

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: 12/20/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 12/09/2021

CERTIFICATE # 2018-2323

ACCOUNT # 484215AL0870

ALTERNATE KEY # 104853

TAX DEED APPLICATION # 48669

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 Parcel No. 421 in WINCAST ARMS NORTH CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4557, at Page 50, of the Public Records of Broward County, Florida, together with all appurtenances thereto, including its percentage of undivided interest in the common elements and common surplus of said Condominium as set forth in the Declaration, and all amendments thereto.

PROPERTY ADDRESS: 4311 CRYSTAL LAKE DRIVE #421, DEERFIELD BEACH FL 33064

OWNER OF RECORD ON CURRENT TAX ROLL:

ANDREA MONTECUCCOLI

4311 CRYSTAL LAKE DR UNIT 421

DEERFIELD BEACH, FL 33064 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ANDREA MONTECUCCOLI

OR: 31203, Page: 222

4311 CRYSTAL LAKE DRIVE # 421

POMPANO BEACH, FL 33064 (Per Re-recorded Deed. Corrects Deed 30906-540.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

KIVI, LLC

780 NW LE JEUNE RD. # 300

ATTN: IVAN CASTENEDA

MIAMI, FL 33126 (Tax Deed Applicant)

WINCAST ARMS NORTH CONDOMINIUM ASSOCIATION, INC.

C/O JSB PROPERTY MANAGEMENT, INC.

P.O. BOX 50373

LIGHTHOUSE POINT, FL 33074 (Per Sunbiz. Declaration recorded in 4557-50.)

VALANCY & REED, P.A., REGISTERED AGENT
O/B/O WINCAST ARMS NORTH CONDOMINIUM ASSOCIATION, INC.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4842 15 AL 0870

CURRENT ASSESSED VALUE: \$113,700

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: 30906, Page: 540

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.

Brian Johnson

Title Examiner



Site Address	4311 CRYSTAL LAKE DRIVE #421, DEERFIELD BEACH FL 33064	ID #	4842 15 AL 0870
Property Owner	MONTECUCCOLI, ANDREA	Millage	1112
Mailing Address	4311 CRYSTAL LAKE DR UNIT 421 DEERFIELD BEACH FL 33064	Use	04
Abbr Legal Description	WINCAST ARMS NORTH CONDO UNIT 421 PER CDO BK/PG: 4557/50		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$11,370	\$102,330	\$113,700	\$76,060	
2020	\$10,170	\$91,490	\$101,660	\$69,150	\$1,870.13
2019	\$9,480	\$85,340	\$94,820	\$62,870	\$1,752.96

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$113,700	\$113,700	\$113,700	\$113,700
Portability	0	0	0	0
Assessed/SOH	\$76,060	\$113,700	\$76,060	\$76,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$76,060	\$113,700	\$76,060	\$76,060

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/29/2000	DRR		31203 / 222			
10/2/2000	WD	\$47,500	30906 / 540			
5/13/1997	WD	\$35,000	26441 / 675			
9/1/1978	SWD	\$23,000	7791 / 713			
7/1/1972	WD	\$25,400				
				Adj. Bldg. S.F.		1050
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1973/1972		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
R			2					
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48669

**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 DEERFIELD BEACH 150 NE 2 AVE DEERFIELD BEACH, FL 33441	MONTECUCCOLI, ANDREA 4311 CRYSTAL LAKE DR UNIT 421 DEERFIELD BEACH, FL 33064	WINCAST ARMS NORTH CONDOMINIUM ASSOCIATION, INC. C/O JSB PROPERTY MANAGEMENT, INC. P.O. BOX 50373 LIGHTHOUSE POINT, FL 33074	VALANCY & REED, P.A., REGISTERED AGENT O/B/O WINCAST ARMS NORTH CONDOMINIUM ASSOCIATION, INC. 310 SE 13TH STREET FORT LAUDERDALE, FL 33316
--	---	---	--

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 48669

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: 484215-AL-0870
Certificate Number: 2323
Date of Issuance: 05/23/2019
Certificate Holder: KIVI, LLC
Description of Property: WINCAST ARMS NORTH CONDO
UNIT 421
PER CDO BK/PG: 4557/50

