

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: 09/21/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/15/2022

CERTIFICATE # 2019-20108

ACCOUNT # 514226HF2750

ALTERNATE KEY # 730371

TAX DEED APPLICATION # 49596

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Condominium Unit No. C-120, of THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 39668, at Page 572, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 3901 S OCEAN DRIVE #120, HOLLYWOOD FL 33019

OWNER OF RECORD ON CURRENT TAX ROLL:

IFPI LAND TR

2338 HOLLYWOOD BLVD

HOLLYWOOD, FL 33020

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JAY E. AUERBACH, AS TRUSTEE OF THE OR: 46827, Page: 1532

IFPI LAND TRUST DATED DECEMBER 21, 2009

2338 HOLLYWOOD BLVD.

HOLLYWOOD, FL 33020 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

KEYS TAX FUNDING LLC - 20

PO BOX 645040

CINCINNATI, OH 45264-5040 (Tax Deed Applicant)

THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC.

3901 SOUTH OCEAN DRIVE

HOLLYWOOD BEACH, FL 33019 (Per Sunbiz. Declaration in 39668-572.)

HOLLANDER, GOODE, & LOPEZ, P.A., REGISTERED AGENT,

O/B/O THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC.

314 SOUTH FEDERAL HIGHWAY

DANIA BEACH, FL 33004 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 26 HF 2750

CURRENT ASSESSED VALUE: \$410,040

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: 39853, Page: 1182
(Deed out of the Developer)

Warranty Deed OR: 43155, Page: 64

Certificate of Title OR: 46639, Page: 1944

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 #49596

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of January 2023, 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	IFPI LAND TR 3901 S OCEAN DRIVE #120 HOLLYWOOD, FL 33019	IFPI LAND TR 2338 HOLLYWOOD BLVD HOLLYWOOD, FL 33020	JAY E. AUERBACH, AS TRUSTEE OF THE IFPI LAND TRUST DATED DECEMBER 21, 2009 2338 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020
THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC. 3901 SOUTH OCEAN DRIVE HOLLYWOOD BEACH, FL 33019	HOLLANDER, GOODE, & LOPEZ, P.A., REGISTERED AGENT, O/B/O THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC. 314 SOUTH FEDERAL HIGHWAY DANIA BEACH, FL 33004	THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC. C/O HALPERN RODRIGUEZ, LLP 355 ALHAMBRA CIRCLE, SUITE 1101 CORAL GABLES, FL 33134	

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 3rd day of January 2023 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**

20
Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49596

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: 514226-HF-2750
Certificate Number: 20108
Date of Issuance: 05/26/2020
Certificate Holder: KEYS TAX FUNDING LLC - 20
Description of Property: TIDES ON HOLLYWOOD BEACH CONDO
UNIT C120 PHASE I
PER CDO BK/PG: 39668/572

Name in which assessed: IFPI LAND TR
Legal Titleholders: IFPI LAND TR
2338 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

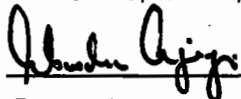
All of said property being in the County of Broward, State of Florida.

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 February, 2023. 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:

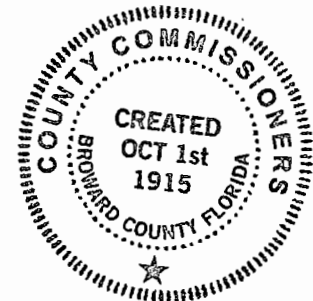
broward.deeduction.net
**Pre-registration is required to bid.*

Dated this 1st day of November, 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: 01/12/2023, 01/19/2023, 01/26/2023 & 02/02/2023
Minimum Bid: 37633.41

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49596

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Property ID: 514226-HF-2750

Certificate Number: 20108

Date of Issuance: 05/26/2020

Certificate Holder: KEYS TAX FUNDING LLC - 20

Description of Property: TIDES ON HOLLYWOOD BEACH CONDO UNIT C120 PHASE I
PER CDO BK/PG: 39668/572

Condominium Unit No. C-120, of THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 39668, at Page 572, of the Public Records of Broward County, Florida.

Name in which assessed: IFPI LAND TR

Legal Titleholders: IFPI LAND TR
2338 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

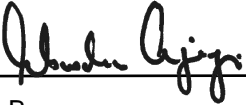
All of said property being in the County of Broward, State of Florida.

