

ACCU-SEARCH TITLE EXAMINATION INC.  
P.O. BOX 10295  
TAMPA, FLORIDA 33679

AS24-1160  
Order Date: 12/04/25  
Application No. #241384

Cert.# 16793.0000  
Date filed: 11/26/24  
Records through: 03/09/25  
Use Code: 0001



PROPERTY I.D. NO: 282733-934460-451060

LEGAL DESCRIPTION

POINCIANA NEIGHBORHOOD 2 WEST VILLAGE 7 PB 55 PGS 5/18 BLK 451 LOT 6

TO: Clerk the Circuit Court, Polk County, Florida

APPLICANT:

MARK H. FINK  
61 S. BALDWIN AVE. #1162  
Sierra Madre, CA 91025  
United States

Dear Sir: Application is made to this office for Tax Deed on the above property. I certify that the legal description and following information is correct as required under Chapter 197 Florida Statute.

Apparent title holder and address on record:

OR 3050 PAGE 0411

OK CHA PARK TRUSTEE UNDER THAT UNRECORDED IVING TRUST OF OK CHA  
PARK DATED DECEMBER 16,1991  
98-400 KOAUKA LOOP #414  
AIEA, HI 96701

Address of record on current tax roll:

PARK OK CHA TR  
8121 LUBEC ST.  
DOWNEY, CA 90240-3202

Situs Address:

1338 HOMOSASSA CT  
POINCIANA, FL 34759  
United States

Vendee of recorded contract for deed:

NONE

Lien holder and address of record:

OR 11151 PAGE 1827

ASSOCIATION OF POINCIANA VILLAGES, INC.  
401 WALNUT STREET  
KISSIMMEE, FL 34759  
United States

Department of State Records through:

03/09/25

Special assessments: NONE

Location:  
\_\_\_\_\_ See attached map \_\_\_\_\_ No access

MOBILE HOME: NO

Application for homestead exemption: NO Taxable Value: \$6278.00

Bid #	Year	Number	Cert. Holder
2497623	2018	18-16793.0000*	MARK H. FINK
7005255	2019	19-16113.0000	FIFTY STAR INVESTMENTS INC.
7497623	2020	20-16905.0000	MARK H. FINK
7033435	2021	21-14156.0000	ROBERT SPARTZ ANTHONY I PROPERTIES LLC
7033435	2022	22-13322.0000	ROBERT SPARTZ ANTHONY I PROPERTIES LLC
7033435	2023	23-12212.0000	ROBERT SPARTZ ANTHONY I PROPERTIES LLC
7033435	2024	24-12360.0000	ROBERT SPARTZ ANTHONY I PROPERTIES LLC

This is to Certify that this "PROPERTY INFORMATION REPORT" shows the apparent record owner and all liens, as required by Chapter 197 Florida Statutes. It applies to the property described in said Tax Collector's Certification, and is based upon a search of the Public Records on file in the Office of the Clerk of the Circuit Court in and for POLK COUNTY, FLORIDA

In Witness Whereof, Gary S Jerome has caused this certificate to be signed hereto by An authorized agent.

By: \_\_\_\_\_ Gary S Jerome \_\_\_\_\_ Signed 03/13/2025  
Accu-Search Title Examination Inc.

DEATH CERTIFICATE:

OR 3050 PAGE 0410

OTHERS TO NOTIFY:

PAUL KONG YOUNG PARK

98400 KOAUKALP

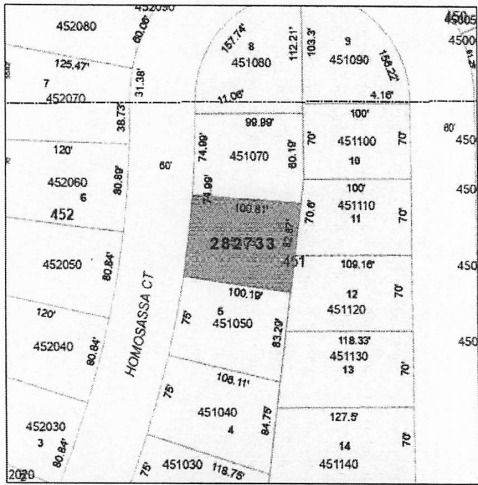
AEIA, HAWAII 96701

ASSOCIATION OF POINCIANA VILLAGE, INC.