Name in which assessed: MONTECUCCOLI,ANDREA
Legal Titleholders: MONTECUCCOLI,ANDREA
4311 CRYSTAL LAKE DR UNIT 421
DEERFIELD BEACH, FL 33064

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:

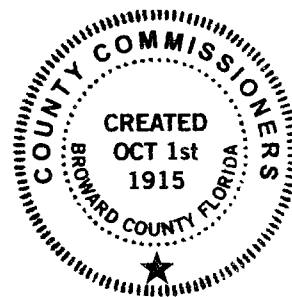
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 1st 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: 9376.38

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48669

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: 484215-AL-0870

Certificate Number: 2323

Date of Issuance: 05/23/2019

Certificate Holder: KIVI, LLC

Description of Property: WINCAST ARMS NORTH CONDO
UNIT 421
PER CDO BK/PG: 4557/50

A condominium, according to the declaration of condominium recorded on O R Book 4557, Page 50, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: MONTECUCCOLI, ANDREA

Legal Titleholders: MONTECUCCOLI, ANDREA
4311 CRYSTAL LAKE DR UNIT 421
DEERFIELD BEACH, FL 33064

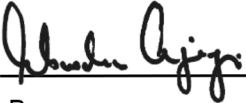
All of said property being in the County of Broward, State of Florida.

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 15th 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: 9679.38

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 dely (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

48669
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 2323

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

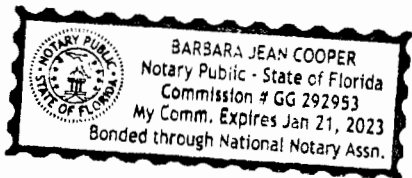
Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

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 48669**

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: 484215-AL-0870
Certificate Number: 2323
Date of Issuance: 05/23/2019

Certificate Holder:
KIVI, LLC

Description of Property:
WINCAST ARMS NORTH CONDO
UNIT 421
PER CDO BK/PG: 4557/50

A condominium, according to the declaration of condominium recorded on O R Book 4557, Page 50, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed:
MONTECUCCOLI, ANDREA

Legal Titleholders:
MONTECUCCOLI, ANDREA
4311 CRYSTAL LAKE DR UNIT
421 DEERFIELD BEACH, FL 33064

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 15th 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: 9679.38
401-314

4/14-21-28 5/5 22-11/0000589688B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22015697

Broward County, FL VS Andrea Montecuccoli

RETURN OF SERVICE



Court Case # TD 48669

Hearing Date:05/18/2022

Received by CCN 16720

04/06/2022 12:03 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Andrea Montecuccoli 4311 Crystal Lake Drive #421 Deerfield Beach FL 33064**

Served:

Not Served:

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

Date: 04/08/2022 Time: 8:05 AM

On Andrea Montecuccoli 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:

Other Returns: Other Returns

COMMENTS: Posted Tax Notice on front 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: *Adrienne Bill*

D.S.

A. Bill, #16720

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 # 484215-AL-0870 (TD #48669)

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

RECEIVED
2022 APR -4 AM 10:00
BROWARD COUNTY, FLORIDA

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\$7,451.35
- Or
- * Amount due if paid by May 17, 2022\$7,545.74

*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

**MONTECUCCOLI,ANDREA
4311 CRYSTAL LAKE DR #421
DEERFIELD BEACH, FL 33064**

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



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

Detail by Entity Name

Florida Not For Profit Corporation

WINCAST ARMS NORTH CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	717265
FEI/EIN Number	59-1459515
Date Filed	09/30/1969
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	07/21/2003

Principal Address

C/O JSB PROPERTY MANAGEMENT, INC.
P.O. BOX 50373
LIGHTHOUSE POINT, FL 33074

Changed: 02/09/2016

Mailing Address

C/O JSB PROPERTY MANAGEMENT, INC.
P.O. BOX 50373
LIGHTHOUSE POINT, FL 33074

Changed: 02/09/2016

Registered Agent Name & Address

VALANCY & REED, P.A.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 09/30/2011

