

# **TitleExpress<sup>®</sup>**

**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](mailto:TitleExpress@grantstreet.com)**

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 05/13/2022

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 05/03/2022

**CERTIFICATE #** 2019-18576

**ACCOUNT #** 514215AC0090

**ALTERNATE KEY #** 692875

**TAX DEED APPLICATION #** 48942

**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. 110-D of BARCLAY ARMS CONDOMINIUM APARTMENTS, according to the Declaration of Condominium thereof, recorded in Official Records Book 3195, at Page 580, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 1943 MONROE STREET #110D, HOLLYWOOD FL 33020-5047

### OWNER OF RECORD ON CURRENT TAX ROLL:

KONSTANTYN ZELINKA EST  
1943 MONROE ST #110-D  
HOLLYWOOD, FL 33020-5047

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF KONSTANTYN ZELINKA, DECEASED OR: 22953, Page: 535  
1943 MONROE STREET, APT. 110-D  
HOLLYWOOD, FL 33020-5047 (Per Personal Representative's Deed)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MIKON FINANCIAL SERVICES, INC AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126 (Tax Deed Applicant)

THE BARCLAY ARMS CONDOMINIUM  
APARTMENTS, INC.  
C/O MY MVP PROPERTY MANAGEMENT  
11441 INTERCHANGE CIRCLE SOUTH  
MIRAMAR, FL 33025 (Per Lien)

Instrument: 116321777

VESTA PROPERTY SERVICES, REGISTERED AGENT,  
O/B/O THE BARCLAY ARMS CONDOMINIUM APARTMENTS, INC.  
2500 HOLLYWOOD BLVD STE 310  
HOLLYWOOD, FL 33020 (Per Sunbiz. Declaration in 3195-580)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5142 15 AC 0090

**CURRENT ASSESSED VALUE:** \$137,880

**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:**

Letters of Curatorship

Instrument: 112852670

**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.

*Kinsey Ram*

Title Examiner



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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #48942**

**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 September 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:

ESTATE OF KONSTANTYN  
ZELINKA  
1943 MONROE STREET, APT.  
110-D  
HOLLYWOOD, FL 33020-5047

THE BARCLAY ARMS  
CONDOMINIUM APARTMENTS,  
INC. C/O MY MVP PROPERTY  
MANAGEMENT  
11441 INTERCHANGE CIRCLE  
SOUTH  
MIRAMAR, FL 33025

CITY OF HOLLYWOOD  
TREASURY DIVISION  
2600 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020-4807

VESTA PROPERTY SERVICES,  
REGISTERED AGENT, O/B/O  
THE BARCLAY ARMS  
CONDOMINIUM APARTMENTS,  
INC.  
2500 HOLLYWOOD BLVD STE  
310  
HOLLYWOOD, FL 33020

CHARLES F. OTTO, ESQ.  
STEPHEN J. STRALEY, ESQ.  
STRALEY / OTTO  
2699 STIRLING RD STE C207  
FORT LAUDERDALE, FL  
33312-6541

GEOFFREY CURRAN  
ROSAMOND  
684 FRANKLIN AVE  
FRANKLIN LAKES, NJ 07417

KONSTANTYN ZELINKA  
342 GRANT ST  
LINDEN, NJ 07036

THE BARCLAY ARMS  
CONDOMINIUM APARTMENTS,  
INC.  
2500 HOLLYWOOD BLVD  
STE 310  
HOLLYWOOD, FL 33020

ZELINKA, KONSTANTYN EST  
1943 MONROE STREET # 110D  
HOLLYWOOD, FL 33020-504

ZELINKA, KONSTANTYN EST  
1943 MONROE ST #110-D  
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 September 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**