C/O RICHARD LARSEN & ASSOCIATES, P.L.

300 S. ORANGE AVE., STE. 1575

ORLANDO, FL. 32801



1991 DEC 31 PM 3:30

150876

DEPT 15 17.00  
DEPT 91 2.50  
DEPT 51 0.60  
25(-) -5.10  
8354 #  
CHECKS 15.00  
8817A

12/31/91

LAND COURT SYSTEM

REGULAR SYSTEM

Return by Mail ( ) Pickup ( ) To:  
ALLAN H. GIFFORD, ATTORNEY AT LAW  
ALA MOANA PACIFIC CENTER  
1585 KAPIOLANI BLVD., SUITE 1706  
HONOLULU, HAWAII 96814  
DEED TO TRUST

3050 0411  
POLK OFF. REC. PAGE

WARRANTY DEED

This Deed, made this 16th day of December, 1991, by and between *Ok Cha Park*, unmarried, whose residence and post office address is 98-400 Koaauka Loop, #414, Aiea, Hawaii 96701, hereinafter called the "Grantor", and *Ok Cha Park*, Trustee(s) under that unrecorded Living Trust of *Ok Cha Park* dated December 16, 1991, whose residence and post office address is 98-400 Koaauka Loop, #414, Aiea, Hawaii 96701, hereinafter called the "Grantee".

WITNESSETH:

That in consideration of the terms and conditions of the aforesaid Living Trust Agreement, and the powers granted therein, the Grantor does by these presents grant and convey unto Grantee, or Grantee's Successor, *In Trust*, as Trustee(s), for the uses and purposes and with all of the powers set forth in said trust agreement, including without prejudice to the foregoing, full power and authority to sell, convey, mortgage, exchange, lease, which lease(s) shall be valid throughout their terms, including a term expiring after the trust terminates, pledge or otherwise deal with and dispose of said property according to the sole judgment and discretion of the Trustee(s), in fee simple:

All of that certain real property situated at Polk County, State of Florida, being the same premises conveyed to Grantor herein by Deed dated July 10, 1985, recorded in the Official Recorder of said County in Book 2350, Page 839, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof, together with the personal property, if any, described in said Exhibit "A", subject, however, to the encumbrances, exceptions, reservations and other matters, if any, set forth herein;

Documentary Tax Pd. \$ 60  
Intangible Tax Pd. \$ —  
E.D. "Bud" Dixon, Clerk, Polk Co.  
By: ALC Deputy Clerk

Prepared by:  
ALLAN H. GIFFORD, AAL, ALC  
Ala Moana Pacific Center, Suite 1706  
1585 Kapiolani Blvd.  
Honolulu, Hawaii 96814

Witnesses:

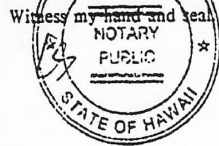
D. D. L. L. L.  
Joseph H. L. L.

Ok Cha Park  
Ok Cha Park, Trustee

"Grantee"

STATE of HAWAII )  
CITY and COUNTY of HONOLULU ) SS

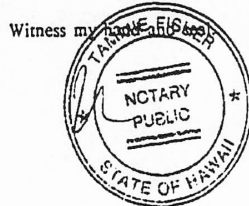
On this 16th day of December, 1991, before me personally appeared Ok Cha Park, as Grantor herein, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that Grantor executed the same as Grantor's free act and deed.



[Signature]  
Notary Public, State of Hawaii  
My commission expires: 7/5/94

STATE of HAWAII )  
CITY and COUNTY of HONOLULU ) SS

On this 16th day of December, 1991, before me personally appeared Ok Cha Park, Trustee, as Grantee herein, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that Grantee executed the same as Grantee's free act and deed.