Address Changed: 12/03/2021

Officer/Director Detail

Name & Address

Title Director

colangelo, kyle

C/O JSB PROPERTY MANAGEMENT, INC.
 P.O. BOX 50373
 LIGHTHOUSE POINT, FL 33074

Title T

COLANGELO, ANTHONY
 C/O JSB PROPERTY MANAGEMENT, INC.
 P.O. BOX 50373
 LIGHTHOUSE POINT, FL 33074

Title President

PRISTO-REVIER, VICTORIA
 C/O JSB PROPERTY MANAGEMENT, INC.
 P.O. BOX 50373
 LIGHTHOUSE POINT, FL 33074

Title Secretary, VP

HANLEY, MARGARET
 C/O JSB PROPERTY MANAGEMENT, INC.
 P.O. BOX 50373
 LIGHTHOUSE POINT, FL 33074


Annual Reports

Report Year	Filed Date
2019	04/23/2019
2020	05/18/2020
2021	04/30/2021

Document Images

04/30/2021 -- ANNUAL REPORT	View image in PDF format
05/18/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
04/29/2017 -- ANNUAL REPORT	View image in PDF format
04/20/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2016 -- ANNUAL REPORT	View image in PDF format
06/23/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
03/06/2014 -- ANNUAL REPORT	View image in PDF format
04/12/2013 -- ANNUAL REPORT	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
09/30/2011 -- Reg. Agent Change	View image in PDF format
03/02/2011 -- ANNUAL REPORT	View image in PDF format
04/06/2010 -- ANNUAL REPORT	View image in PDF format
03/05/2009 -- ANNUAL REPORT	View image in PDF format

03/14/2008 -- ANNUAL REPORT	View image in PDF format
10/15/2007 -- Reg. Agent Change	View image in PDF format
01/25/2007 -- ANNUAL REPORT	View image in PDF format
03/21/2006 -- ANNUAL REPORT	View image in PDF format
03/25/2005 -- ANNUAL REPORT	View image in PDF format
04/03/2004 -- ANNUAL REPORT	View image in PDF format
07/21/2003 -- REINSTATEMENT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
08/11/2000 -- ANNUAL REPORT	View image in PDF format
08/26/1999 -- REINSTATEMENT	View image in PDF format
03/19/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Return to 
Prepared By: Gretchen Perry
Sunbelt Title Agency
2301 West Glades Road, Boca Raton, FL 33431
Phone: (561)994-2155
File Number: 21-0933SGC-O
Grantee(s) SS#:
Parcel ID #: 484215AL0870

INSTR # 100780246
OR BK 31203 PG 0222
RECORDED 01/22/2001 10:49 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1033

INSTR # 100572528
OR BK 30906 PG 0540
RECORDED 10/04/2000 04:56 PM
COMMISSION
BROWARD COUNTY
DOC STEP-D 332.50
DEPUTY CLERK 1006

WARRANTY DEED
(Individual)

This Warranty Deed, dated this 2nd day of October, 2000

By **LEONARD T. REIN and MARILYN REIN**, whose post office address is: 3724 ROUTE 9G, GERMANTOWN, NY 12526, hereinafter called the GRANTOR, *, his wife

To **ANDREA MONTECUCCOLI**, a single woman, whose post office address is: 4311 CRYSTAL LAKE DRIVE #421, POMPANO BEACH, FL 33064, 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 an in consideration of the sum of \$10.00 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, Florida**, viz:

Condominium Parcel No. 421 in WINCAST ARMS NORTH CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4557, at Page 50, of the Public Records of Broward County, Florida, together with all appurtenances thereto, including its percentage of undivided interest in the common elements and common surplus of said Condominium as set forth in the Declaration, and all amendments thereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any; taxes and assessments for the year 2000 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

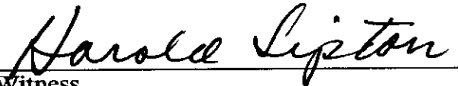
TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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

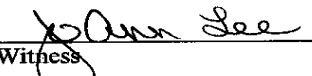
AND THE GRANTOR hereby covenants with said Grantee that except as above noted, the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.



