

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: 02/01/2022

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 01/18/2022

CERTIFICATE # 2018-17257

ACCOUNT # 514211AA0030

ALTERNATE KEY # 686958

TAX DEED APPLICATION # 47082

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Unit No. 3-A, of CRYSTAL COURT MANOR NO. 5 CONDOMINIUM, a Condominium according to The Declaration of Condominium recorded in Official Records Book 3078, at Page 277, and all exhibits and amendments thereof, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 1301 N 12 COURT #3A, HOLLYWOOD FL 33019

OWNER OF RECORD ON CURRENT TAX ROLL:

ROBERT POLITO EST

1301 N 12 CT UNIT 3-A

HOLLYWOOD, FL 33019 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF ROBERT POLITO, DECEASED

1301 N. 12 COURT, #3-A

HOLLYWOOD, FL 33019 (Per Deed)

(Robert Polito a/k/a Robert Paul Polito is deceased. No Death Certificate found but Probate documents were found in the Official Records of Broward County, Florida.)

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

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CRYSTAL COURT RECREATION, INC.

1400 NORTH 12TH COURT

HOLLYWOOD, FL 33019 (Per Sunbiz. By-Laws in 30161-1576. No Declaration found of record)

ERIC M. GLAZER, P A., REGISTERED AGENT

O/B/O CRYSTAL COURT RECREATION, INC.

1920 E. HALLANDALE BEACH BLVD. 8TH FLOOR

HALLANDALE, FL 33009 (Per Sunbiz)

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 11 AA 0030

CURRENT ASSESSED VALUE: \$61,970

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:

Notice of Application for Tax Deed

Instrument: 117332619

** Update search found a changed assessed value, a new Notice of Application for Tax Deed and additional Association to notify that was omitted from prior report.

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 #47082

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of April 2022, 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	POLITO, ROBERT EST 1301 N 12 CT UNIT 3-A HOLLYWOOD, FL 33019	CRYSTAL COURT RECREATION, INC. 1400 NORTH 12TH COURT HOLLYWOOD, FL 33019	CRYSTAL COURT MANOR NO. 5 CONDOMINIUM, INC 1301 N. 12TH CT HOLLYWOOD, FL 33019-3202
CRYSTAL COURT MANOR NO. 5 CONDOMINIUM, INC. 4441 STIRLING ROAD FORT LAUDERDALE, FL 33314	CRYSTAL COURT MANOR NO. 5 CONDOMINIUM, INC. 4350 SW 59 AVE., BLDG. A DAVIE, FL 33314	IRVIN W. NACHMAN, PA, REGISTERED AGENT O/B/O CRYSTAL COURT MANOR NO. 5 CONDOMINIUM, INC. 4441 STIRLING RD DANIA BEACH, FL 33314	ERIC M. GLAZER, P.A., REGISTERED AGENT O/B/O CRYSTAL COURT RECREATION, INC. 1920 E. HALLANDALE BEACH BLVD. 8TH FLOOR HALLANDALE, FL 33009
MATTHEW J SCHLICHTE, ESQ. LAW OFFICE OF RAY A SCHLICHTE, JR., P.A. 2134 HOLLYWOOD BLVD HOLLYWOOD, FL 33020	LAW OFFICE OF RAY A. SCHLICHTE, JR., P.A. MATTHEW J. SCHLICHTE, ESQ. 2314 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020	EDWARD F. POLITO, JR CONNY E. POLITO 3800 HILLCREST DR APT 1203 HOLLYWOOD, FL 33021-7940	ESTATE OF LARRY GOODMAN 115 ROBINBROOK BLVD APT 2C ELIZABETH, KY 42701-5986
FREDERICK ANTHONY JR & SUSAN M. POLITO 13034 VIA VESTA DELRAY BEACH, FL 33484-1235	JOSEPH POLLARO 196 CORABELLE AVE LODI, NJ 07644	JOE GOODMAN 115 ROBINBROOKE BLVD., APT 2C ELIZABETHTOWN, KY 42701	JOE GOODMAN, APPOINTED PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT PAUL POLITO 115 ROBINBROOKE BLVD., APT 2C ELIZABETH, KY 42701
MICHAEL GOODMAN AKA JOE GOODMAN C/O MATTHEW J. SCHLICHTE, ESQ 2134 HOLLYWOOD BLVD HOLLYWOOD, FL 33020			

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of April 2022 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47082

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: 514211-AA-0030
Certificate Number: 17257
Date of Issuance: 05/23/2019
Certificate Holder: RAM TAX LIEN FUND LPRTLFL-FL, LLC
Description of Property: CRYSTAL COURT MANOR NO. 5 CONDO
UNIT 3A
PER CDO BK/PG: 3078/277

Name in which assessed: POLITO,ROBERT EST
Legal Titleholders: POLITO,ROBERT EST
1301 N 12 CT UNIT 3-A
HOLLYWOOD, FL 33019

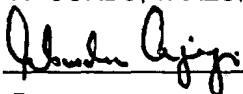
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of September ,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:

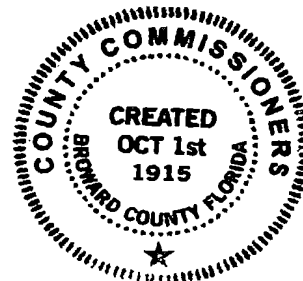
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 1st day of June , 2021 .