[Signature]  
Notary Public, State of Hawaii  
My commission expires: 7/5/94

3050 0413  
POLK OFF. REC. PAGE

To have and to hold the same, together with the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor, both at law and in equity, including all buildings, improvements, rights, easements, privileges and appurtenances belonging or appertaining or held and enjoyed therewith, unto the Grantee according to the tenancy above set forth, forever.

And, in consideration of the premises, the Grantor does hereby covenant with the Grantee that the Grantor is seized of the property herein described in fee simple; that said property is free and clear of and from all liens and encumbrances, except for the lien of real property taxes not yet by law required to be paid, and except as may herein specifically be set forth; that the Grantor has good right to sell and convey said property, as aforesaid; and, that the Grantor will warrant and defend the same unto the Grantee against the lawful claims and demands of all persons, except as aforesaid.

The rights and obligations of the Grantor and the Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, and assigns. All obligations undertaken by two or more persons shall be deemed to be joint and several unless a contrary intention shall be clearly expressed elsewhere herein.

The conveyance herein set forth and the warranties of the Grantor concerning the same are expressly declared to be in favor of the Grantee, Grantee's successors and assigns.

The terms "Grantor", "Grantee" and "Trustee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporations and their and each of their respective successors, heirs, personal representatives and assigns, according to the context thereof. If these presents shall be signed by two or more Grantors or Grantees, all covenants of such parties shall for all purposes be joint and several.

In Witness Whereof, the Grantor and Grantee have executed these presents on the day and year first above written.

Witnesses:

William H. Tiggard  
Gaylin H. Farita

Ok Cha Park  
Ok Cha Park

"Grantor"

EXHIBIT "A"

All that certain property situated at Polk County, State of Florida, described as follows:

Lot 6, Block 451, Village 7, Neighborhood 2 West, Poinciana Subdivision, according to the plat thereof recorded in Plat Book 55 at Page 11 of the Public Records of Polk County, Florida.


Being the same premises conveyed to *Paul K. Y. Park (deceased) and Ok Cha Park*, husband and wife, the Grantor herein, by Deed dated July 10, 1985, recorded in the Official Recorder of said County in Book 2350, Page 839.

Together with all built-in furniture, appliances, fixtures, attached carpeting and existing drapes, presently situate in or used in connection with, and being a part of, the herein demised premises.

Subject, however, to all grants, easements, covenants, restrictions, liens and encumbrances of record.

END OF EXHIBIT "A"

3050 0414  
POLK OFF. REC. PAGE

FILED, RECORDED, AND  
RECORD VERIFIED  
E. D. "Bud" DIXON, Clk. Cir. Ct.  
POLK COUNTY, FLA.  
BY  D.C.



602891  
5350  
Doc Tx  
27.00 ✓  
Rec  
9.00 ✓

No 10527 A

**Warranty Deed**

This Indenture, made and executed this 10th day of July, 1985.

by CITY NATIONAL BANK OF MIAMI,

a national banking association of Miami, Dade County, Florida, as trustee under the provisions of a certain Land Trust Agreement dated the 15th day of November, 1970, hereinafter called the grantor, to

OK CHA PARK AND PAUL K. Y. PARK, WIFE AND HUSBAND

whose post office address is 98-400 #414 Koaoka LP 414, Aiea, Hawaii 96701

hereinafter called the grantee:

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, to it in hand paid by the grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and said grantee's heirs and assigns forever, the following described land, to-wit:

Lot 6, Block 451, Village 7, Neighborhood 2 West, Poinciana Subdivision, according to the plat thereof recorded in Plat Book 55 at Page 11 of the Public Records of Polk County, Florida.

Subject to taxes for the current year, easements of record, zoning and building ordinances, matters contained in Deed of Restrictions and any other reservations of record, Articles of Association of Poinciana Village Association, and By-Laws thereof which provide among other matters, for mandatory membership in Poinciana Village Association, assessments imposed on the property for maintenance and as improvement fees, with a right granted to the Association to impose a lien on the above described property for failure to pay assessments as they become due, all of which are covenants running with the land

TO HAVE AND TO HOLD the same unto the said grantee in fee simple.

