

# COLLIER ABSTRACT INCORPORATED

Suite 310  
2335 Tamiami Trail North  
Naples, Florida 34103

Telephone: (239) 643-5252

Fax: (239) 643-6822

Date: May 30, 2017 ✓

TAX DEED APPLICATION NUMBER: 17092 ✓

TAX SALE CERTIFICATE NUMBER: 4931 ✓

DATE OF ISSUE: May 28, 2015 ✓

TAX SALE CERTIFICATE PROPERTY ID NUMBER: 7402 9001 841 ✓

LEGAL DESCRIPTION AS ON CERTIFICATE: ✓  
SOUTH BAY PLANTATION CONDOMINIUM UNIT 1204 ✓

Also described as: ✓  
Condominium Unit No. 1204, Building No. 12, of South Bay Plantation, a  
condominium according to the Declaration of Condominium recorded in OR 3908  
at PG 2101, of the public records of Collier County, Florida

XCOLLIER  
#1 ① SOUTH BAY PLANTATION CONDO ASSOCIATION, INC.  
1901 ROOKERY BAY DR.  
NAPLES, FL 34114 ✓

✓ ② LEGAL TITLE HOLDER(S) OF RECORD:  
SOUTH BAY PLANTATION CONDOMINIUM ASSOCIATION, INC.  
c/o Peter J. Guala, Esq. ✓  
PO Box 311059  
Miami, FL 33231  
by Certificate of Title, recorded in OR 4981 at PG 2667

XCOLLIER  
③ SOUTH BAY PLANTATION CONDOMINIUM ASSOCIATION INC  
C/O PETER J GUALA ESQ -1- OCCUPANT

ADD. 2013 ROOKERY BAY DR. #1204 NAPLES, FL 34114



NOTE: ✓

Satisfactory evidence should be furnished as to the incorporation of South Bay Plantation Condominium Association, Inc., a Florida corporation not-for-profit organized under the laws of the state of Florida. Proof as to the current standing must be furnished and recorded in the public records of Collier County, Florida

x  
④

UNIVERSAL PROPERTY & CASUALTY INSURANCE COMPANY <sup>M/S/O</sup>  
% MARY M. CANTWELL ESB.  
150 S. PINE ISLAND RD. STE 250  
PLANTATION, FL 33324

YANKO KALEEV

LIENHOLDERS OF RECORD: ✓

Claim of Lien filed by South Bay Plantation Condominium Association, Inc. dated February 13, 2008, recorded in OR 4331 at PG 1893, of the public records of Collier County, Florida, in the sum of \$1,008.12, plus interest

Claim of Lien filed by S3 Association Management LLC dated May 20, 2009, recorded in OR 4456 at PG 1517, of the public records of Collier County, Florida, in the sum of \$3,483.32, plus interest

Order of the Special Magistrate in Case No. CEP20100009970, Board of County Commissioners vs. Moise and Emmeline Thegenus, dated April 1, 2011, recorded in OR 4672 at PG 1876, of the public records of Collier County, Florida, in the sum of \$112.56, plus interest

Claim of Lien dated November 14, 2011, recorded in OR 4738 at PG 583, of the public records of Collier County, Florida, in the sum of \$28,074.61, plus interest

Final Judgment (Default) in Case No. 11-2016-SC-001155-0001-XX, Universal Property & Casualty Insurance Company vs. Adely Annorat and South Bay Plantation Condominium Association, Inc. dated February 15, 2017, recorded in OR 5363 at PG 1926, re-recorded in OR 5380 at PG 2643, all of the public records of Collier County, Florida, in the sum of \$3,066.10, plus interest

⑤

SOUTH BAY PLANTATION CONDO ASSOC., INC.  
8785 SW 165<sup>th</sup> AVE STE 204A  
MIAMI, FL 33193

% DE SOL PROP.  
MGNT, INC

\* MIAMI  
DADE



MORTGAGE(S) OF RECORD: ✓

Mortgage executed by Moise Thegenus and Emmeline Thegenus, husband and wife to Fifth Third Mortgage Company, an Ohio Corporation dated June 8, 2007 and recorded in Official Record Book 4250 at page 788 of the Public Records of Collier County, Florida., securing the principal sum of \$114,900.00 plus interest., said Mortgage having been assigned to Federal Home Loan Mortgage corporation recorded in official record book 4676 at page 158 of the public records of collier county, Florida.