**Monica Cepero**  
COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Records, Taxes, & Treasury Division

By \_\_\_\_\_  
Deputy **Misty Del Hierro**



17  
**Broward County, Florida**

**INSTR # 118266520**  
Recorded 07/12/22 at 12:23 PM  
Broward County Commission  
1 Page(s)  
#17

**RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION**

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 48942**

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: 514215-AC-0090  
Certificate Number: 18576  
Date of Issuance: 05/26/2020  
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK  
Description of Property: THE BARCLAY ARMS CONDO APARTMENTS UNIT 110D PER CDO BK/PG: 3195/580

Name in which assessed: ZELINKA,KONSTANTYN EST  
Legal Titleholders: ZELINKA,KONSTANTYN EST  
1943 MONROE ST #110-D  
HOLLYWOOD, FL 33020-5047

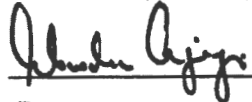
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of October, 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 8th day of July, 2022.

Monica Cepero  
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: 09/15/2022, 09/22/2022, 09/29/2022 & 10/06/2022  
Minimum Bid: 11117.42

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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PER CDO BK/PG: 3195/580

Condominium Parcel No. 110-D of BARCLAY ARMS  
CONDOMINIUM APARTMENTS, according to the Declaration of  
Condominium thereof, recorded in Official Records Book 3195, at  
Page 580, of the Public Records of Broward County, Florida.

Name in which assessed: ZELINKA, KONSTANTYN EST

Legal Titleholders: ZELINKA, KONSTANTYN EST  
1943 MONROE ST #110-D  
HOLLYWOOD, FL 33020-5047

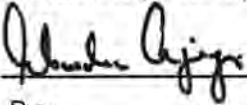
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Monica Cepero  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi  
Deputy

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Publish: DAILY BUSINESS REVIEW

Issues: 09/15/2022, 09/22/2022, 09/29/2022 & 10/06/2022

Minimum Bid: 11117.42



**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

48942  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 18576

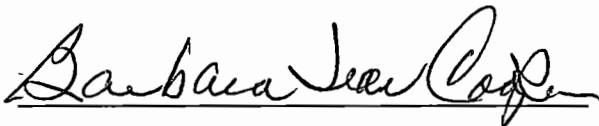
in the XXXX Court,  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

09/15/2022 09/22/2022 09/29/2022 10/06/2022

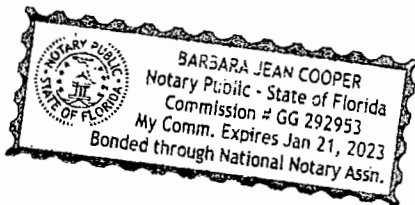
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this  
6 day of OCTOBER, A.D. 2022



(SEAL)  
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida  
RECORDS, TAXES & TREASURY  
DIVISION/TAX DEED SECTION  
NOTICE OF APPLICATION FOR  
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Description of Property:  
THE BARCLAY ARMS CONDO  
APARTMENTS UNIT 110D  
PER CDO BK/PG: 3195/580  
Condominium Parcel No. 110-D  
of BARCLAY ARMS CONDO-  
MINIUM APARTMENTS, according  
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thereof, recorded in Official  
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Broward County, Florida.  
Name in which assessed:  
ZELINKA, KONSTANTYN EST  
Legal Titleholders:  
ZELINKA, KONSTANTYN EST  
1943 MONROE ST #110-D  
HOLLYWOOD, FL 33020-5047

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

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broward.deedauction.net  
\*Pre-registration is required to bid.  
Dated this 8th day of July, 2022.  
Monica Cepero  
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: 11117.42  
401-314  
9/15-22-29 10/6 22-10/0000618325B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22034692

Broward County, FL VS Konstantyn Zelinka Est

**RETURN OF SERVICE**



Court Case # TD 48942

Hearing Date: 10/19/2022

Received by CCN 17991

09/08/2022 7:24 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Konstantyn Zelinka Est 1943 Monroe Street #110D Hollywood FL 33020**

Served:

X

Not Served:

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

Date: 09/08/2022 Time: 9:05 AM

On Konstantyn Zelinka 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

**You can now check the status of your writ by visting the Broward Sheriff's Office Website at [www.sheriff.org](http://www.sheriff.org) and clicking on the icon "Service Inquiry"**