And the said grantor does hereby covenant with the said grantee that, except as above noted, that at the time of the delivery of this Deed the premises were free from all encumbrances made by said grantor, and that said grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under said grantor, but against none other.

AVATAR PROPERTIES INC. grantor's predecessor in title, by joinder in the execution of this instrument, without claiming any present title to the aforescribed real property, does hereby covenant with the said grantee that the said CITY NATIONAL BANK OF MIAMI, as trustee, is lawfully seized of land in fee simple, that it has good and lawful authority to sell and convey said land; and the said AVATAR PROPERTIES INC. hereby fully warrants the title of 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 as described hereinabove.

In Witness Whereof, the grantor and AVATAR PROPERTIES INC. have caused these presents to be executed in their names, and their corporate seals to be hereunto affixed, by their proper officers thereunto duly authorized, the day and year stated hereinabove.

Signed, sealed and delivered in the presence of:

CITY NATIONAL BANK OF MIAMI, as trustee

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

NOTARY PUBLIC & TRUST OFFICER



This Instrument was Prepared By:  
DENNIS J. GETTMAN, ESQUIRE  
14th FLOOR, 201 ALHAMBRA CIRCLE  
CORAL GABLES, FLORIDA 33134

AVATAR PROPERTIES INC.  
BENJAMIN KASDEN  
Vice President

1985 AUG 14 AM 10:31

771701

R. Associated Land Title Group, Inc.

P.O. Box 817

902 PLA

8445

INSTR # 2020042250  
BK 11151 Pg 1827 PG(s)1  
02/25/2020 08:27:43 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 10.00

**PREPARED BY AND RETURN TO:**  
Richard E. Larsen, ESQ.  
LARSEN & ASSOCIATES, P.L.  
300 South Orange Ave. Suite 1575  
Orlando, Florida 32801  
(407) 841-6555

**NOTICE AND CLAIM OF LIEN**

STATE OF FLORIDA  
COUNTY OF Orange

Richard E. Larsen

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_, who being duly sworn, says:

1. He/she is the agent for ASSOCIATION OF POINCIANA VILLAGES, INC., a corporation not for profit, the lienor herein, hereinafter, "Association," whose address is c/o FirstService Residential, 401 Walnut Street, Kissimmee, FL 34759.
2. **OK CHA PARK, TRUSTEE(S)**, hereinafter "Owner," is the record owner of the following described real property in Polk County, Florida:  
  
LOT 6, BLOCK 451, VILLAGE 7, NEIGHBORHOOD 2WEST, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 55 AT PAGE 11 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
  
1338 HOMOSASSA COURT  
Poinciana, FL 34759
3. Owner is delinquent in the payment of the assessments in the total sum of \$1,110.00 as of the date hereof.
4. Notification of said delinquency has been given, but the same remains unpaid as of the date hereof.
5. The Declaration provides that a lien for unpaid assessments may be placed upon property at ASSOCIATION OF POINCIANA VILLAGES, INC..

WHEREFORE, notice is hereby given that the Association claims a lien in the amount of \$1,110.00 on the real property described in paragraph 2 above, which lien shall also secure all late charges, interest, costs of collection including reasonable attorneys' fees and all assessments to become due and payable henceforth until payment in full of same.

The due dates are as follows, plus other past deficiencies and amounts due and owing:

AMOUNT DUE  
\$1,110.00

DATE WHEN DUE  
January 1, 2017 through February 18, 2020

Assessments, late fees, and interest due January 1, 2017 through February 18, 2020

ASSOCIATION OF POINCIANA VILLAGES, INC.

BY: \_\_\_\_\_

Richard E. Larsen ESQ.  
C/O Larsen & Associates, P.L.  
300 S. Orange Ave, Ste. 1575  
Orlando, FL 32801

THE FOREGOING Instrument was acknowledged before me this 24<sup>th</sup> day of February, 2020  
by Richard E. Larsen, who is personally known to me.

Notary Public-State of Florida  
Stamp or Seal:

