



**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: 07/31/2017

REPORT EFFECTIVE DATE: 20 YEARS UP TO 07/30/2017

CERTIFICATE # 2013-15474

ACCOUNT # 504201BA0600

ALTERNATE KEY # 480281

TAX DEED APPLICATION # 38346

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:

Unit 526, GALLERY ONE CONDOMINIUM, according to the Declaration of Condominium thereof recorded December 14, 2005, in the Official Records Book 41098, Page 194, together with any and all amendments thereto as recorded in the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

PROPERTY ADDRESS: 2670 E SUNRISE BOULEVARD #526, FORT LAUDERDALE, FL 33304

OWNER OF RECORD ON CURRENT TAX ROLL:

DAN HASSAN

MURIELLE MADAR

17070 COLLINS AVE STE 256

SUNNY ISLES BEACH, FL 33160

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

DAN HASSAN AND MURIELLE MADAR

OR: 47102, Page: 1124

17070 COLLINS AVENUE, SUITE 256

SUNNY ISLES BEACH, FL 33160 (Per Deed and Property Appraiser)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MARC RODRIGUEZ, REGISTERED AGENT

OR: 41098, Page: 194

O/B/O GALLERY ONE CONDOMINIUM

ASSOCIATION, INC.

C/O ASSOCIATION SERVICES OF FLORIDA

10112 USA TODAY WAY

MIRAMAR, FL 33025 (Per Sunbiz)

CAZENOVIA CREEK FUNDING I LLC

PO BOX 54897

NEW ORLEANS, LA 70154 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5042 01 BA 0600

CURRENT ASSESSED VALUE: \$106,920

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2017-12634

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed OR: 37874, Page: 160
(Deed into Developer. Unable to locate a prior deed. It was recorded prior to public records.)

Warranty Deed OR: 42151, Page: 1161
(Deed out of Developer)

Warranty Deed OR: 47082, Page: 1207

Lis Pendens OR: 46557, Page: 672

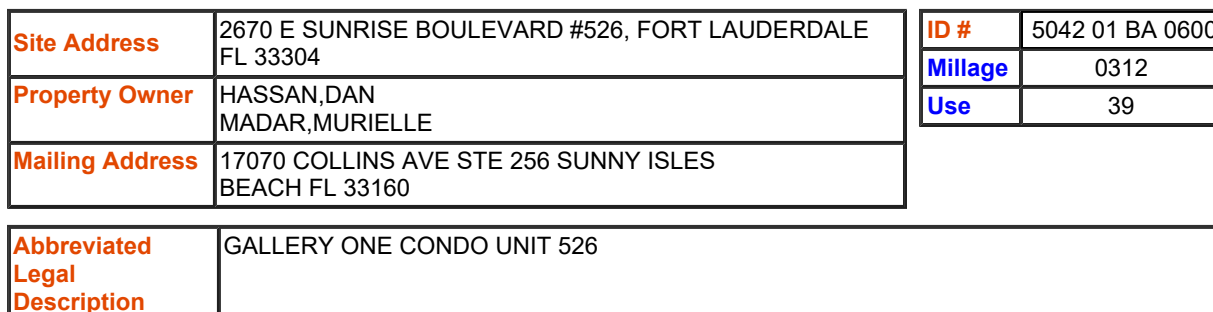
Final Summary Judgment of Foreclosure OR: 46839, Page: 1158
(No release/dismissal of the Lis Pendens or Final Judgment was found of record in Broward County.
However, the mortgage that relates to this case has been released. Foreclosure Docket attached. No activity
on foreclosure case since 1/20/2010.)

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.

Christina Young

Title Examiner



Property Assessment Values Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$10,640	\$95,800	\$106,440	\$106,440	
2016	\$10,690	\$96,230	\$106,920	\$106,920	\$2,293.13
2015	\$10,360	\$93,210	\$103,570	\$100,280	\$2,215.41

	County	School Board	Municipal	Independent
Just Value	\$106,440	\$106,440	\$106,440	\$106,440
Portability	0	0	0	0
Assessed/SOH	\$106,440	\$106,440	\$106,440	\$106,440
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$106,440	\$106,440	\$106,440	\$106,440

Sales History			
Date	Type	Price	Book/Page or CIN
4/30/2010	WD-D	\$115,000	47102 / 1124
4/16/2010	WD-Q-SS	\$99,000	47082 / 1207
5/22/2006	SWD	\$228,400	42151 / 1161