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 February, 2023. 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 18th day of November, 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: 01/12/2023, 01/19/2023, 01/26/2023 & 02/02/2023

Minimum Bid: 38004.41

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

49596
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 20108

in the XXXX Court,
was published in a newspaper by print in the issues of
Broward Daily Business Review f/k/a Broward Review on

01/12/2023 01/19/2023 01/26/2023 02/02/2023

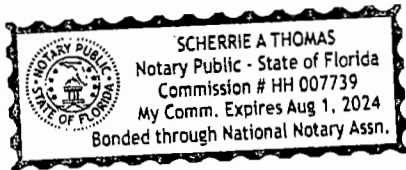
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
2 day of FEBRUARY, A.D. 2023

Scherrie A Thomas

(SEAL)
BARBARA JEAN COOPER personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 49596**

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: 514226-HF-2750
Certificate Number: 20108
Date of Issuance: 05/26/2020
Certificate Holder:

KEYS TAX FUNDING LLC - 20

Description of Property:

TIDES ON HOLLYWOOD

BEACH CONDO

UNIT C120 PHASE I

PER CDO BK/PG: 39668/572

Condominium Unit No. C-120,

of THE TIDES ON HOLLYWOOD

BEACH CONDOMINIUM, a Con-

dominium, according to the

Declaration thereof, as recorded

in Official Records Book 39668,

at Page 572, of the Public Records

of Broward County, Florida.

Name in which assessed:

IFPI LAND TR

Legal Titleholders:

IFPI LAND TR

2338 HOLLYWOOD-BLVD

HOLLYWOOD, FL 33020

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 February, 2023. 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 18th day of November, 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: 38004.41

401-314

1/12-19-26 2/2 23-17/0000639217B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23000586

Broward County, FL VS IFPI Land Trust

RETURN OF SERVICE



Court Case # TD 49596

Hearing Date: 02/15/2023

Received by CCN 16737

01/06/2023 8:20 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: IFPI Land Trust 3901 S. Ocean Drive #120 Hollywood FL 33019

Served:

X

Not Served:

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

Date: 01/06/2023 Time: 10:31 AM

On IFPI Land Trust 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 unit 12-O 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:  #16737

D.S.

L. Spivey, #16737

RECEIPT INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514226-HF-2750 (TD #49596)

RECEIVED SHERIFF
2022 JAN -5 PM 12:06
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 January 31, 2023\$29,014.63

Or

* Amount due if paid by February 14, 2023\$29,393.10

*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 February 15, 2023 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

IFPI LAND TR
3901 S OCEAN DR #120
HOLLYWOOD, FL 33019

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23000586

Broward County, FL VS IFPI Land Trust

RETURN OF SERVICE



Court Case # TD 49596

Hearing Date:02/15/2023

Received by CCN 16737

01/06/2023 8:20 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **IFPI Land Trust 2338 Hollywood Boulevard 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: 01/06/2023 Time: 12:25 PM

On IFPI Land Trust 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:

CORPORATE SERVICE

To Cassandra Ramos / Designated employee:

Holding the listed position of said corporation in the absence of any superior officer in accordance with F.S. 48.081; or an employee of defendant corporation in accordance with F.S. 48.081(3); or a resident agent of said corporation in accordance with F.S 48.091.

COMMENTS: Served in hand in parking lot

Eye Color: Brown, Gender: Female, Hair Color: Brown, Height - Feet: 5, Height - Inches: 4, Race: Hispanic, Weight: medium build

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.

A. Scull, #18909

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #
Check #
Service Fee \$0.00
On Account \$0.00
Quantity
Original 2
Services 2

Judgment Date n/a
Judgment Amount \$0.00
Current Interest Rate 0.00%
Interest Amount \$0.00
Liquidation Fee \$0.00
Sheriff's Fees \$0.00
Sheriff's Cost \$0.00
Total Amount \$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514226-HF-2750 (TD # 49596)

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

ORIGINAL DOCUMENT

NOTE

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Or

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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

IFPI LAND TR
2338 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**

RECEIVED SHERIFF
2022 JAN -5 PM 12:05
BROWARD COUNTY, FLORIDA



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

Detail by Entity Name

Florida Not For Profit Corporation

THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N05000005473
FEI/EIN Number	20-3065279
Date Filed	05/25/2005
State	FL
Status	ACTIVE