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

By: *K Walker 17991*

**D.S.**

**K. Walker, #17991**

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 # 514215-AC-0090 (TD #48942)

RECEIVED SHERIFF  
2021 OCT -6 PM 3:32  
BROWARD COUNTY, FLORIDA

# 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 September 30, 2022 .....\$11,309.51
- Or
- \* Amount due if paid by October 18, 2022 .....\$11,462.42

\*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 October 19, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

ZELINKA, KONSTANTYN EST  
1943 MONROE STREET #110D  
HOLLYWOOD, FL 33020

**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

THE BARCLAY ARMS CONDOMINIUM APARTMENTS, INC.

### Filing Information

<b>Document Number</b>	710130
<b>FEI/EIN Number</b>	59-1202101
<b>Date Filed</b>	12/29/1965
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	03/12/2018

### Principal Address

2500 HOLLYWOOD BLVD  
STE 310  
HOLLYWOOD, FL 33020

Changed: 07/21/2021

### Mailing Address

2500 HOLLYWOOD BLVD  
310  
HOLLYWOOD, FL 33020

Changed: 05/13/2021

### Registered Agent Name & Address

Vesta Property Services  
2500 HOLLYWOOD BLVD  
STE 310  
HOLLYWOOD, FL 33020

Name Changed: 07/21/2021

Address Changed: 07/21/2021

### Officer/Director Detail

#### **Name & Address**

Title President

YAGODINA, EKATHERINA  
2500 HOLLYWOOD BLVD  
310  
HOLLYWOOD, FL 33020

Title Director

Albrecht, Osiris  
2500 HOLLYWOOD BLVD  
310  
HOLLYWOOD, FL 33020

Title Secretary

KATIE, RONDESKO  
2500 HOLLYWOOD BLVD  
310  
HOLLYWOOD, FL 33020

Title Treasurer

Kiriakakis, Steve  
2500 HOLLYWOOD BLVD  
310  
HOLLYWOOD, FL 33020

Title VP

DELOREY, DON  
2500 HOLLYWOOD BLVD  
STE 310  
HOLLYWOOD, FL 33020

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	02/18/2021
2021	05/13/2021
2022	01/20/2022

**Document Images**

<a href="#">01/20/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/21/2021 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/12/2021 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">05/13/2021 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/23/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/2018 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>

<a href="#">04/30/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/14/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/11/2014 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/15/2014 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">05/09/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/14/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/15/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/28/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/01/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/31/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



PREPARED BY:  
GEOFFREY CURRAN ROSAMOND  
684 ROUTE 208  
FRANKLIN LAKES, NJ 07417

94-606482 T#001  
12-20-94 08:50AM

\$ 245.00  
DOCU. STAMPS-DEED

RETURN TO:  
Mr. Konstantyn Zelinka  
1943 Monroe Street, Apt. 110-D  
Hollywood, Florida 33020-5047

RECVD. BROWARD CTY  
B. JACK OSTERHOLT  
COUNTY ADMIN.

Parcel ID Number:

### Personal Representative's Distributive Deed (Testate)

This Indenture, is made this 22nd day of November, 1994, by and between

ANTHONY NUCITTELLI

the duly qualified and acting personal representative of the estate of FRANK E. FREDERICKS, deceased,  
party of the first part, and  
KONSTANTYN ZELINKA

whose post office address is: 342 Grand Street, Linden,

of the County of Union, State of New Jersey, party of the second part.  
Witnesseth: That WHEREAS, NJ, died testate a resident of  
Bergen County, NJ, seized and possessed of the real property  
hereinafter described; and

Whereas, title to said property passed to the party of the second part as of the date of said decedent's death pursuant to the provisions of the decedent's Last Will and Testament, which was admitted to probate and record by the Superior Court for Bergen County, NJ Probate Division, subject only to the right of the party of the first part to sell or encumber the property for the purpose of defraying claims, costs, and expenses of administration of decedent's estate; and

Whereas, the party of the first part wishes to distribute said property to the party of the second part and evidence the release of the property from said right to sell or encumber,

Now Therefore, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property and granted, conveyed and conformed unto the party of the second part, his heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Broward County, Florida, described as follows:

Condominium Parcel No. 110-D of BARCLAY ARMS CONDOMINIUM APARTMENTS, according to the Declaration of Condominium thereof, recorded in Official Records Book 3195, at Page 580, of the Public Records of Broward County, Florida.