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		379
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 2006/1986		

[illegible]

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #38346

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of January 2018, 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 FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7TH FLOOR FT LAUDERDALE, FL 33301	HASSAN,DAN 2670 E SUNRISE BOULEVARD #526, FORT LAUDERDALE FL 33304	HASSAN,DAN 17070 COLLINS AVE STE 256 SUNNY ISLES BEACH FL 33160
GALLERY ONE CONDOMINIUM ASSOCIATION, INC. c/o ASSOCIATION SERVICES OF FLORIDA 10112 USA TODAY WAY MIRAMAR, FL 33025	MADAR,MURIELLE 2670 E SUNRISE BOULEVARD #526, FORT LAUDERDALE FL 33304	MADAR,MURIELLE 17070 COLLINS AVE STE 256 SUNNY ISLES BEACH FL 33160
GALLERY ONE CONDOMINIUM ASSOCIATION, INC. c/o RODRIGUEZ, MARC ASSOCIATION SERVICES OF FLORIDA 10112 USA TODAY WAY MIRAMAR, FL 33025	COCONUT GROVE BANK C/O CARLOS M DE CESPEDES ESQ 355 ALHAMBRA CIR STE 1101 CORAL GABLES, FL 33134-5038	COCONUT GROVE BANK C/O CARLOS M DE CESPEDES ESQ 1805 PONCE DE LEON BLVD STE 500 CORAL GABLES, FL 33134
CAZENOVIA CREEK FUNDING I LLC PO BOX 54897 NEW ORLEANS, LA 70154		

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT, PERMITTING LICENSING & PROTECTION DIVISION GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT GCW – 1 NORTH UNIVERSITY DR MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION; RIGHT OF WAY SECTION ONE N. UNIVERSITY DR., STE 300 B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER 2555 W. COPANS RD POMPANO BEACH, FL 33069	PUBLIC WORKS DEPT REAL PROPERTY GOVERNMENTAL CENTER, RM 326, 115 S. ANDREWS AVE FT. LAUDERDALE, FL 33301	BROWARD COUNTY SHERIFF'S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

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 2nd day of January 2018 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 38346

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: 504201-BA-0600
Certificate Number: 15474
Date of Issuance: 06/01/2014
Certificate Holder: CAZENOVIA CREEK FUNDING I LLC
Description of Property: GALLERY ONE CONDO
UNIT 526

A condominium, according to the declaration of condominium recorded on O R Book 41098, Page 194, and all exhibits and amendments thereof, Public Records of Broward County, FL

Name in which assessed: HASSAN,DAN MADAR,MURIELLE
Legal Titleholders: HASSAN,DAN
MADAR,MURIELLE
17070 COLLINS AVE STE 256
SUNNY ISLES BEACH, FL 33160

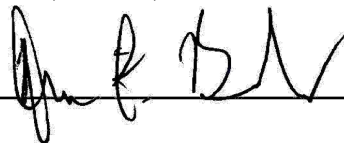
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 21st day of February, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 18th day of January, 2018.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: 

Dana F. Buker
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: 01/18/2018, 01/25/2018, 02/01/2018 & 02/08/2018
Minimum Bid: 13342.16

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared GUERLINE WILLIAMS, 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

38346

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 15474

in the XXXX Court,
was published in said newspaper in the issues of

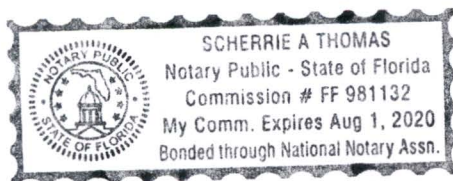
01/18/2018 01/25/2018 02/01/2018 02/08/2018

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


Sworn to and subscribed before me this
8 day of FEBRUARY, A.D. 2018

(SEAL)

GUERLINE WILLIAMS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 38346

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: 504201-BA-0600

Certificate Number: 15474

Date of Issuance: 06/01/2014

Certificate Holder:

CAZENOVIA CREEK FUNDING
LLC

Description of Property:

GALLERY ONE CONDO
UNIT 526

A condominium, according to the declaration of condominium recorded on O R Book 41098, Page 194, and all exhibits and amendments thereof, Public Records of Broward County, FL

Name in which assessed:

HASSAN, DAN MADAR, MURIELLE

Legal Titleholders:

HASSAN, DAN

MADAR, MURIELLE

17070 COLLINS AVE STE 256

SUNNY ISLES BEACH, FL 33160

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 21st day of February, 2018. 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 January, 2018.