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: 08/12/2021, 08/19/2021, 08/26/2021 & 09/02/2021
Minimum Bid: 5241.82

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47082

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: 514211-AA-0030

Certificate Number: 17257

Date of Issuance: 05/23/2019

Certificate Holder: RAM TAX LIEN FUND LPRTLFL-FL, LLC

Description of Property: CRYSTAL COURT MANOR NO. 5 CONDO
UNIT 3A
PER CDO BK/PG: 3078/277

A condominium, according to the declaration of condominium recorded on O R Book 3078, Page 277, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: POLITO,ROBERT EST

Legal Titleholders: POLITO,ROBERT EST
1301 N 12 CT UNIT 3-A
HOLLYWOOD, FL 33019

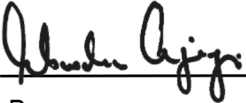
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of May, 2022. 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 10th day of February, 2022.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi
Deputy

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

Publish: DAILY BUSINESS REVIEW

Issues: 04/14/2022, 04/21/2022, 04/28/2022 & 05/05/2022

Minimum Bid: 8334.66

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

47082
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 17257

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

04/14/2022 04/21/2022 04/28/2022 05/05/2022

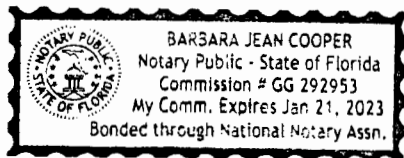
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Scherrie A. Thomas

Sworn to and subscribed before me this
5 day of MAY, A.D. 2022

Barbara Jean Cooper

(SEAL)
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 47082**

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: 514211-AA-0030
Certificate Number: 17257
Date of Issuance: 05/23/2019

Certificate Holder:
RAM TAX LIEN FUND LPRTLFL, LLC

Description of Property:
CRYSTAL COURT MANOR NO. 5
CONDO
UNIT 3A

PER CDO BK/PG: 3078/277

A condominium, according to the declaration of condominium recorded on O R Book 3078, Page 277, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed:
POLITO, ROBERT EST

Legal Titleholders:
POLITO, ROBERT EST
1301 N 12 CT UNIT 3-A
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 18th day of May, 2022. 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 10th day of February, 2022.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)
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.

Minimum Bid: 8334.66

401-314

4/14-21-28 5/5 22-02/0000589685B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22015674

Broward County, FL VS Robert Polito Est

RETURN OF SERVICE



Court Case # TD 47082

Hearing Date:05/18/2022

Received by CCN 16737

04/06/2022 11:22 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Robert Polito Est 1301 N 12 Court Unit #3A Hollywood FL 33019**

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section
115 S. Andrews Ave.
Room A-100
Fort Lauderdale FL 33301

Date: 04/11/2022 Time: 1:06 PM

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

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

COMMENTS: Posted Tax Notice on door.

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

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

By:

D.S.

L. Spivey, #16737

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514211-AA-0030 (TD #47082)

WARNING

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

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by April 29, 2022\$6,565.43
- Or
- * Amount due if paid by May 17, 2022\$6,643.96

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON May 18, 2022 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395
FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**POLITO, ROBERT EST
1301 N 12 CT #3A
HOLLYWOOD, FL 33019**

NOTE: THIS IS THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION

RECEIVED 2022 APR 29 10:00 AM



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

Detail by Entity Name

Florida Profit Corporation
CRYSTAL COURT RECREATION, INC.

Filing Information

Document Number	H28296
FEI/EIN Number	59-2468922
Date Filed	11/01/1984
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	01/25/2010
Event Effective Date	NONE