Principal Address

3901 SOUTH OCEAN DRIVE
HOLLYWOOD BEACH, FL 33019

Mailing Address

3901 SOUTH OCEAN DRIVE
HOLLYWOOD BEACH, FL 33019

Registered Agent Name & Address

Hollander, Goode & Lopez, P.A
314 South Federal Highway
Dania Beach, FL 33004

Name Changed: 04/12/2017

Address Changed: 04/12/2017

Officer/Director Detail

Name & Address

Title President

Nakkab, Armand
3901 SOUTH OCEAN DRIVE
HOLLYWOOD BEACH, FL 33019

Title EVP

Boyadjian, Anahid
3901 S. OCEAN DR.
HOLLYWOOD, FL 33019

Title VP

Storch, Marcelo
3901 S. OCEAN DR.
HOLLYWOOD, FL 33019

Title Treasurer

George , Allen
3901 S. OCEAN DR.
HOLLYWOOD, FL 33019

Title Secretary

Mazzone, Dino
3901 south ocean Drive
Hollywood, FL 33019

Annual Reports

Report Year	Filed Date
2021	01/19/2021
2021	06/28/2021
2022	03/28/2022

Document Images

03/28/2022 -- ANNUAL REPORT	View image in PDF format
10/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
06/28/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/19/2021 -- ANNUAL REPORT	View image in PDF format
05/26/2020 -- ANNUAL REPORT	View image in PDF format
08/23/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
04/05/2018 -- ANNUAL REPORT	View image in PDF format
04/12/2017 -- ANNUAL REPORT	View image in PDF format
01/21/2016 -- ANNUAL REPORT	View image in PDF format
03/16/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
04/04/2013 -- ANNUAL REPORT	View image in PDF format
09/10/2012 -- ANNUAL REPORT	View image in PDF format
05/25/2012 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
10/28/2011 -- ANNUAL REPORT	View image in PDF format
10/28/2011 -- Reg. Agent Resignation	View image in PDF format
10/05/2011 -- ANNUAL REPORT	View image in PDF format
01/24/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format

[05/01/2008 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[07/25/2007 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[07/31/2006 -- Reg. Agent Change](#)

[View image in PDF format](#)

[05/11/2006 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/25/2005 -- Domestic Non-Profit](#)

[View image in PDF format](#)

①
wk # 133
TS-070

This instrument was prepared by
and should be returned to:

Rick S. Felberbaum, Esq.
Felberbaum & Associates, P.A.
399 South Federal Highway
Boca Raton, Florida 33432

This space reserved for recording information

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 10 day of June, 2005, by **MCZ/CENTRUM FLORIDA III OWNER, LLC**, an Illinois limited liability company ("Grantor"), whose office address is 1555 North Sheffield, Chicago, Illinois 60622, to Tony Esses, a married man ("Grantee"), whose mailing address is 1211 94 Street, Bay Harbor, FL. 33154. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 U.S. Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee the following described land situate and being in Broward County, Florida (the "Property"):

Unit No. C-120 in THE TIDES CONDOMINIUM, according to the Declaration of Condominium thereof, recorded May 18th, 2005, in Official Records Book 39668 at Page 572, Public Records of Broward County, Florida, as amended and/or supplemented from time to time.

Property Appraiser's Parcel Identification No.: 5142-26-00-0020/01-0020

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is subject to:

- a) Taxes and assessments for the current calendar year and all subsequent years.
- b) Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority.
- c) All other conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

