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THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC.
1815 GRIFFIN ROAD, SUITE 101
DANIA BEACH, FL 33004

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THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC. ALEKSANDRA
NOVAKOVICH GONZALEZ, ESQUIRE SACHS SAX CAPLAN
6111 BROKEN SOUND PARKWAY NW SUITE 200
BOCA RATON, FL 33487

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DATE: January 4th, 2021
PROPERTY ID # 514213-BJ-0730 (TD # 45795)

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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

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

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101 N. OCEAN DRIVE #8
HOLLYWOOD, FL 33019

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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\$7,869.37

Or

* Estimated Amount due if paid by February 16, 2021\$7,968.38

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-0730 (TD # 45795)

WARNING

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

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

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 N OCEAN DRIVE #415,
HOLLYWOOD, FL 33019-1731 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.**

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REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

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Or
- * Estimated Amount due if paid by February 16, 2021\$7,968.38

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& TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT
LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374**

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www.broward.org/recordstaxestreasury

DATE: January 4th, 2021
PROPERTY ID # 514213-BJ-0730 (TD # 45795)

WARNING

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

BEST ROOFING SERVICES, LLC C/O COTNEY CONSTRUCTION LAW, LLP
3110 CHERRY PALM DR, SUITE 290
TAMPA, FL 33619

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www.broward.org/recordstaxestreasury

DATE: January 4th, 2021
PROPERTY ID # 514213-BJ-0730 (TD # 45795)

WARNING

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

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DATE: January 4th, 2021
PROPERTY ID # 514213-BJ-0730 (TD # 45795)

WARNING

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

MICHAEL FOSTER
101 N OCEAN DR #428
HOLLYWOOD, FL 33019

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 101 N OCEAN DRIVE #415, HOLLYWOOD, FL 33019-1731 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-0730 (TD # 45795)

WARNING

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

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

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

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Street and Apt. # _____

City, State, ZIP+4 _____

TD 45795 FEBRUARY 2021 WARNING
CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

7020 0640 0000 9520 8508

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

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Total Postage:	
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TD 45795 FEBRUARY 2021 WARNING

Sent To	
Street and Apt.	
City, State, ZIP	

ABREU, PAULO HENRIQUE
101 N OCEAN DR #415
HOLLYWOOD, FL 33019

7020 0640 0000 9520 8515

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TD 45795 FEBRUARY 2021 WARNING

Sent To

PAULO HENRIQUE ABREU

Street and Apt. No.

101 N. OCEAN DRIVE #325

City, State, ZIP+4

HOLLYWOOD, FL 33019

7020 0640 0000 9520 8522

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

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Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4

TD 45795 FEBRUARY 2021 WARNING
THE HOLLYWOOD BEACH RESORT
CONDOMINIUM ASSOCIATION, INC.
101 N OCEAN DR SUITE #8
HOLLYWOOD, FL 33019

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

See Reverse for Instructions

7020 0640 0000 9520 8539

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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Total Postage and	
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TD 45795 FEBRUARY 2021 WARNING
THE HOLLYWOOD BEACH RESORT
CONDOMINIUM ASSOCIATION, INC.
C/O AKAM
1815 GRIFFIN RD #101
DANIA, FL 33004

Sent To _____
Street and Apt. No. _____
City, State, ZIP+4® _____

7020 0640 0000 9526 8546

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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Total Postage and	

TD 45795 FEBRUARY 2021 WARNING

\$ _____ **THE HOLLYWOOD BEACH RESORT CONDOMINIUM ASSOCIATION, INC. ALEKSANDRA NOVAKOVICH GONZALEZ, ESQUIRE SACHS SAX CAPLAN**

Sent To 6111 BROKEN SOUND PARKWAY NW SUITE 200

Street and Apt. No. BOCA RATON, FL 33487

City, State, ZIP+4

7020 0640 0000 9520 8558

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

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<i>Street and Apt. No.</i>	
<i>City, State, ZIP+4</i>	

TD 45795 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

7020 0640 0000 9520 8560

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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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TD 45795 FEBRUARY 2021 WARNING
THE HOLLYWOOD BEACH RESORT
CONDOMINIUM ASSOCIATION, INC.
 1815 GRIFFIN ROAD, SUITE 101
 DANIA BEACH, FL 33004

Sent To

Street and Apt. No.

City, State, ZIP+4

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

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Total Postage	
\$	

TD 45795 FEBRUARY 2021 WARNING
HOLLYWOOD BEACH HOTEL OWNERS
ASSOCIATION, INC.
 101 N. OCEAN DRIVE #8
 HOLLYWOOD, FL 33019

Sent To	
Street and Apt.	
City, State, Zip	

7020 0640 0000 9520 8584

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Total Postage and Fees \$ _____

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 45795 FEBRUARY 2021 WARNING
HOLLYWOOD BEACH HOTEL OWNERS
ASSOCIATION, INC.
1815 GRIFFIN ROAD SUITE 101
DANIA BEACH, FL 33004

7020 0640 0000 9520 8591

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

Postmark
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Postage	\$
Total Postage	\$

TD 45795 FEBRUARY 2021 WARNING

Sent To: SACHS SAX CAPLAN P.L., REGISTERED AGENT
 O/B/O THE HOLLYWOOD BEACH RESORT
 CONDOMINIUM ASSOCIATION, INC.
 Street and Apt.: 6111 BROKEN SOUND PKWY NW STE 200
 City, State, ZIP: BOCA RATON, FL 33487

7020 0640 0000 9520 8607

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TD 45795 FEBRUARY 2021 WARNING
PEYTONBOLIN, PL
3343 WEST COMMERCIAL BLVD, SUITE 100
FORT LAUDERDALE, FL 33309

Sent To

Street and Apt. N

City, State, ZIP+4

7020 0640 0000 9520 8614

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

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\$ _____

Total Postage: TD 45795 FEBRUARY 2021 WARNING

Sent To MICHAEL MAYER, ESQ
 PEYTONBOLIN, PL
Street and Apt.: 3343 WEST COMMERCIAL BLVD, SUITE 100
 FORT LAUDERDALE, FL 33309
City, State, ZIP:

7020 0640 0000 9520 8621

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- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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TD 45795 FEBRUARY 2021 WARNING

Sent To

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

Street and Apt. 1

City, State, ZIP+

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- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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Postage

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Total Postage

TD 45795 FEBRUARY 2021 WARNING

Sent To

**BEST ROOFING SERVICES, LLC C/O COTNEY
CONSTRUCTION LAW, LLP
3110 CHERRY PALM DR, SUITE 290
TAMPA, FL 33619**

Street and Apt.

City, State, Z.

9526 8638
0220 0640 0000 9526 8638
7020 0640 0000 9526 8638

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- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+4

TD 45795 FEBRUARY 2021 WARNING

**MICHAEL FOSTER
101 N OCEAN DR #428
HOLLYWOOD, FL 33019**

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

See Reverse for Instructions

7020 0640 0000 9520 8645