Principal Address

1400 NORTH 12TH COURT
HOLLYWOOD, FL 33019

Changed: 06/12/1985

Mailing Address

1400 NORTH 12TH COURT
HOLLYWOOD, FL 33019

Changed: 06/12/1985

Registered Agent Name & Address

GLAZER, ERIC M. P.A.
1920 E. HALLANDALE BEACH BLVD.
8TH FLOOR
HALLANDALE, FL 33009

Name Changed: 03/01/2000

Address Changed: 03/01/2000

Officer/Director Detail

Name & Address

Title VP

DUFFY, ALMA
1400 NORTH 12TH CT
HOLLYWOOD, FL 33019

Title P

BUCCI, STEVE
1400 NORTH 12TH COURT
HOLLYWOOD, FL 33019

Title Treasurer

BROWN, LISA
1400 NORTH 12TH COURT
HOLLYWOOD, FL 33019

Title SECY

RIZZO, MARILYN
1400 NORTH 12TH COURT
HOLLYWOOD, FL 33019

Title CO-SECY

INTINTOLI, TERESA
1400 NORTH 12TH COURT
HOLLYWOOD, FL 33019

Title Asst. Treasurer

GIOIA, CONNIE
1400 NORTH 12TH COURT
HOLLYWOOD, FL 33019

Title Alternate

Ombrello, Francis Michael
1350 NORTH 12 COURT
HOLLYWOOD, FL 33019

Annual Reports

Report Year	Filed Date
2019	02/05/2019
2020	03/26/2020
2021	03/15/2021

Document Images

[03/15/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

03/26/2020 -- ANNUAL REPORT	View image in PDF format
02/05/2019 -- ANNUAL REPORT	View image in PDF format
03/23/2018 -- ANNUAL REPORT	View image in PDF format
03/30/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
03/01/2015 -- ANNUAL REPORT	View image in PDF format
02/07/2014 -- ANNUAL REPORT	View image in PDF format
04/20/2013 -- ANNUAL REPORT	View image in PDF format
02/28/2012 -- ANNUAL REPORT	View image in PDF format
02/10/2011 -- ANNUAL REPORT	View image in PDF format
01/25/2010 -- REINSTATEMENT	View image in PDF format
02/19/2008 -- ANNUAL REPORT	View image in PDF format
03/15/2007 -- ANNUAL REPORT	View image in PDF format
02/21/2006 -- ANNUAL REPORT	View image in PDF format
02/16/2005 -- ANNUAL REPORT	View image in PDF format
04/11/2004 -- ANNUAL REPORT	View image in PDF format
02/14/2003 -- ANNUAL REPORT	View image in PDF format
03/25/2002 -- ANNUAL REPORT	View image in PDF format
03/14/2001 -- ANNUAL REPORT	View image in PDF format
03/01/2000 -- Reg. Agent Change	View image in PDF format
02/07/2000 -- ANNUAL REPORT	View image in PDF format
03/06/1999 -- ANNUAL REPORT	View image in PDF format
02/05/1998 -- ANNUAL REPORT	View image in PDF format
03/26/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
02/07/1995 -- ANNUAL REPORT	View image in PDF format

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: 05/20/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/16/2021

CERTIFICATE # 2018-17257

ACCOUNT # 514211AA0030

ALTERNATE KEY # 686958

TAX DEED APPLICATION # 47082

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Unit No. 3-A, of CRYSTAL COURT MANOR NO. 5 CONDOMINIUM, a Condominium according to The Declaration of Condominium recorded in Official Records Book 3078, at Page 277, and all exhibits and amendments thereof, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 1301 N 12 COURT #3A, HOLLYWOOD FL 33019

OWNER OF RECORD ON CURRENT TAX ROLL:

ROBERT POLITO EST

1301 N 12 CT UNIT 3-A

HOLLYWOOD, FL 33019 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF ROBERT POLITO, DECEASED

OR: 46664, Page: 162

1301 N. 12 COURT, #3-A

HOLLYWOOD, FL 33019 (Per Tax Deed)

(Robert Polito a/k/a Robert Paul Polito is deceased. No Death Certificate found but Probate documents were found in the Official Records of Broward County, Florida.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

RAM TAX LIEN FUND LP

RTLFL-FL, LLC

PO BOX 8401

CAROL STREAM, IL 60197 (Tax Deed Applicant)

CRYSTAL COURT MANOR NO. 5 CONDOMINIUM, INC. Instrument: 117091734

4441 STIRLING ROAD

FORT LAUDERDALE, FL 33314 (Per Lien)

CRYSTAL COURT MANOR NO. 5 CONDOMINIUM, INC.

4350 SW 59 AVE., BLDG. A

DAVIE, FL 33314 (Per Sunbiz. Declaration recorded in 3078-277.)

IRVIN W. NACHMAN, PA, REGISTERED AGENT
O/B/O CRYSTAL COURT MANOR NO. 5 CONDOMINIUM, INC.
4441 STIRLING RD
DANIA BEACH, FL 33314 (Per Sunbiz)

JOE GOODMAN
115 ROBINBROOKE BLVD., APT 2C
ELIZABETHTOWN, KY 42701

Instrument: 116576397

(Per Petition for Probate of Lost or Destroyed Will. Possible heir.)

ESTATE OF LARRY GOODMAN, DECEASED

(Per Petition for Probate of Lost or Destroyed Will in 116576397. Possible heir)

(Petition for Probate of Lost or Destroyed Will indicates Larry Goodman is deceased. No Death Certificate or Probate documents were found in the Official Records of Broward County.)

JOE GOODMAN, APPOINTED PERSONAL
REPRESENTATIVE OF THE ESTATE OF
ROBERT PAUL POLITO, DECEASED

(Per Letters of Administration attached as page 4 of Petition for Probate of Lost or Destroyed Will in 116576397. No address found on document.)

MATTHEW J SCHLICHTE, ESQ.
LAW OFFICE OF RAY A SCHLICHTE, JR., P.A.
2134 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

(Per Petition for Probate of Lost or Destroyed Will in 116576397. Attorney for the Estate.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 11 AA 0030

CURRENT ASSESSED VALUE: \$63,820

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: 31154, Page: 433

Re-Recorded Quit Claim Deed

OR: 31526, Page: 150

(Corrects Quit Claim Deed in 31154-433. Legal description does not include Declaration of Condominium recorded in Official Records Book 3078, Page 277.)