Bertha Henry

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

(Seal)

By: Dana F. Buker

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: 13342.16

401-314

1/18-25 2/1-8 18-112/0000281451B

BROWARD COUNTY SHERIFF'S OFFICE
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

Assignment: 15851 *SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY Service Sheet # 18-001419

BROWARD COUNTY, FL vs. HASSAN, DAN & MADAR, MURIELLE TD 38346

PLAINTIFF TAX SALE NOTICE VS. COUNTY/BROWARD DEFENDANT 2/21/2018 CASE

TYPE OF WRIT HASSAN, DAN AND/OR MADAR, MURIELLE 2670 E. SUNRISE BLVD., #526 HEARING DATE 1-11-18 0900
SERVE FORT LAUDERDALE, FL 33304 444 15851

Received this process on 1/9/2018

Date

14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301

JULIE AIKMAN, SUPV.

9884 Attorney

☒ Served
☐ Not Served - see comments
1-11-18 Date at 1210 Time

On HASSAN, DAN AND/OR MADAR, MURIELLE, 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 a copy of the complaint, petition, or initial pleading, by the following method:

☐ **INDIVIDUAL SERVICE**

SUBSTITUTE SERVICE:

☐ At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit:

_____, in accordance with F.S. 48.031(1)(a)

☐ To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)

☐ To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

☐ To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081

☐ To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)

☐ To _____, as resident agent of said corporation in accordance with F.S. 48.091

☐ **PARTNERSHIP SERVICE:** To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

☐ **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

1st attempt date/time: _____ 2nd attempt date/time: _____

☐ **POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1st attempt date/time: _____ 2nd attempt date/time: _____

☒ **OTHER RETURNS:** See comments

COMMENTS: Posted 4/4/18 15851

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"

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: 4/4/18 15851 D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504201-BA-0600 (TD #38346)

RECEIVED SHERIFF

2018 JAN -9 AM 11:25

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, 2018\$10,434.54

Or

* Amount due if paid by February 20, 2018\$10,557.02

*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 21, 2018 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

HASSAN,DAN AND/OR MADAR,MURIELLE
2670 E SUNRISE BOULEVARD #526,
FORT LAUDERDALE FL 33304

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



Miami-Dade Police Department

Court Services Bureau

Juan J. Perez

Director / Metropolitan Sheriff



BROWARD COUNTY TAX DEED SECTION
vs.
DAN HASSAN AND/OR MADAR, MURIELLE

Case Number
15474

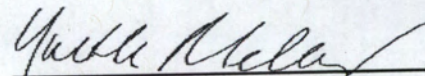
RETURN OF SERVICE

TAX NOTICE

1/19/18 5:08 pm	Served - Substitute Service	SERVED	DAN HASSAN AND/OR MADAR, MURIELLE
-----------------	-----------------------------	--------	-----------------------------------

01/12/2018 Came this day into hand of the Sheriff

01/19/2018 05:08 PM - SERVED THE TAX NOTICE TO DAN HASSAN AND/OR MADAR, MURIELLE BY HANDING A COPY TO SERVED NEIR GAVRA (AUTHORIZED TO ACCEPT) AT 17070 COLLINS AVE, SUITE 256, SUNNY ISLES BEACH, FL 33160. SERVICE AFFECTED BY: CSS1 YVETTE MELENDEZ #6918, DEPUTY SHERIFF OF MIAMI-DADE COUNTY, FL.


YVETTE MELENDEZ, CSS1, #6918

TAX COLLECTOR BROWARD COUNTY
115 S. ANDREWS AVENUE
ROOM #A-100
FORT LAUDERDALE, FL 33301

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504201-BA-0600 (TD # 38346)

1/9/18
SDS
YH 6918
RECEIVED
BY
DATE
TIME
ADJUTANT
MIAMI-DADE POLICE DEPT COURT SERVICES BUREAU

WARNING

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

MIAMI-DADE POLICE DEPT COURT SERVICES BUREAU
ATTN: TERESA, OVERTOWN TRANSIT VILLAGE SOUTH
601 NW 1 COURT, 9TH FLOOR
MIAMI, FLORIDA 33136

**ORIGINAL
DOCUMENT**

NOTE

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www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

HASSAN,DAN AND/OR MADAR,MURIELLE
17070 COLLINS AVE STE 256
SUNNY ISLES BEACH, FL 33160

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

Coconut Grove Bank Plaintiff vs. Gary Koenig, Et Al Defendant**Broward County Case Number:** CACE09051818**State Reporting Number:** 062009CA051818AXXXCE**Court Type:** Civil Division - Circuit Court**Case Type:** *Real Property MTG Foreclosure + (prior to 1/1/10)**Incident Date:** N/A**Filing Date:** 09/22/2009**Court Location:** Central Courthouse**Case Status:** Disposition Entered**Magistrate Id / Name:** N/A**Judge ID / Name:** 25 Phillips, Carol-Lisa**Party(ies)**

Total: 4

Party Type	Party Name	? Address	? Attorneys / Address ★ Denotes Lead Attorney
Plaintiff	Coconut Grove Bank		★ Ramirez, Manuel A Retained Bar ID: 92516 Ramirez Enriquez PLLC 1805 Ponce de Leon Blvd Suite 500 Coral Gables, FL 33134
Defendant	Gallery One Condo Assn Inc		
Defendant	Gallery One Hotel Llc		★ Palacio, Ramon C Retained Bar ID: 19310 Association Law Group PL P. O. Box 311059 Miami, FL 33231
Defendant	Koenig, Gary		

- Disposition(s)

Total: 1

Date ↕	Statistical Closure(s)		
01/20/2010	Disposed by Judge		

Date ↕	Disposition(s)	View	Page(s) ↕
01/20/2010	Final Summary Judgment Comment () Foreclosure - Property Date of Order: 01/20/2010 Awarded To: Coconut Grove Bank Awarded To: Gary Koenig , et al Cancel Date: 12/06/2010 Reason: 5573		

- Event(s) & Document(s)

Total: 32

Date ↕	Description	Additional Text	View	Pages ↕
05/13/2010	Order	TO CANCEL FORECLOSURE SALE SCHEDULED FOR MAY 19, 2010...GRANTED.		
04/13/2010	Proof of Publication			
03/29/2010	Electronic Sale Notice Mailed			
03/24/2010	Agreed Order	TO CANCEL FRCLSRE SALE SCHEDULED FOR MARCH 24, 2010 AND RE-SCHEDULE FRCLSRE SALE DATE		

Date ↕	Description	Additional Text	View	Pages ↕
03/24/2010	Notice of Sale			
01/20/2010	Notice of Sale			
01/20/2010	Copies Mailed to all Parties; FJ/NSDB			
01/20/2010	Foreclosure Form	WORKSHEET		
01/20/2010	Consent/Request to Extend Sale Date			
01/20/2010	Not of Filing Original Note & Mortgage			
12/15/2009	Motion for Final Judgment	Of Foreclosure Party: <i>Plaintiff</i> Coconut Grove Bank		
12/15/2009	Notice of Hearing	01/20/10 @ 8:45 Am rm 1020b		
12/15/2009	Affidavit of Attorney Fees			
12/15/2009	Affidavit in Support	of Mot for Final Sum Judgment		
12/01/2009	Ex Parte Motion	to Transfer Case Out of Complex Litigation Party: <i>Plaintiff</i> Coconut Grove Bank		
12/01/2009	Order	To Transfer Case Out Of Complex Litigation Is Granted		
11/05/2009	Answer	Party: <i>Defendant</i> Gallery One Hotel Llc		
11/02/2009	Non-Military Affidavit			

Date ↕	Description	Additional Text	View	Pages ↕
10/26/2009	Motion for Default & Default	Party: <i>Defendant</i> Koenig, Gary		
10/22/2009	Motion for Default & Default	Party: <i>Defendant</i> Gallery One Condo Assn Inc		
10/22/2009	Motion for Default & Default	Party: <i>Defendant</i> Gallery One Hotel Llc		
10/21/2009	Notice of Dropping Parties- Generic	JOHN DOE, W/O PREJ		
10/02/2009	Summons Returned Served	9/22/09 Gallery One Hotel LLC		
10/02/2009	Summons Returned Served	9/28/09 Gary Koeing		
09/30/2009	Summons Returned Unserved	John Doe		
09/30/2009	Summons Returned Served	09/23/09 Party: <i>Defendant</i> Gallery One Condo Assn Inc		
09/22/2009	Lis Pendens	Fld & Rec		
09/22/2009	Summons Issued	john doe as unknown tenant in possession Party: <i>Defendant</i> Koenig, Gary <i>Defendant</i> Gallery One Condo Assn Inc <i>Defendant</i> Gallery One Hotel Llc		
09/22/2009	Civil Cover Sheet			