3

- d) Restrictions, covenants, liens, terms and limitations set forth in the Declaration of Condominium of THE TIDES CONDOMINIUM, a condominium, according to the Declaration of Condominium, recorded in Official Records Book 39668, at Page 572, of the Public Records of Broward County, Florida, and referenced above and all exhibits thereto, as amended from time to time.
- e) Matters shown on that survey prepared by Zurwelle-Whitaker, Inc., dated August 10, 2003, last revised August 12, 2004 (the "Survey").
- f) Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the Atlantic Ocean and the bulkhead as shown on the Survey.
- g) The nature or extent of riparian and/or littoral rights.
- h) Coastal Construction Control Line as recorded in Miscellaneous Plat Book 6, at Page 10, of the Public Records of Broward County, Florida.
- i) Easement in favor of Florida Power & Light Company, recorded in Official Records Book 3515, at Page 806, of the Public Records of Broward County, Florida.
- j) Easement in favor of Florida Power & Light Company, recorded in Official Records Book 3515, at Page 807, of the Public Records of Broward County, Florida.
- k) Perpetual Beach and Storm Damage Reduction Easement recorded January 9, 2002, in Official Records Book 32599, at Page 1510, of the Public Records of Broward County, Florida.
- l) Easement in favor of Florida Power & Light Company, recorded in Official Records Book 3684, at Page 450, of the Public Records of Broward County, Florida.
- m) Easement in favor of Florida Power & Light Company, recorded in Official Records Book 3684, at Page 451, of the Public Records of Broward County, Florida.
- n) Terms, conditions and provisions of the Easement Agreement between Bank Commerce of Florida, Florida Banking Corporation, as Trustee, and Samuel I. Adler, Trustee, et al, filed February 25, 1969, in Official Records Book 3868, at Page 217, of the Public Records of Broward County, Florida, as modified and amended by Agreement between Galahad 3 Limited Partnership and Galahad Court Limited Partnership, dated January 6, 2000, and recorded January 12, 2000, in Official Records Book 30174, at Page 1512, of the Public Records of Broward County, Florida.
- o) Easement granted to the City of Hollywood, recorded in Official Records Book 3542, at Page 127, of the Public Records of Broward County, Florida.

GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor. Grantee, by acceptance and recordation of this Special Warranty Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the Declaration of Condominium and all amendments and/or supplements thereto.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:

MCZ/CENTRUM FLORIDA III OWNER, LLC,
an Illinois limited liability company

Marisa Tejera
Print Name Marisa Tejera

Stephanie Weissman
Print Name Stephanie Weissman

By: _____
Name: Rick S. Felberbaum
Title: Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 10 day of June, 2005, by Rick S. Felberbaum, the Vice President of MCZ/Centrum Florida III Owner, LLC, an Illinois limited liability company, on behalf of such limited liability company. He is personally known to me, or { } has produced _____ as identification.

Marsha Jureidini
Notary Public, State of Florida

Type, Print or Stamp Name
My Commission Expires:

2768773_v3



This Instrument Prepared by & return to:

Name: **Century Home Title, Inc.**
Address: **10511 N. Kendall Drive, Suite C-204**
Miami, FL 33176
File No. 06-10-039

Parcel I.D. #: **514226hf 2750**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the **14th** day of **November**, A.D. **2006**, by **TONY ESSES**, a married man, hereinafter called the grantor, to **CARMEN POERSCHKE**, unmarried woman, whose post office address is **3901 S. Ocean Drive, Unit 12-0, Hollywood, FL 33019**, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Broward County, State of Florida**, viz:

Condominium Unit No. C-120, of **THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM**, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 39668, at Page 572, of the Public Records of Broward County, Florida.

GRANTOR, **Tony Esses** hereby certifies that neither the Subject Property nor any property contiguous to the subject property has ever constituted his homestead. He in fact resides at : **1000 Venetian Way Apt. 106, Miami, FL 33139.**

SUBJECT TO TAXES FOR THE YEAR 2006 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

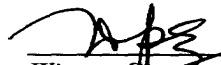
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

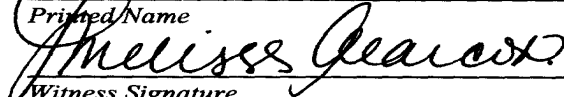
And the grantor hereby covenants with said grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

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

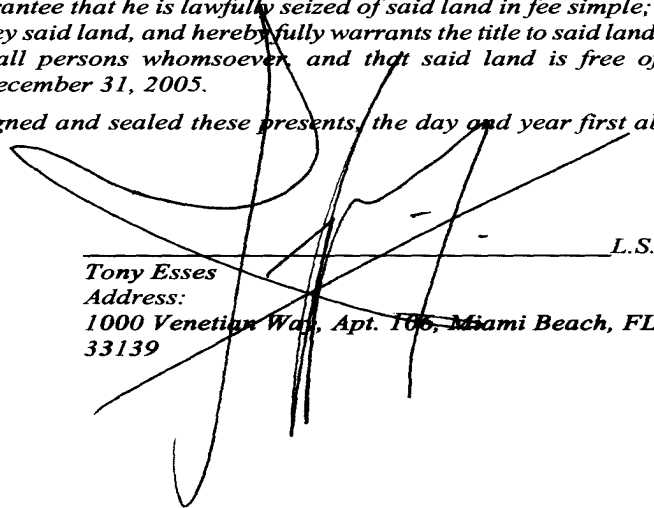
Signed, sealed and delivered in the presence of:



Witness Signature **Jasmin Lopez**



Witness Signature **MELISSA ALARCON**
Printed Name




L.S.
Tony Esses
Address:
1000 Venetian Way, Apt. 106, Miami Beach, FL
33139

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this **14th** day of **November**, **2006**, by **Tony Esses**, who is known to me or who has produced **FL. Drivers License** as identification.