Signed, sealed and delivered in the presence of:


Witness

HAROLD LIPTON
Print Witness' Name


Witness

JOAN LEE
Print Witness' Name

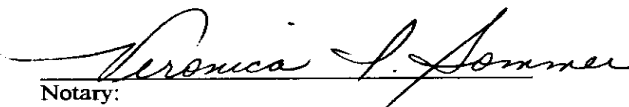

LEONARD T. REIN

MARILYN REIN

N.B.
THIS DEED IS BEING RERECORDED TO ADD THE MARITAL STATUS OF THE GRANTORS, WHICH WAS NOT SHOWN AT THE ORIGINAL RECORDING THROUGH SCRIVENORS ERROR.

State of: **NEW YORK**
County of: Ulster

The foregoing instrument was acknowledged before me this 29th day of September 2000, by **LEONARD T. REIN and MARILYN REIN** who are personally known to me or who have provided driver's license as identification and who did not take an oath.

(Seal)


Notary:
Commission Expires:

VERONICA I. SOMMER
Notary Public, State of New York
01505044848
Qualified in Ulster County
Commission Expires June 5, 2001

Return to

Prepared By: Gretchen Perry
Sunbelt Title Agency
2301 West Glades Road, Boca Raton, FL 33431
Phone: (561)994-2155
File Number: 21-0933SGC-O
Grantee(s) SS#:
Parcel ID #: 484215AL0870

INSTR # 100572528
OR BK 30906 PG 0540
RECORDED 10/04/2000 04:56 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 332.50
DEPUTY CLERK 1006

WARRANTY DEED
(Individual)

This Warranty Deed, dated this 2nd day of October, 2000

By **LEONARD T. REIN and MARILYN REIN**, whose post office address is: 3724 ROUTE 9G, GERMANTOWN, NY 12526, hereinafter called the GRANTOR,

To **ANDREA MONTECUCCOLI, a single woman**, whose post office address is: 4311 CRYSTAL LAKE DRIVE #421, POMPANO BEACH, FL 33064, 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 an in consideration of the sum of \$10.00 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, Florida**, viz:

Condominium Parcel No. 421 in WINCAST ARMS NORTH CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4557, at Page 50, of the Public Records of Broward County, Florida, together with all appurtenances thereto, including its percentage of undivided interest in the common elements and common surplus of said Condominium as set forth in the Declaration, and all amendments thereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any; taxes and assessments for the year 2000 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

Signed, sealed and delivered in the presence of:

Harold Lipton
Witness

HAROLD LIPTON
Print Witness' Name

Janna Lee
Witness

JANNA LEE
Print Witness' Name

Leonard T. Rein
LEONARD T. REIN
Marilyn Rein
MARILYN REIN

State of: **NEW YORK**
County of: Ulster

The foregoing instrument was acknowledged before me this 29th day of September, 2000, by **LEONARD T. REIN and MARILYN REIN** who are personally known to me or who have provided driver's license as identification and who did not take an oath.

(Seal)

Veronica I. Sommer
Notary:
Commission Expires:

VERONICA I. SOMMER
Notary Public, State of New York
01SO5044848
Qualified in Ulster County
Commission Expires June 5, 2001

CERTIFICATE OF APPROVAL OF PURCHASE

THIS IS TO CERTIFY THAT Andrea Montecuccoli has been approved by the undersigned Condominium Association as the purchaser of the following described property in Broward County, Florida.

Unit #421 at WINCAST ARMS NORTH CONDOMINIUM, a condominium building, according to the Declaration of Condominium thereof, recorded in Official Book 4557, at Page 50, of the Public Records of Broward County, Florida.

Such approval has been given pursuant to the provisions of the Declaration of Condominium of such condominium.