Date ↕	Description	Additional Text	View	Pages ↕
09/22/2009	Petition			
09/22/2009	Filing Fee Paid	Payor: Ramirez, Manuel A ; Userid: CTS-aharris ; Receipt: 20091YE1G006606; omments: CK#6314 SIS-4 HB TO PS ; Amount: \$906.00		
09/22/2009	Summons Issued Fee	Payor: Ramirez, Manuel A ; Userid: CTS-aharris ; Receipt: 20091YE1G006606; omments: CK#6314 SIS-4 HB TO PS ; Amount: \$40.00		

— Hearing(s)

Total: 2

Date ↕	Description	Additional Text
05/19/2010	Foreclosure Sale	<i>CANCELED Per Order</i> Hearing Time: 10:00 AM Judicial Officer(s): Not Applicable, ,Location: On-line @ www.broward.realforeclose.com
03/24/2010	Foreclosure Sale	<i>CANCELED Per Order</i> Hearing Time: 11:00 AM Judicial Officer(s): Not Applicable, ,Location: On-line @ www.broward.realforeclose.com

— Related Case(s)

Total: 0

There is no related case information available for this case.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation

GALLERY ONE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N05000011410
FEI/EIN Number	20-4524860
Date Filed	11/09/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	07/14/2010

Principal Address

c/o ASSOCIATION SERVICES OF FLORIDA
10112 USA TODAY WAY
MIRAMAR, FL 33025

Changed: 02/08/2016

Mailing Address

c/o ASSOCIATION SERVICES OF FLORIDA
10112 USA TODAY WAY
MIRAMAR, FL 33025

Changed: 02/08/2016

Registered Agent Name & Address

RODRIGUEZ, MARC
c/o ASSOCIATION SERVICES OF FLORIDA
10112 USA TODAY WAY
MIRAMAR, FL 33025

Name Changed: 03/17/2015

Address Changed: 03/17/2015

Officer/Director Detail

Name & Address

Title PRESIDENT

JAKOBSEN, EIGIL
10112 USA Today Way

10112 USA Today way
Miramar, FL 33025

Title VICE PRESIDENT / SECRETARY

KALAJIAN, DREMA
10112 USA Today Way
Miramar, FL 33025

Title TREASURER

WILKINS, ROBERT
10112 USA Today Way
Miramar, FL 33025

Title DIRECTOR

BJORK, HAKAN
10112 USA Today Way
Miramar, FL 33025

Title DIRECTOR

LINDQVIST, ALF
10112 USA Today Way
Miramar, FL 33025

Annual Reports

Report Year	Filed Date
2015	03/17/2015
2016	02/08/2016
2017	01/19/2017

Document Images

01/19/2017 -- ANNUAL REPORT	View image in PDF format
02/08/2016 -- ANNUAL REPORT	View image in PDF format
09/14/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/17/2015 -- ANNUAL REPORT	View image in PDF format
04/01/2014 -- ANNUAL REPORT	View image in PDF format
03/08/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
10/17/2011 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
07/14/2010 -- REINSTATEMENT	View image in PDF format
09/23/2008 -- ANNUAL REPORT	View image in PDF format
09/10/2007 -- ANNUAL REPORT	View image in PDF format
11/06/2006 -- REINSTATEMENT	View image in PDF format
11/09/2005 -- Domestic Non-Profit	View image in PDF format

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Florida Department of State, Division of Corporations

Prepared by and return to:

ALAN J. MARCUS
Attorney at Law
ALAN J. MARCUS, P.A.
20803 Biscayne Boulevard Suite 301
Aventura, FL 33180
305-937-1800
File No.: **A3933-10AW**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **30th** day of **April, 2010** between

NGI PROPERTIES, LLC, a Florida limited liability company
whose post office address is
17070 Collins Avenue, Suite 256, Sunny Isles Beach, FL 33160
grantor, and

DAN HASSAN and MURIELLE MADAR
whose post office address is
c/o 17070 Collins Avenue, Suite 256, Sunny Isles Beach, FL 33160
grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County Florida** to-wit:

Unit 526, GALLERY ONE CONDOMINIUM, according to the Declaration of Condominium thereof recorded December 14, 2005, in Official Records Book 41098, Page 194, together with any and all amendments thereto as recorded in the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 504201-BA-0600

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 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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

③

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

NGI PROPERTIES, LLC, a Florida limited liability company

By: N.G.I. INVESTMENTS INC, a Florida corporation, its Managing Member

Alise Weinstein
Witness Name: Alise Weinstein
Gina Nason
Witness Name: Gina Nason

By: NIR GAVARA, President

Alise Weinstein
Witness Name: Alise Weinstein
Gina Nason
Witness Name: Gina Nason

By: ITZHAK GAVRA, Managing Member

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 30 day of April, 2010 by NIR GAVARA, President of N.G.I. INVESTMENTS INC, a Florida corporation, on behalf of the corporation, as Managing Member of NGI PROPERTIES, LLC, a Florida limited liability company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Alise Weinstein
Notary Public

Printed Name: _____

My Commission Expires: _____

NOTARY PUBLIC-STATE OF FLORIDA
Alise R. Weinstein
Commission # DD656711
Expires: MAY 13, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 30th day of April, 2010 by ITZHAK GAVRA, Managing Member of NGI PROPERTIES, LLC, a Florida limited liability company. He ☐ is personally known to me or ☒ has produced a ~~driver's license~~ Passport as identification.

[Notary Seal]

Abse Weinstein

Notary Public

Printed Name: _____

My Commission Expires: _____

NOTARY PUBLIC-STATE OF FLORIDA
Abse R. Weinstein
Commission # UD856711
Expires: MAY 13, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Unlimited Title Services Corp.
14750 SW 26 Street Suite 103-A
Miami, Florida 33185

Property Appraisers Parcel Identification (Folio) Number: 504201-BA-0600

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 16th day of April, 2010 by Gary Koenig, a married man*, whose post office address is 1800 NE 114 Street, Unit 611, Miami, Florida 33181 herein called the Grantor, to NGI Properties LLC, a Florida Limited Liability Company, whose post office address is 17070 Collins Avenue, Suite 256, Sunny Isles Beach, Florida 33160, hereinafter called the Grantee:

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

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Condominium Unit No. 526 of GALLERY ONE CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 41098, Page 194, and any amendments thereto, if any, of the Public Records of Broward County, Florida, together with an undivided interest in the common areas, if any.

****This is not, nor has it ever been the homestead property of the Grantor, Gary Koenig. Grantor resides at 1800 NE 114 Street, Unit 611, Miami, Florida 33181.**

Subject to easements, restrictions and reservations of record and taxes for the year 2010 and thereafter.

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 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, and hereby 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, 2009.

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 #1 Signature

Witness #1 Printed Name

Witness #2 Signature

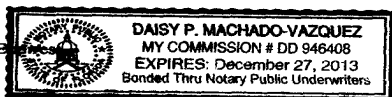
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 16th day of April, 2010 by Gary Koenig who is personally known to me or has produced a license as identification.

SEAL

My Commission Expires

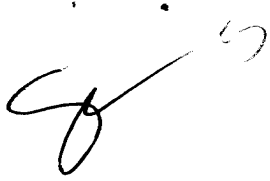


File No.: 10-0032

Notary Public

Printed Notary Name

Daisy P. Machado-Vazquez



IN THE CIRCUIT COURT OF THE
17th JUDICIAL CIRCUIT IN AND
FOR BROWARD COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO. 09-51818 CACE 25

COCONUT GROVE BANK, A FLORIDA
CORPORATION,

Plaintiff,

vs.

GARY KOENIG, ET AL.,

Defendants.

FINAL SUMMARY JUDGMENT
OF FORECLOSURE

CIRCUIT CLERK
2010 JAN 20 AM 10:20
FILED FOR
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLORIDA

_____/

THIS CAUSE having come on for hearing upon Plaintiff's Motion for Summary Judgment of Foreclosure on JANUARY 20, 2010, and it appearing to the Court that the Defendants, GARY KOENIG, A SINGLE MAN, having been duly served with Summons and Complaint as the Court file will reflect and said defendant having failed to file an Answer as the Court file will reflect and a Default having been entered against him; Defendant, GALLERY ONE CONDOMINIUM ASSOCIATION, INC., A FLORIDA NON PROFIT CORPORATION, having been duly served with Summons and Complaint as required by law and Defendant having failed to file an Answer as the Court file will reflect and a Default having been entered; and Defendant, GALLERY ONE HOTEL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, having been duly served with Summons and Complaint as the Court file will reflect and said defendant having failed to file an Answer as the Court file will reflect and a Default having been entered against them; and the Court having considered the pleadings and proofs filed herein and having found that there is no genuine issue of any material fact and that the Plaintiff is entitled to such judgment as a matter of law, it is hereby,