Signature of Notary
My commission expires _____

70 / 100.00 M 41

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA
CIVIL ACTION

**BANK OF AMERICA , NATIONAL ASSOCIATION AS
SUCCESSOR BY MERGER TO LASALLE BANK NA AS
TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-
THROUGH CERTIFICATES WMALT SERIES 2007-HY1 TRUST,**
Plaintiff,

vs. **CASE NO. CACE-07-029624
DIVISION 21**

FILED FOR RECORD
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLORIDA
09 OCT 27 PM 3:11
CIRCUIT CIVIL
\$695.26
SPACE FOR RECORDING

**CARMEN POERSCHKE; THE UNKNOWN SPOUSE OF CARMEN POERSCHKE N/K/A
JOE POERSCHKE; WASHINGTON MUTUAL BANK; THE TIDES ON HOLLYWOOD
BEACH CONDOMINIUM ASSOCIATION;**
Defendant(s).

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on October 14, 2009, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in BROWARD County, Florida:

**CONDOMINIUM UNIT NO. C-120, OF THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM,
A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN
OFFICIAL RECORDS BOOK 39668, AT PAGE 572, OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.**

**TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS
APPURTENANT THERETO AS SET FORTH IN SAID DECLARATION.**

A/K/A 3901 S OCEAN DRIVE #12-O, HOLLYWOOD, FL 33019

FILE_NUMBER: F07046189

DOC_ID: M900011



Folio Number: 11226HF27500

was sold to: BANK OF AMERICA , NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2007-HY1 TRUST, whose address is: 7255 Baymeadows Way, Mailstop Jaxa 2035, Jacksonville, FL 32256.

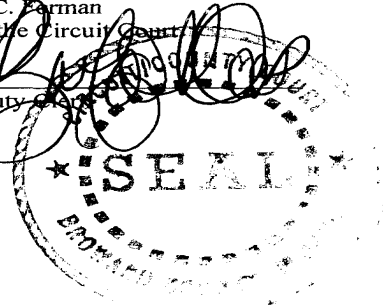
WITNESS my hand and seal of the Court on October 27, 2009, as Clerk of the Circuit Court.

(SEAL)

Howard C. Farman
Clerk of the Circuit Court

By: 
Deputy Clerk

Copies furnished to:
Florida Default Law Group, P.L.
P.O. Box 25018
Tampa, Florida 33622-5018
All parties on the attached service list



Service List

CARMEN POERSCHKE
12300 Sw 107 Ave
Miami, FL 33176

THE UNKNOWN SPOUSE OF CARMEN POERSCHKE N/K/A JOE POERSCHKE
12300 Sw 107 Ave
Miami, FL 33176

WASHINGTON MUTUAL BANK
C/o Legal Dept. , R.a.
4724 N Sahara Ave Ste 2-949 Fcnv
Las Vegas, NV 89102

THE TIDES ON HOLLYWOOD BEACH CONDOMIUM ASSOCIATION
c/o Elizabeth A. Bowen, Esq.
Hyman Spector & Mars, LLP
27th Floore Museum Tower
150 West Flagler Street
Miami, FL 33130

This Document Prepared By:

ServiceLink
4000 Industrial Boulevard
Alquippa, PA 15001

1(800)439-5451

Parcel ID #:

Return To:

ServiceLink
4000 Industrial Boulevard
Alquippa, PA 15001
SL # 2011369

Loan #: 0756320057

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, dated 1/16/10 by BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2007-HY1 TRUST BY JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, AS ATTORNEY IN FACT, whose post office address is 7255 Baymeadows Way, Jacksonville, FL 32256, hereinafter called the GRANTOR, Jay E. Auerbach, as Trustee of the IFPI Land Trust dated December 21, 2009 whose post office address 2338 Hollywood Blvd, Hollywood, FL 33020, hereinafter called the GRANTEE:

"The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.071."

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

WITNESSETH: That the GRANTOR, for and in consideration of the sum of One Hundred Thirty Nine Thousand and 00/100 Dollars (\$139,000.00), 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 Orange County, FLORIDA, viz:

All that certain condominium situate in the County of Broward, State of Florida, more particularly described as follows:

Condominium Unit No. C-120, of THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 39668, at Page 572, of the Public Records of Broward County, Florida.

Tax/Parcel ID: 514226-HF-2750 Commonly known as 3901 S Ocean Dr., Unit #12-O, Hollywood, FL 33019

Being the same property conveyed to BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2007-HY1 TRUST, recorded November, 3rd, 2009 in Deed Book 46639, Page1944.

GRANTOR HEREBY AFFIRMS THE PROPERTY DESCRIBED HEREIN IS NON-HOMESTEAD Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2010 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: Jill Kelsey

Signature: [Signature]
Print Name: Kathy Arnold


BANK OF AMERICA, NATIONAL ASSOCIATION
AS SUCCESSOR BY MERGER TO LASALLE
BANK NA AS TRUSTEE FOR WASHINGTON
MUTUAL MORTGAGE PASS-THROUGH
CERTIFICATES WMALT SERIES 2007-HY1 TRUST
BY JP MORGAN CHASE BANK, NATIONAL
ASSOCIATION, AS ATTORNEY IN
FACT By: [Signature]
Vice President

Its: _____

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT was acknowledged before me this 6 day of Jan, 2010 by
Tina Corcoran, Vice President BANK OF AMERICA, NATIONAL ASSOCIATION AS
SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR WASHINGTON
MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2007-HY1 TRUST BY
JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, AS ATTORNEY IN FACT., on behalf of
the corporation. He/She is personally known to me or has produced known as
identification.

(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
 M. Rachael Singleton
Commission # DD577292
Expires: JULY 24, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

[Signature]
Notary Public
Print Name: M. Rachael Singleton
My Commission Expires: 7/24/2010

DATE: January 3rd, 2023
PROPERTY ID # 514226-HF-2750 (TD # 49596)

WARNING

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

JAY E. AUERBACH, AS TRUSTEE OF THE IFPI LAND TRUST DATED DECEMBER 21, 2009
2338 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3901 S OCEAN DR #120 HOLLYWOOD, FL 33019 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by January 31, 2023\$29,014.63
- Or
- * Estimated Amount due if paid by February 14, 2023\$29,393.10

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 15, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

DATE: January 3rd, 2023
PROPERTY ID # 514226-HF-2750 (TD # 49596)

WARNING

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

HOLLANDER, GOODE, & LOPEZ, P.A., REGISTERED AGENT, O/B/O THE TIDES ON
HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC.
314 SOUTH FEDERAL HIGHWAY
DANIA BEACH, FL 33004

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3901 S OCEAN DR #120
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
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THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN
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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

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

DATE: January 3rd, 2023
PROPERTY ID # 514226-HF-2750 (TD # 49596)

WARNING

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

THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC.
3901 SOUTH OCEAN DRIVE
HOLLYWOOD BEACH, FL 33019

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3901 S OCEAN DR #120 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/recordstaxestreasury

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

DATE: January 3rd, 2023
PROPERTY ID # 514226-HF-2750 (TD # 49596)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3901 S OCEAN DR #120 HOLLYWOOD, FL 33019 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: January 3rd, 2023
PROPERTY ID # 514226-HF-2750 (TD # 49596)

WARNING

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

IFPI LAND TR
3901 S OCEAN DRIVE #120
HOLLYWOOD, FL 33019

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3901 S OCEAN DR #120 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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IFPI LAND TR
2338 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

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- * Estimated Amount due if paid by February 14, 2023\$29,393.10

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 15, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

DATE: January 3rd, 2023
PROPERTY ID # 514226-HF-2750 (TD # 49596)

WARNING

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

THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC. C/O HALPERN
RODRIGUEZ, LLP
355 ALHAMBRA CIRCLE, SUITE 1101
CORAL GABLES, FL 33134

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3901 S OCEAN DR #120
HOLLYWOOD, FL 33019 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE
PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY
BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE
INFORMATION.