Together with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to the real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year. Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

BR22953PC0535

③PRP

**Personal Representative's Distributive Deed (Testate) - Page 2**

In Witness Whereof, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in our presence:

ESTATE OF FRANK E. FREDERICKS

*[Signature]*

*[Signature]* (Seal)

Printed Name: Geoffrey Curran Rosamond

ANTHONY NUCITTELLI, Executor

*[Signature]*

Printed Name: KATHLEEN A. WOSTAK

(Seal)

STATE OF NEW JERSEY  
COUNTY OF BERGEN

The foregoing instrument was acknowledged before me this 22nd day of November, 1994 by

ANTHONY NUCITTELLI

as personal representative of the estate of FRANK E. FREDERICKS, deceased. He is personally known to me or has produced his identification.

, deceased. He is personally

This Document Prepared By:

GEOFFREY CURRAN ROSAMOND

*[Signature]*  
Printed Name: Cathy Maita

NOTARY PUBLIC

My Commission Expires: 5-13-97



BK22953PG0536

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



\*\*\*\* FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 3/4/2015 8:33:00 AM.\*\*\*\*

IN THE CIRCUIT COURT FOR **BROWARD COUNTY,**  
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

**KONSTANTYN ZELINKA,**

Deceased.

File No.: 14-5217 CP

Division: 61J

FILED  
CLERK OF DISTRICT COURT  
BROWARD COUNTY, FL  
FEB 17 2015  
15:11:44  
2.07701

**LETTERS OF CURATORSHIP**

**TO ALL WHOM IT MAY CONCERN**

**WHEREAS, KONSTANTYN ZELINKA,** a resident of Broward County, died on [REDACTED] owning assets in the State Of Florida, and

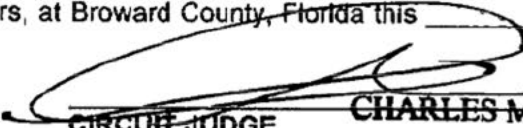

**WHEREAS, JACK MARTIN COE, Esq.** has been appointed Curator of the estate of the decedent and has performed all acts prerequisite to issuance of Letters Of Curatorship the estate.

**NOW, THEREFORE, I,** the undersigned circuit judge, declare **JACK MARTIN COE, Esq.** to be duly qualified under the laws of the State of Florida to act as Curator of the estate of **KONSTANTYN ZELINKA,** 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.

These Letters of Curatorship are subject to the restrictions checked off below:

- These Letters do not authorize entry into any safe deposit box without further order of Court.
- This estate must be closed within 12 or 24 months. (Circle One)
- The Curator shall place all liquid assets in a depository designated by the Court pursuant to the F.S. 69.031. This designated depository is a frozen account which means that no funds can be withdrawn without order of Court.
- Attorney or record shall file Receipt of Assets by restricted depository(ies) within 30 days of issuance of Letters.
- These Letters do not authorize the sale, encumbrance or borrowing of any estate assets without special order of the Court.
- In the event Florida real estate is sold, the net proceeds of sale shall be deposited in a Court ordered depository per F.S. 69.031, unless the property has been judicially determined to be Homestead property.
- Inventory shall be filed within 60 days.

**DONE AND ORDERED** in Chambers, at Broward County, Florida this 26 day of FEB 2015

  
CIRCUIT JUDGE **CHARLES M. GREEN**  


Copies furnished to:  
John M. Thomson, Esq.