x (6) FIFTH THIRD MTG. CO.  
5001 KINGSLEY DRIVE  
MD: 7MOB9A  
CINCINNATI, OH 45227

x (7) FIFTH THIRD MTG. CO.  
5050 KINGSLEY DR MD 7MOB2X  
CINCINNATI, OH 45263

x None VENDEES OF RECORDED CONTRACTS:  
MELAND RUSSIN ET AL  
(9) 200 S. BISCAYNE BLVD.  
MIAMI, FL 33131

x (8) FEDERAL HOME LOAN MTG., CORP.  
5001 KINGSLEY DR  
MAILDROP 7MOB9W  
CINCINNATI, OH 45263

OTHER LIENHOLDERS WHO HAVE REQUESTED NOTICE: (Information to be supplied by the Tax Collector).

SAME AS # 2

PERSON TO WHOM PROPERTY WAS LAST ASSESSED: (2016 Tax Roll)  
SOUTH PLANTATION CONDOMINIUM ASSOC. INC.  
% PETER H. GUALA, ESQ.  
P O BOX 311059  
MIAMI, FLORIDA 33231-0000

x (10) SHUMAKER, LOOP ET AL 9/16 FEDERAL HOME LOAN MTG. CORP.  
240 SOUTH PINEAPPLE AVE.  
SARASOTA, FL 34236

\* BROWARD

(11) KATZMAN & KORR 9/16 SOUTH BAY PLANTATION CONDO ASSOC., INC.  
1501 NW 49TH ST.  
2ND FLOOR  
FT. LAUDERDALE, FL 33309

(12)

FIFTH THIRD MORTGAGE  
1830 EAST PARIS  
MD: RSCB3E-RV ATTN: JHEJL  
GRAND RAPIDS, MI 49546



HOMESTEAD EXEMPTION SHOWN: ✓

No

✓ (14) BOARD OF COLLIER COUNTY COMMISSIONERS  
3299 TAMIANI TRAIL EAST SUITE 303  
NAPLES, FL 34112-5746

✓ (13) SB ASSOCIATION MGMT, LLC  
O/B/O SOUTH BAY PLANTATION CONDO. ASSOCIATION INC. C/O ASSOCIATED LAW PROFESSIONALS  
320 SOUTH FLAMINGO RD. PEMBROKE PINES, FL 33027

SPECIAL ASSESSMENTS: (Updated assessment information, if any, to be supplied by the Tax Collector)

Payment and cancellation of Collier County special assessments, if any

✓ (15) COLLIER COUNTY CODE ENFORCEMENT DEPT.  
2800 NORTH HORSESHOE DRIVE  
NAPLES, FL 34104

CURRENT TAX STATUS: OTHER PROPERTY-SAME ADDRESS

Payment and cancellation of Collier County Real Estate Taxes for the year 2016 in the principal sum of \$587.90 are unpaid

✓ (16) SOUTH BAY PLANTATION CONDO. ASSOC., INC.  
C/O ASSOCIATION LAW GROUP  
PO BOX 415848  
MIAMI BCH, FL 33141

OUTSTANDING TAX SALE CERTIFICATES: ✓

Tax Sale Certificate Number 04931 - 2015 for 2014 taxes

✓ (17) SOUTH BAY PLANTATION CONDO ASSOC., INC.  
C/O ASSOCIATION LAW GROUP, P.L.  
1200 BRICKELL AVE PH 2000  
MIAMI, FL 33131

✓ (18) \* COLLIER

South Bay Plantation  
Condominium Association Inc.  
1447 Collingswood Ave  
Marco Island, FL 34145-5833

EFFECTIVE DATE OF THIS CERTIFICATION: May 12, 2017 at 8:00 a.m.

LARRY H. RAY, TAX COLLECTOR, COLLIER COUNTY, FLORIDA

By: *Holly A. Bartolot*

COLLIER ABSTRACT, INC. HEREBY CERTIFIES: That this search was compiled and prepared from the Official Records of Collier County, Florida, said records being further described herein, and from such other public records and sources as are therein indicated.

In witness whereof, COLLIER ABSTRACT, INC., has caused these presents to be signed by its duly authorized signatory.

By: *Raymond J. Morris*  
Raymond J. Morris

Date signed: May 30, 2017