By *Steven Smalley*
Steven Smalley, President

By *Marion Jurgens*
Marion Jurgens, Secretary

STATE OF FLORIDA
COUNTY OF BROWARD

Before me personally appeared Steven Smalley and Marion Jurgens to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Officers of the above mentioned Association, and severally acknowledged to and before me that they executed such instrument as such Officers of said Corporation, and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal this 01st of October 2000

Linda K. Riden
Linda K. Riden
NOTARY PUBLIC, State of Florida
at large



My commission expires:

DATE: April 1st, 2022
PROPERTY ID # 484215-AL-0870 (TD # 48669)

WARNING

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

MONTECUCCOLI, ANDREA
4311 CRYSTAL LAKE DR UNIT 421
DEERFIELD BEACH, FL 33064

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4311 CRYSTAL LAKE DRIVE #421, DEERFIELD BEACH, FL 33064 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\$7,451.35
- Or
- * Estimated Amount due if paid by May 17, 2022\$7,545.74

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 # 484215-AL-0870 (TD # 48669)

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VALANCY & REED, P.A., REGISTERED AGENT O/B/O WINCAST ARMS NORTH
CONDOMINIUM ASSOCIATION, INC.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

DATE: April 1st, 2022
PROPERTY ID # 484215-AL-0870 (TD # 48669)

WARNING

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

WINCAST ARMS NORTH CONDOMINIUM ASSOCIATION, INC. C/O JSB PROPERTY
MANAGEMENT, INC.
P.O. BOX 50373
LIGHTHOUSE POINT, FL 33074

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www.broward.org/recordstaxestreasury

DATE: April 1st, 2022
PROPERTY ID # 484215-AL-0870 (TD # 48669)

WARNING

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

CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

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

\$

Total Postage and

\$

Sent To

Street and Apt. N

City, State, ZIP+4

TD 48669 MAY 2022 WARNING
CITY OF DEERFIELD BEACH
150 NE 2 AVE
DEERFIELD BEACH, FL 33441

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

See Reverse for Instructions

7021 2720 0000 3503 5957

7021 2720 0000 3503 5964

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ _____

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

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

Postmark
Here

Postage
\$ _____

Total Postage and
\$ _____

TD 48669 MAY 2022 WARNING
MONTECUCCOLI, ANDREA
 4311 CRYSTAL LAKE DR UNIT 421
 DEERFIELD BEACH, FL 33064

Sent To
Street and Apt. # _____
City, State, ZIP+ _____

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+4

TD 48669 MAY 2022 WARNING

**WINCAST ARMS NORTH CONDOMINIUM
ASSOCIATION, INC. C/O JSB PROPERTY
MANAGEMENT, INC.
P.O. BOX 50373
LIGHTHOUSE POINT, FL 33074**

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

See Reverse for Instructions

7021 2720 0000 3502 5971

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage and	
\$	

TD 48669 MAY 2022 WARNING
VALANCY & REED, P.A., REGISTERED
AGENT O/B/O WINCAST ARMS NORTH
CONDOMINIUM ASSOCIATION, INC.
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

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

9965 6503 3503 0000 0222 1202 7021

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 48669 MAY 2022 WARNING
 CITY OF DEERFIELD BEACH
 150 NE 2 AVE
 DEERFIELD BEACH, FL 33441



9590 9402 6992 1225 6722 65

2. 7021 2720 0000 3503 5957

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

Agent

Addressee

B. Received by (Printed Name)

[Handwritten Name]

C. Date of Delivery

[Handwritten Date]

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

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery
(over \$500)

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.

1. Article Addressed to:

TD #8669 MAY 2022 WARNING
 WINCAST ARMS NORTH CONDOMINIUM
 ASSOCIATION, INC. C/O JSB PROPERTY
 MANAGEMENT, INC.
 P.O. BOX 50373
 LIGHTHOUSE POINT, FL 33074



9590 9402 6992 1225 6722 41

7021 2720 0000 3503 5971

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®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation 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 48669 MAY 2022 WARNING
 VALANCY & REED, P.A., REGISTERED
 AGENT O/B/O WINCAST ARMS NORTH
 CONDOMINIUM ASSOCIATION, INC.
 310 SE 13TH STREET
 FORT LAUDERDALE, FL 33316



9590 9402 6992 1225 6722 34

2 7021 2720 0000 3503 5988

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 Twonnie R. 4-4-22

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"/> Restricted Delivery (over \$500) | |