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

DATE: September 1st, 2022  
PROPERTY ID # 514215-AC-0090 (TD # 48942)

# WARNING

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

ESTATE OF KONSTANTYN ZELINKA  
1943 MONROE STREET, APT. 110-D  
HOLLYWOOD, FL 33020-5047

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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 September 30, 2022 .....\$11,309.51
- Or
- \* Estimated Amount due if paid by October 18, 2022 .....\$11,462.42

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 19, 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](http://www.broward.org/recordstaxestreasury)

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

DATE: September 1st, 2022  
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THE BARCLAY ARMS CONDOMINIUM APARTMENTS, INC. C/O MY MVP PROPERTY  
MANAGEMENT  
11441 INTERCHANGE CIRCLE SOUTH  
MIRAMAR, FL 33025

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
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CITY OF HOLLYWOOD  
TREASURY DIVISION  
2600 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020-4807

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

DATE: September 1st, 2022  
PROPERTY ID # 514215-AC-0090 (TD # 48942)

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VESTA PROPERTY SERVICES, REGISTERED AGENT, O/B/O THE BARCLAY ARMS  
CONDOMINIUM APARTMENTS, INC.  
2500 HOLLYWOOD BLVD STE 310  
HOLLYWOOD, FL 33020

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**DATE: September 1st, 2022**  
**PROPERTY ID # 514215-AC-0090 (TD # 48942)**

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CHARLES F. OTTO, ESQ.  
STEPHEN J. STRALEY, ESQ.  
STRALEY / OTTO  
2699 STIRLING RD STE C207  
FORT LAUDERDALE, FL 33312-6541

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PROPERTY ID # 514215-AC-0090 (TD # 48942)

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GEOFFREY CURRAN ROSAMOND  
684 FRANKLIN AVE  
FRANKLIN LAKES, NJ 07417

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
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DATE: September 1st, 2022  
PROPERTY ID # 514215-AC-0090 (TD # 48942)

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KONSTANTYN ZELINKA  
342 GRANT ST  
LINDEN, NJ 07036

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THE BARCLAY ARMS CONDOMINIUM APARTMENTS, INC.

2500 HOLLYWOOD BLVD  
STE 310  
HOLLYWOOD, FL 33020

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1943 MONROE STREET # 110D  
HOLLYWOOD, FL 33020-504

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HOLLYWOOD, FL 33020

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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**Total Postage**  
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**TD 48942 OCTOBER 2022 WARNING**  
**ZELINKA, KONSTANTYN EST**  
**1943 MONROE ST #110-D**  
**HOLLYWOOD, FL 33020**

Sent To  
Street and #  
City, State, & ZIP

702J 2720 0000 3503 9917

7021 2720 0000 3503 9900

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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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Postage	
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<b>Total Post</b>	
\$	

**TD 48942 OCTOBER 2022 WARNING**

**ZELINKA, KONSTANTYN EST**  
**1943 MONROE STREET # 110D**  
**HOLLYWOOD, FL 33020-504**

Sent To	
Street and	-----
City, State	-----

4696 E05E 0000 0000 0222 T202

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- Return Receipt (electronic) \$ \_\_\_\_\_
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- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Postage

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Total Postage

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Sent To

Street and

City, State

**TD 48942 OCTOBER 2022 WARNING**  
**THE BARCLAY ARMS CONDOMINIUM APARTMENTS,**  
**INC.**  
**2500 HOLLYWOOD BLVD**  
**STE 310**  
**HOLLYWOOD, FL 33020**

7021 2720 0000 3503 9887

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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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Postage	
\$	
<b>Total Postage</b>	
\$	

**TD 48942 OCTOBER 2022 WARNING**

**KONSTANTYN ZELINKA**

**342 GRANT ST**

**LINDEN, NJ 07036**

Sent To  
Street and,  
City, State,



702J 2720 0000 3503 9870

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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	\$

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Total Pos

**TD 48942 OCTOBER 2022 WARNING**

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**GEOFFREY CURRAN ROSAMOND**