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

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

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

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

* Estimated Amount due if paid by January 31, 2023\$29,014.63

Or

* Estimated Amount due if paid by February 14, 2023\$29,393.10

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD
AT PUBLIC AUCTION ON February 15, 2023 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

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

\$

State

Street

City

TD 49596 FEBRUARY 2023 WARNING
CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

7020 2450 0001 8159 7228

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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

TD 49596 FEBRUARY 2023 WARNING

\$

Total 1

IFPI LAND TR

\$

Sent 7

3901 S OCEAN DRIVE #120

Street

HOLLYWOOD, FL 33019

City, State, ZIP+4®

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

See Reverse for Instructions

7020 2450 0001 8159 7335

7020 2450 0001 8159 7342

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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	TD 49596 FEBRUARY 2023 WARNING
\$	IFPI LAND TR
Total P	2338 HOLLYWOOD BLVD
\$	HOLLYWOOD, FL 33020
<i>Sent To</i>	
<i>Street a</i>	
<i>City, Sta.</i>	

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 P	
\$	

Sent To	
Street	
City, Sta	

TD 49596 FEBRUARY 2023 WARNING
JAY E. AUERBACH, AS TRUSTEE OF THE IFPI
LAND TRUST DATED DECEMBER 21, 2009
2338 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

7020 2450 0001 8159 7359

U.S. Postal Service™
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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

\$

Sent

Street

City, State

City, State

**TD 49596 FEBRUARY 2023 WARNING
THE TIDES ON HOLLYWOOD BEACH
CONDOMINIUM ASSOCIATION, INC.
3901 SOUTH OCEAN DRIVE
HOLLYWOOD BEACH, FL 33019**

9962 6579 1000 0542 2020 7020 2450 0001 8159 7366

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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 F

\$

Sent To

Street

City, S.

TD 49596 FEBRUARY 2023 WARNING

HOLLANDER, GOODE, & LOPEZ, P.A., REGISTERED AGENT,
O/B/O THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM
ASSOCIATION, INC.
314 SOUTH FEDERAL HIGHWAY
DANIA BEACH, FL 33004

7020 2450 0001 8159 7372
E2E2 6519 1000 0542 0202

7020 2450 0001 8159 7360

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

\$ _____

Sent To

Street or

City, Sta.

TD 49596 FEBRUARY 2023 WARNING
THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM
ASSOCIATION, INC. C/O HALPERN RODRIGUEZ, LLP
355 ALHAMBRA CIRCLE, SUITE 1101
CORAL GABLES, FL 33134

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 49596 FEBRUARY 2023 WARNING
CITY OF HOLLYWOOD
TREASURY DIVISION
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020**



9590 9402 6893 1104 8108 32

2. Article Number (Transfer from service label)

7020 2450 0001 8159 7328

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Nelson Weir Agent
 Addressee

B. Received by (Printed Name) *NELSON WEIR* C. Date of Delivery *1-9-23*

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 Restriction 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"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> 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 49596 FEBRUARY 2023 WARNING
THE TIDES ON HOLLYWOOD BEACH
CONDOMINIUM ASSOCIATION, INC.
3901 SOUTH OCEAN DRIVE
HOLLYWOOD BEACH, FL 33019**



9590 9402 6458 0346 4574 86

2. Article Number (Transfer from)

7020 2450 0001 8159 7366

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 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
- | | |
|--|---|
| <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 Restrict 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"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Mail | |
| <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 49596 FEBRUARY 2023 WARNING
HOLLANDER, GOODE, & LOPEZ, P.A., REGISTERED AGENT,
O/B/O THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM
ASSOCIATION, INC.
314 SOUTH FEDERAL HIGHWAY
DANIA BEACH, FL 33004



9590 9402 6458 0346 4574 79

2. Article Number (Transfer from service label)

7020 2450 0001 8159 7373

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

Mail Restricted Delivery (0)

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

Domestic Return Receipt

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 49596 FEBRUARY 2023 WARNING
THE TIDES ON HOLLYWOOD BEACH CONDOMINIUM
ASSOCIATION, INC. C/O HALPERN RODRIGUEZ, LLP
355 ALHAMBRA CIRCLE, SUITE 1101
CORAL GABLES, FL 33134



9590 9402 6458 0346 4574 62

2. Article Number (Transfer from service label)

7020 2450 0001 8159 7380

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C-19

C. Date of Delivery

1/7/23

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