CONSIDERED, ORDERED AND ADJUDGED that:



Case No. 09-51818 CACE 25

1. Final Summary Judgment of Foreclosure is hereby entered against the above named Defendants.

2. Plaintiff is due:

Principal amount due on Note:	\$178,610.34
Interest DUE from 1/2/09 to 1/20/10	\$11,676.47
Late Charges	\$214.89
Recording Assignment Fee	\$10.00
Property Inspection Fee	\$117.00
BPO Fees	\$95.00
SUB-TOTAL:	<u>\$190,723.70</u>
FORECLOSURE COSTS INCURRED:	<u>\$1,673.00</u>
Attorney's Fees to Castro & Ramirez, LLC:	<u>\$2,250.00</u>
TOTALS:	<u>\$194,646.70</u>

under Note and Mortgage sued on this action, making it a total sum of \$ 194,646.70. From and including January 20, 2010, interest shall run at a daily rate of \$23.86.

3. Plaintiff holds a lien for the total sum superior to any claim or estate of Defendants, GARY KOENIG, A SINGLE MAN, on the following described property:

UNIT NO. 526, OF GALLERY ONE CONDOMINIUM (THE "CONDOMINIUM") ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF ("DECLARATION"), RECORDED DECEMBER 14, 2005, IN OFFICIAL RECORDS BOOK 41098, PAGE 194, TOGETHER WITH ANY AND ALL AMENDMENTS TO AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

4. If the total sum with interest at the rate prescribed by law and all costs of this action accruing to this Judgment are not paid within three (3) days from this date, the Clerk of this Court shall sell the property at public sale on 3/24/10, to the highest bidder for cash, except as set forth

Case No. 09-51818 CACE 25

hereinafter, **at 11:00 a.m., on the Third Floor, Room No. 385, Broward County Courthouse located at 201 S.E. 6th Street, Fort Lauderdale, Florida 33301**, in accordance with Section 45.031, Florida Statutes.

5. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the Purchaser. The Clerk shall credit the Plaintiff's bid with the total sum, plus interest, and costs accruing subsequent to this judgment or such part of it as is necessary to pay the bid in full.

6. On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the Certificate; third, Plaintiff's attorneys' fees; fourth, the total sum due to Plaintiff less the items paid plus interest at the rate prescribed bylaw from this date to the date of the sale, and by retaining any amount remaining pending further order of this Court.

7. On Filing the Certificate of Title, Defendants and all persons claiming under and against them since the filing of the Notice of Lis Pendens are foreclosed of all estate or claim in the property, and the purchaser at the sale shall be left in the possession of the property.

8. The Clerk of the Court, after the sale, upon the request of the attorney for the plaintiff, shall deliver the note and mortgage to the attorney for the Plaintiff for the purpose of delivering these items to the agency insuring the mortgage.

9. Plaintiff shall have the right to assign this Final Judgment and the right to bid at the foreclosure sale held hereunder upon the filing of an Assignment of Final Judgment and Bid.

10. Jurisdiction of this action is retained to enter further orders as are property, including without limitation, writs of assistance and deficiency judgments.

11. **NOTICE PURSUANT TO AMENDMENT TO SECTION, 45.031, FLA. ST. 2006)**

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALES PROCEEDS PURSUANT TO THE FINAL JUDGMENT.

Case No. 09-51818 CACE 25

IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, BROWARD COUNTY, 201 S.E. 6 STREET, ROOM 230, FORT LAUDERDALE, FLORIDA 33301, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT THE LEGAL AID SERVICE OF BROWARD COUNTY, INC., AT (954) 765-8950 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT LEGAL AID SERVICE OF BROWARD COUNTY, INC. FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED in Chambers at Ft. Lauderdale, Broward County, Florida, this 20th day of January, 2010.