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



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

Detail by Entity Name

Florida Not For Profit Corporation
CRYSTAL COURT MANOR NO. 5 CONDOMINIUM, INC.

Filing Information

Document Number	709366
FEI/EIN Number	79-1669490
Date Filed	07/29/1965
State	FL
Status	ACTIVE

Principal Address

1301 NORTH 12TH COURT
HOLLYWOOD, FL 33019-3202

Changed: 01/18/2019

Mailing Address

4350 SW 59 AVE., BLDG. A
DAVIE, FL 33314

Changed: 01/18/2019

Registered Agent Name & Address

IRVIN W. NACHMAN, PA
4441 STIRLING RD
DANIA BEACH, FL 33314

Name Changed: 01/18/2019

Address Changed: 01/18/2019

Officer/Director Detail

Name & Address

Title President

MARTIN, CHARLES
4350 SW 59 AVE., BLDG. A
DAVIE, FL 33314

Title VP

DESHAZER, RONELLE
4350 SW 59 AVE., BLDG. A
DAVIE, FL 33314

Title Secretary

PUSKARCIK, LORI
4350 SW 59 Ave., Bldg A
DAVIE, FL 33314

Title Director

CAMBRA, JILL
4350 SW 59 Ave., Bldg A
DAVIE, FL 33314

Title Treasurer

GRIFFIN, MICHAEL
4350 SW 59 Ave., Bldg A
DAVIE, FL 33314

Annual Reports

Report Year	Filed Date
2020	06/02/2020
2020	07/30/2020
2021	04/28/2021

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INSTR # 100748279
OR BK 31154 PG 0433
 RECORDED 01/03/2001 03:44 PM
 COMMISSION
 BROWARD COUNTY
DOC STMP-D 0.70
 DEPUTY CLERK 1932

Prepared By: _____

John K. Walsh, Jr., Esq.
 WALSH & WALSH, ESQS.
 55 State Street
 Hackensack, New Jersey 07601

THIS QUIT-CLAIM DEED, Executed this 14 day of December, 2000, by Antoinette Pollaro, an unremarried widow, Grantor, to Joseph Pollaro, married, whose post office address is 196 Corabelle Avenue, Lodi, New Jersey 07644, Grantee

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor 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:

The Condominium Unit No. 3a at, 1301 North 12 Court, Crystal Court Manor, Hollywood, FL property identification number 11211-AA-00300, Book No. 30994, Page No. 0631, Public Records of Broward County, Florida

This deed represents a transfer between the Grantor and Grantee and is made without financial consideration. The subject property is not the homestead of the Grantor who is a New Jersey resident permanently residing at 196 Corabelle Avenue, Lodi, New Jersey 07644.

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

②

Prepared By: _____

John K. Walsh, Jr., Esq.
WALSH & WALSH, ESQS.
55 State Street
Hackensack, New Jersey 07601

INSTR # 100748279
OR BK 31154 PG 0433
RECORDED 01/03/2001 03:44 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1932

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WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor 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:

The Condominium Unit No. 3a at, ~~1301 North~~ Ma S
12 Court, Crystal Court Manor, Hollywood, FL
property identification number 11211-AA-
00300, Book No. 30994, Page No. 0631, Public
Records of Broward County, Florida

This deed represents a transfer between the Grantor and Grantee and is made without financial consideration. The subject property is not the homestead of the Grantor who is a New Jersey resident permanently residing at 196 Corabelle Avenue, Lodi, New Jersey 07644.

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

INSTR # 100992205
OR BK 31526 PG 0150
RECORDED 04/26/2001 02:25 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1038

2

Return to:
Law Offices of Ray A. Schlichte, Jr., P.A.
2134 Hollywood Boulevard
Hollywood, Florida 33020

This Instrument Prepared by:
Paul G. Schlichte, Esquire
2134 Hollywood Boulevard
Hollywood, Florida 33020

Property Appraisers Parcel I.D. No. 5142-11-AA-0030
Grantee(s) S.S. #(s)

WARRANTY DEED

This Indenture, made this 28 day of October, 2009, between,

JOSEPH POLLARO, a married man, Grantor
whose post office address is: 196 Corabelle Avenue, Lodi, New Jersey 07644 , party of the first part.

to

ROBERT POLITO, Grantee
whose post office address is: 1301 N. 12 Court, #3-A, Hollywood, Florida 33019 , party of the second part.

(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, wherever the context so admits or requires)

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

Unit No. 3-A of CRYSTAL COURT MANOR NO. 5 CONDOMINIUM, a Condominium according to The Declaration of Condominium recorded in Official Records Book 3078 at Page 277, and all exhibits and amendments thereof, of the Public Records of Broward County, Florida.

The property herein conveyed does not constitute the homestead property of the Grantor, nor is same contiguous thereto. The homestead property of the grantor is 196 Corabelle Avenue, Lodi, New Jersey 07644

Subject to: Restrictions, reservations, easements and zoning ordinances of record, zoning ordinance affecting said property, which reference shall not operate to reimpose same, and taxes for the year 2009, and subsequent years.

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 covenant with said grantee that the grantor lawfully seized of said land in fee simple;

3

that the grantor has 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, 2008.