Sent To

**684 FRANKLIN AVE**

Street and

**FRANKLIN LAKES, NJ 07417**

City, State

7021 2720 0000 9863

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

Postmark  
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\$	<b>TD 4894/OCTOBER 2022 WARNING</b>	
<i>Sent To</i>	<b>CHARLES F. OTTO, ESQ.</b>	
<i>Street and</i>	<b>STEPHEN J. STRALEY, ESQ.</b>	-----
<i>City, State</i>	<b>STRALEY / OTTO</b>	-----
	<b>2699 STIRLING RD STE C207</b>	
	<b>FORT LAUDERDALE, FL 33312-6541</b>	

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

Postmark  
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Postage	
\$	
<b>Total Post</b>	

**TD 48942 OCTOBER 2022 WARNING**

**Sent To** VESTA PROPERTY SERVICES, REGISTERED AGENT, O/B/O THE  
**Street and** BARCLAY ARMS CONDOMINIUM APARTMENTS, INC.  
**City, State** 2500 HOLLYWOOD BLVD STE 310  
 HOLLYWOOD, FL 33020

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

Postmark  
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Postage

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Total Postage

**TD 48942 OCTOBER 2022 WARNING**

\$

Sent To

**CITY OF HOLLYWOOD**

Street and

**TREASURY DIVISION**

City, State,

**2600 HOLLYWOOD BLVD**

**HOLLYWOOD, FL 33020-4807**

702J 2720 0000 3503 9849

702J 2720 0000 3503 9832

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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	\$ _____

Postmark  
Here

Postage  
\$ \_\_\_\_\_

**Total Postage**

\$ \_\_\_\_\_

Sent To

Street and

City, State

**TD 48942 OCTOBER 2022 WARNING**  
**THE BARCLAY ARMS CONDOMINIUM APARTMENTS,**  
**INC. C/O MY MVP PROPERTY MANAGEMENT**  
**11441 INTERCHANGE CIRCLE SOUTH**  
**MIRAMAR, FL 33025**

7021 2720 0000 3503 9825

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

Postmark  
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Postage	
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Total Pos	
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Sent To	
Street and	_____
City, State	_____

**TD 48942 OCTOBER 2022 WARNING**  
**ESTATE OF KONSTANTYN ZELINKA**  
**1943 MONROE STREET, APT. 110-D**  
**HOLLYWOOD, FL 33020-5047**

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Certified Mail Fee

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

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

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Postage

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Total F

**TD 48942 OCTOBER 2022 WARNING**

FORWARDED ADDRESS:

\$

Sent To

**THE BARCLAY ARMS CONDOMINIUM APARTMENTS,  
INC. C/O MY MVP PROPERTY MANAGEMENT  
18503 PINES BLVD STE 310  
PEMBROKE PINES, FL 33029-1406**

Street

City, S

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

See Reverse for Instructions

7021 2720 0001 0403 7493



**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:

48942  
 TD 42 OCTOBER 2022 WARNING  
 CHARLES F. OTTO, ESQ.  
 STEPHEN J. STRALEY, ESQ.  
 STRALEY / OTTO  
 2699 STIRLING RD STE C207  
 FORT LAUDERDALE, FL 33312-6541



9590 9402 6575 1028 8775 12

2. Article Number (Transfer from service label)

2021 2720 0000 3503 9863

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X S Blawie

- 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
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

**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 48942 OCTOBER 2022 WARNING  
 CITY OF HOLLYWOOD  
 TREASURY DIVISION  
 2600 HOLLYWOOD BLVD  
 HOLLYWOOD, FL 33020-4807



9590 9402 6575 1028 8775 29

2. Article Number (Transfer from service label)

7021 2720 0000 3503 9849

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Nelson Weir*

- Agent
- Addressee

B. Received by (Printed Name)

NELSON WEIR 9-13-21

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
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation™ Restricted Delivery

Domestic Return Receipt