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:

Cecilia Duenas

Witness Signature

CECILIA DUENAS

Print Name

Joseph Pollaro

Witness Signature

Joseph Pollaro

Print Name

Joseph Pollaro
JOSEPH POLLARO

STATE OF NEW JERSEY
COUNTY OF BERGEN

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JOSEPH POLLARO, a married man, known to me to be the persons described in and who executed the foregoing Warranty Deed, who acknowledged before me that they executed the same, and an oath was not taken. Said persons are personally known to me or have produced Banking Customer as identification.

Witness my hand and official seal in the county and State last aforesaid this 28th day of October, 2009.

My Commission Expires:

Margaret S. Buys
Notary Public, State of New Jersey

MARGARET S. BUYS
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 31, 2014

CRYSTAL COURT MANOR NO. 5 CONDOMINIUM, INC.

Certificate of Approval

This to certify that Robert Polito has been approved by Crystal Court Manor No 5 Condominium, Inc., a Florida Corporation, Not For Profit, as the purchaser of the following described Real Property in Broward County, Florida.

Address: 1301 North 12th Court, Hollywood, FL 33019

Unit #: 3A

ID Number: 5142 11 AA 0030

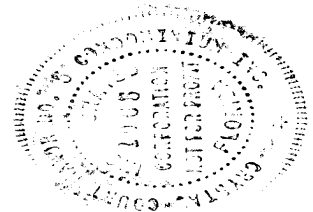
Such approval has been given pursuant to the provisions of the Declarations of Condominium, all exhibits attached to the Declarations of Condominium and any amendments thereto, if any.

Dated This 27th Day of October, 2009

Attest: Jeff Bolinsky
Vice President, Jeff Bolinsky

Vicki L Neale
Member Screening Committee, Vicki Neale

THIS FORM NOT VALID WITHOUT CORPORATE SEAL



Form CF98-3

1301-1305 N 12 CT, Hollywood, FL 33019
Phone: 954-923-4033 Facsimile: 954-212-0246

**This Instrument Prepared By
(and to be returned to):
Irvin W. Nachman, Esq.
4441 Stirling Road
Ft. Lauderdale, Florida 33314**

CLAIM OF LIEN FOR ASSESSMENTS

BEFORE ME, the undersigned authority, personally appeared IRVIN W. NACHMAN, who, upon being first duly sworn, says that he is attorney/agent for the lienor herein, Crystal Court Manor No. 5 Condominium, Inc., whose address is 4441 Stirling Road, Fort Lauderdale, Florida 33314, and that pursuant to the Declaration of Condominium and the By-Laws for Crystal Court Manor No. 5 Condominium, Inc., lienor furnished those services required to be furnished by lienor for the benefit of the following described real property located in Broward County, Florida:

Condominium Parcel No. 3-A, CRYSTAL COURT MANOR NO. 5, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3078, Page 277, and all exhibits and amendments thereof, of the Public Records of Broward County, Florida

said property being owned by **Robert Polito or the Heirs/Beneficiaries of Robert Polito, as their interests may appear.**

Lienor further says that there remains unpaid the following charges through February 23, 2021:

Maintenance	\$	808.00	(11/20 Bal. \$88.00; 12/20-2/21 @ \$240.00)
Late Fees	\$	96.00	(11/20-2/21 @ \$24.00)
Postage Charges	\$	14.87	
Bank Block Charge	\$	30.00	
PACER & Title Search	\$	100.00	
Attorney's Fee-Initial Demand	\$	275.00	
Recording Costs	\$	20.00	
Attorney Fee for Placing the Lien	\$	<u>375.00</u>	
TOTAL	\$	1,718.87	

for which amounts he claims a lien on the above-described real property.

To the extent permitted by law, this lien shall also secure continuing regular and special assessments, late charges, administrative collection fees, costs, interest and attorney's fees until paid in full.

Witnessed by:

Lori Nachman
 Signature: _____
 Printed Name: Lori Nachman

 Signature: *Robert S. Blanket*
 Printed Name: _____

Crystal Court Manor No. 5 Condominium, Inc.

By: *[Signature]*

 IRVIN W. NACHMAN, ATTORNEY/AGENT
 4441 Stirling Road
 Ft. Lauderdale, Florida 33314

State of Florida
County of Broward

The foregoing instrument was sworn to and subscribed before me, in person, on February 23, 2021, by Irvin W. Nachman, as Attorney/Agent for Crystal Court Manor No. 5 Condominium, Inc. He is personally known to me.



ROBERT S. BLANKET
Commission # GG 241800
Expires August 24, 2022
Bonded Through Budget Notary Services

[Signature]

 Notary Public, State of Florida

Filing # 109154929 E-Filed 06/20/2020 01:21:59 PM

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

CASE NO.: PRC-19-0000694 (60J)

IN RE: ESTATE OF

ROBERT PAUL POLITO,

_____ Deceased. _____/

PETITION FOR PROBATE OF LOST OR DESTROYED WILL

Petitioner alleges:

1. Petitioner, JOE GOODMAN, residing at 115 Robinbrooke Blvd., Apt 2C, Elizabethtown, KY 42701, has an interest in the above estate as the sole beneficiary under the last will and testament of the decedent.

2. Decedent, ROBERT PAUL POLITO, whose social security number is XXX-XX-XXXX, died on [REDACTED] at his home located in Hollywood, Broward County, Florida. At the time of her death, decedent's domicile was in Broward County, Florida. Decedent's last known address was 1301 N. 12th Court, Apt 3A, Hollywood, FL 33019, Broward County, Florida.

3. Petitioner, JOE GOODMAN, is not a lineal descendant of the decedent. The decedent was not survived by any lineal descendants.

4. As far as is known, the beneficiaries of decedent and their addresses and relationship to decedent, and the birth date of any minor beneficiaries are, as follows:

NAME	ADDRESS	RELATIONSHIP	DATE OF BIRTH
None		Spouse	
Larry Goodman		Friend	Deceased [REDACTED]
Joe Goodman 115 Robinbrooke Blvd., Apt 2C Elizabethtoen, KY, 42701		Friend	Legal

5. Decedent left a will dated March 4, 2010, which was executed and attested to as required by law.

*In Re: Estate of Robert Paul Polito
Case No.: PRC-19-0000694 (60J)
Page 2*

6. The original of the will left by decedent was lost or destroyed without the knowledge or consent of decedent and without any intent on the part of decedent to revoke the will.

7. A photocopy of the original of the will left by decedent was made by his attorney at the time, Paul G. Schlichte, Esq. A copy of that copy is attached to this Petition and the Petition for Administration.

8. Petitioner is familiar with testator's signature and affirms that the signature on the original of the will of which a photocopy is offered for probate is the signature of testator.

9. The photocopy of the original of the will left by decedent accompanies this petition.

10. Petitioner is unaware of any other unrevoked will or codicil of decedent.

Consequently, petitioner requests that:

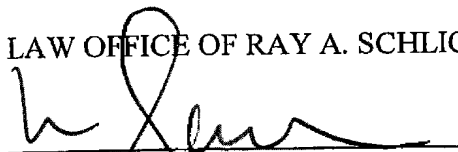
1. An order be entered establishing the attached photocopy of the will presented for probate by petitioner as the last will of decedent, and pursuant to Section 733.207 of the Florida Statutes, reciting, and thereby establishing and preserving, the full and precise terms and provisions of the will in the order admitting it to probate.

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

Dated: 11.22., 2019.


Petitioner - JOE GOODMAN

LAW OFFICE OF RAY A. SCHLICHTE, JR., P.A.



MATTHEW J. SCHLICHTE, ESQ.

FBN: 0899658

Attorney for Petitioner

2134 Hollywood Boulevard

Hollywood, Florida 33020

Phone: 954.923.4604

Fax: 954.923.6545

Primary e-mail: mschlichte@schlichtelaw.com

Secondary e-mail: raspleadings@schlichtelaw.com

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

CASE NO.: PRC-19-0000694 (60J)

IN RE: ESTATE OF

ROBERT PAUL POLITO,

Deceased. /

**ORDER GRANTING PETITION FOR PROBATE
OF LOST OR DESTROYED WILL**

THIS CAUSE having come on the Petition for Probate of Lost or Destroyed Will by
Petitioner, JOE GOOD MAN. The Court having heard testimony and reviewed the pleadings filed
by all interested parties, it is herewith

ADJUDGED, as follows:

1. That the Last Will and Testament of the Decedent, ROBERT PAUL POLITO,
bearing the date of [REDACTED] a copy of which is attached to the Petition, is hereby established
and admitted to probate as and for the Last Will of the Decedent.

2. That JOE GOODMAN is appointed personal representative of the Estate of the
Decedent and, that upon taking the prescribed oath, filing designation of resident agent and
acceptance, and entering into a bond in the sum of \$ _____, Letters of Administration shall
be issued.

ORDERED on _____, 2020.

Circuit Judge

Copies furnished to:

Matthew J. Schlichte, Esq.

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

CASE NO.: PRC-19-0000694 (60J)

IN RE: ESTATE OF

ROBERT PAUL POLITO,

Deceased. _____/

LETTERS OF ADMINISTRATION
(single personal representative)

TO ALL WHOM IT MAY CONCERN

WHEREAS, ROBERT PAUL POLITO a resident of BROWARD COUNTY
died on [REDACTED] owning assets in the State of Florida, and

WHEREAS, JOE GOODMAN
has been appointed personal representative of the estate of the decedent and has performed all
acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare JOE GOODMAN
duly qualified under the laws of the State of Florida to act as personal representative of the
estate of ROBERT PAUL POLITO
deceased, with full power to administer the estate according to law, to ask, demand, sue for,
recover and receive the property of the decedent; to pay the debts of the decedent as far as the
assets of the estate will permit and the law directs; and to make distribution of the estate
according to law.

ORDERED ON _____, 2020_

Circuit Judge

DATE: April 1st, 2022
PROPERTY ID # 514211-AA-0030 (TD # 47082)

WARNING

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

POLITO, ROBERT EST
1301 N 12 CT UNIT 3-A
HOLLYWOOD, FL 33019

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1301 N 12 COURT #3A, 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 April 29, 2022\$6,565.43
- Or
- * Estimated Amount due if paid by May 17, 2022\$6,643.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 18, 2022 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: April 1st, 2022
PROPERTY ID # 514211-AA-0030 (TD # 47082)

WARNING

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

CRYSTAL COURT MANOR NO. 5 CONDOMINIUM, INC.
4441 STIRLING ROAD
FORT LAUDERDALE, FL 33314

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1301 N 12 COURT #3A, 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: April 1st, 2022
PROPERTY ID # 514211-AA-0030 (TD # 47082)

WARNING

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

CRYSTAL COURT MANOR NO. 5 CONDOMINIUM, INC.
4350 SW 59 AVE., BLDG. A
DAVIE, FL 33314

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- Or
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

DATE: April 1st, 2022
PROPERTY ID # 514211-AA-0030 (TD # 47082)

WARNING

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

CRYSTAL COURT RECREATION, INC.
1400 NORTH 12TH COURT
HOLLYWOOD, FL 33019

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1301 N 12 COURT #3A, 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestresury

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

DATE: April 1st, 2022
PROPERTY ID # 514211-AA-0030 (TD # 47082)

WARNING

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

ERIC M. GLAZER, P.A., REGISTERED AGENT O/B/O CRYSTAL COURT RECREATION, INC.
1920 E. HALLANDALE BEACH BLVD. 8TH FLOOR
HALLANDALE, FL 33009

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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 April 29, 2022\$6,565.43
- Or
- * Estimated Amount due if paid by May 17, 2022\$6,643.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 18, 2022 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: April 1st, 2022
PROPERTY ID # 514211-AA-0030 (TD # 47082)

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ESTATE OF LARRY GOODMAN
115 ROBINBROOK BLVD APT 2C
ELIZABETH, KY 42701-5986

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IRVIN W. NACHMAN, PA, REGISTERED AGENT O/B/O CRYSTAL COURT MANOR NO. 5
CONDOMINIUM, INC.
4441 STIRLING RD
DANIA BEACH, FL 33314

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JOE GOODMAN
115 ROBINBROOKE BLVD., APT 2C
ELIZABETHTOWN, KY 42701

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JOE GOODMAN, APPOINTED PERSONAL REPRESENTATIVE OF THE ESTATE OF
ROBERT PAUL POLITO
115 ROBINBROOKE BLVD., APT 2C
ELIZABETH, KY 42701

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MATTHEW J SCHLICHTE, ESQ. LAW OFFICE OF RAY A SCHLICHTE, JR., P.A.
2134 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

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

DATE: April 1st, 2022
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CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

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CRYSTAL COURT MANOR NO. 5
CONDOMINIUM, INC
1301 N. 12TH CT
HOLLYWOOD, FL 33019-3202

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EDWARD F. POLITO, JR
CONNIE E. POLITO
3800 HILLCREST DR APT 1203
HOLLYWOOD, FL 33021-7940

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FREDERICK ANTHONY JR & SUSAN M. POLITO
13034 VIA VESTA
DELRAY BEACH, FL 33484-1235

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JOSEPH POLLARO
196 CORABELLE AVE
LODI, NJ 07644

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LAW OFFICE OF RAY A. SCHLICHTE, JR., P.A.
MATTHEW J. SCHLICHTE, ESQ.
2314 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

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MICHAEL GOODMAN AKA JOE GOODMAN
C/O MATTHEW J. SCHLICHTE, ESQ
2134 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

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

- * Estimated Amount due if paid by April 29, 2022\$6,565.43
- Or
- * Estimated Amount due if paid by May 17, 2022\$6,643.96

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 18, 2022 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

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- Return Receipt (hardcopy) \$ _____
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- Adult Signature Restricted Delivery \$ _____

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City, State, ZIP+4

TD 47082 MAY 2022 WARNING
CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

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

See Reverse for Instructions

7021 2720 0000 3503 5230

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| <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 47082 MAY 2022 WARNING

POLITO, ROBERT EST
1301 N 12 CT UNIT 3-A
HOLLYWOOD, FL 33019

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

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7021 2720 0000 3503 5247

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TD 47082 MAY 2022 WARNING
CRYSTAL COURT RECREATION, INC.
1400 NORTH 12TH COURT
HOLLYWOOD, FL 33019

7021 2720 0000 3503 5254

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TD 47082 MAY 2022 WARNING
CRYSTAL COURT MANOR NO. 5
CONDOMINIUM, INC
1301 N. 12TH CT
HOLLYWOOD, FL 33019-3202

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City, State, ZIP

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

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- Adult Signature Restricted Delivery \$ _____

Postmark
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Postage

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Total Postage and

\$

Sent To

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TD 47082 MAY 2022 WARNING
CRYSTAL COURT MANOR NO. 5
CONDOMINIUM, INC.
4441 STIRLING ROAD
FORT LAUDERDALE, FL 33314

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

See Reverse for instructions

7021 2720 0000 3503 5278

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

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Sent To

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City, State, ZIP+4

TD 47082 MAY 2022 WARNING

IRVIN W. NACHMAN, PA, REGISTERED
AGENT O/B/O CRYSTAL COURT MANOR
NO. 5 CONDOMINIUM, INC.
4441 STIRLING RD
DANIA BEACH, FL 33314

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

See Reverse for Instructions

7021 2720 0000 3503 5292

7021 2720 0000 3508 5308

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City, State, ZIP+4

TD 47082 MAY 2022 WARNING
ERIC M. GLAZER, P.A., REGISTERED AGENT
O/B/O CRYSTAL COURT RECREATION, INC.
1920 E. HALLANDALE BEACH BLVD. 8TH FLOOR
HALLANDALE, FL 33009

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TD 47082 MAY 2022 WARNING
MATTHEW J SCHLICHTE, ESQ. LAW
OFFICE OF RAY A SCHLICHTE, JR., P.A.
2134 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

7021 2720 0000 0227 1201
5155 5056 0000 0000 0000

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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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Sent To

Street and Apt. No.

City, State, ZIP+4

TD 47082 MAY 2022 WARNING
LAW OFFICE OF RAY A. SCHLICHTE, JR., P.A.
MATTHEW J. SCHLICHTE, ESQ.
2314 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

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7021 2720 0000 3525 E05E 0000 0227 T202

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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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City, State, ZIP+4®

TD 47082 MAY 2022 WARNING
EDWARD F. POLITO, JR
CONNIE E. POLITO
3800 HILLCREST DR APT 1203
HOLLYWOOD, FL 33021-7940

7021 2720 0000 0000 005E 3E3E

7021 2720 0000 3503 5346

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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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TD 47082 MAY 2022 WARNING
ESTATE OF LARRY GOODMAN
115 ROBINBROOK BLVD APT 2C
ELIZABETH, KY 42701-5986

Sent To _____

Street and Apt. # _____

City, State, ZIP+4 _____

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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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Sent To

Street and Apt. N

City, State, ZIP+4

TD 47082 MAY 2022 WARNING
JOSEPH POLLARO
196 CORABELLE AVE
LODI, NJ 07644

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

See Reverse for Instructions

7021 2720 0000 3503 5360

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

Postmark
Here

Postage

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Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4

TD 47082 MAY 2022 WARNING
JOE GOODMAN
115 ROBINBROOKE BLVD., APT 2C
ELIZABETHTOWN, KY 42701

7021 2720 0000 3503 5377

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

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Here

Postage

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Total Postage and

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Street and Apt. No.

City, State, ZIP+4

TD 47082 MAY 2022 WARNING
JOE GOODMAN, APPOINTED PERSONAL
REPRESENTATIVE OF THE ESTATE OF
ROBERT PAUL POLITO
115 ROBINBROOKE BLVD., APT 2C
ELIZABETH, KY 42701

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

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4895 805 800 022 7201

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Extra Services & Fees (check box, add fee as appropriate)

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

Postmark
Here

Postage

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Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+

TD 47082 MAY 2022 WARNING
MICHAEL GOODMAN AKA JOE GOODMAN
C/O MATTHEW J. SCHLICHTE, ESQ
2134 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

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

See Reverse for Instructions

7021 2720 0000 3503 5391

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47082 MAY 2022 WARNING
 CITY OF HOLLYWOOD
 TREASURY DIVISION
 2600 HOLLYWOOD BLVD
 HOLLYWOOD, FL 33020



9590 9402 6898 1104 8655 09

7021 2720 0000 3503 5230

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Nelson Weir Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

NELSON WEIR

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47082 MAY 2022 WARNING
 EDWARD F. POLITO, JR
 CONNY E. POLITO
 3800 HILLCREST DR APT 1203
 HOLLYWOOD, FL 33021-7940



9590 9402 6898 1104 8658 13

2. 7021 2720 0000 3503 5339

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Smiller M.*

- Agent
- Addressee

B. Received by (Printed Name)

M. E. S

C. Date of Delivery

4-4-22

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

Registered Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47082 MAY 2022 WARNING
 JOSEPH POLLARO
 196 CORABELLE AVE
 LODI, NJ 07644



9590 9402 6898 1104 8651 58

2 7021 2720 0000 3503 5360

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47082 MAY 2022 WARNING
 CRYSTAL COURT MANOR NO. 5
 CONDOMINIUM, INC.
 4350 SW 59 AVE., BLDG. A
 DAVIE, FL 33314



9590 9402 6898 1104 8656 08

7021 2720 0000 3503 5285

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 1403-C-19

- Agent
- Addressee

B. Received by (Printed Name)

C. Serrano

C. Date of Delivery

4/4/22

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

(over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

A. Signature

X

Louise Reynolds

Agent
Addressee

B. Received by (Printed Name)

C. Date of Delivery

1. Article Addressed to:

TD 47082 MAY 2022 WARNING
 FREDERICK ANTHONY JR &
 SUSAN M. POLITO
 13034 VIA VESTA
 DELRAY BEACH, FL 33484-1235



9590 9402 6898 1104 8651 65

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

2

7021 2720 0000 3503 5353

Restricted Delivery

(over \$500)