JUDGE, CIRCUIT COURT

This Judgment Prepared by:
Carlos M. De Cespedes, Esq.
1805 Ponce de Leon Blvd
Suite 500
Coral Gables, Florida 33134

Copies Furnished to:
Carlos M. De Cespedes, Esq.
Mr. Gary Koenig

ROBERT H. NEWMAN

10
0

IN THE CIRCUIT COURT OF THE
17TH JUDICIAL CIRCUIT IN AND
FOR BROWARD COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO.

FLORIDA BAR NO. 275794

COCONUT GROVE BANK, A FLORIDA
CORPORATION,

Plaintiff,

vs.

GARY KOENIG, A SINGLE MAN, JOHN DOE,
AS UNKNOWN TENANT IN POSSESSION OF
PROPERTY; and GALLERY ONE CONDOMINIUM
ASSOCIATION, INC., A FLORIDA NON PROFIT
CORPORATION, GALLERY ONE HOTEL, LLC, A
FLORIDA LIMITED LIABILITY COMPANY;

Defendants.

09051818

NOTICE OF LIS PENDENS

25

2009 SEP 22 AM 9:41

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that Plaintiff, COCONUT GROVE BANK, A FLORIDA CORPORATION,
has on the date of this notice, instituted an action against the above captioned Defendants, in the Circuit Court of the 17th
Judicial Circuit of Florida, in and for Broward County, involving and affecting the following described property situated
in Broward County, Florida, to-wit:

**UNIT NO. 526, OF GALLERY ONE CONDOMINIUM (THE "CONDOMINIUM")
ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF
("DECLARATION"), RECORDED DECEMBER 14, 2005, IN OFFICIAL RECORDS BOOK
41098, PAGE 194, TOGETHER WITH ANY AND ALL AMENDMENTS TO AS RECORDED
IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN
UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.**

by filing a Complaint in the above-styled cause this 18 day of September, 2009.

CASTRO & RAMIREZ LLC.
1805 PONCE DE LEON BLVD., SUITE 500
CORAL GABLES, FLORIDA 33134
TEL: (305) 372-2800

BY: 
MANUEL A. RAMIREZ, ESQUIRE

Prepared by and
Return to:
Akerman Senterfitt
Attn: Karen P. Kondell, Esq.
One S.E. 3rd Avenue, 28th Floor
Miami, Florida 33131

Parcel ID No. 5042-01-BA-0600

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24 day of May, 2006, between DSI SUNRISE, LLC, a Florida limited liability company whose address is 1825 Main Street, Suite 201, Weston, Florida 33326 (hereinafter referred to as "Grantor") and GARY KOENIG, a unmarried man, whose post office address is 1800 NE 114th Street Apt. 611, North Miami FL 33181 hereinafter referred to as ("Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee and the Grantee's heirs and assigns forever, fee simple title in and to the following described Condominium Parcel, lying and being in Broward County, Florida, to wit:

Unit 526, GALLERY ONE CONDOMINIUM (the "Condominium"), according to the Declaration of Condominium thereof ("Declaration") recorded December 14, 2005, in Official Records Book 41098, Page 194, together with any and all amendments thereto as recorded in the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

GRANTEE WARRANTS AND REPRESENTS THAT THE PROPERTY IS NOT A HOMESTEAD OR CONTIGUOUS THERETO. GRANTEE'S HOMESTEAD IS MAINTAINED AT 1800 NE 114th Street Apt. 611 North Miami FL 33181.

This conveyance is made subject to the following:

1. Real estate taxes, drainage district taxes and any other taxes and assessments imposed by taxing authorities for the year in which this transaction is closed and years subsequent thereto;
2. Conditions, restrictions, limitations, reservations, dedications, plats, agreements and easements of record including, but not limited to, water, sewer, gas, electric and other utility agreements of record, impact and developer agreements with municipal authorities, or other restrictions upon the use of the property as may be imposed by governmental authorities having jurisdiction;

{M2332738;2}GALLERY ONE CONDOMINIUM

8

3. Terms and conditions of the Declaration of Condominium of Gallery One Condominium, recorded in Official Records Book 41098, Page 194, of the Public Records of Broward County, Florida, together with any and all supplements, exhibits and amendments thereto;

4. Applicable zoning ordinances and regulations;

5. Discrepancies or conflicts in boundary lines or shortages in area or encroachments which a correct survey or inspection of the Unit and/or Gallery One Condominium would disclose;

6. Pending liens for public improvements; and

7. If applicable, tenants in possession under unrecorded leases.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

GRANTOR hereby fully warrants title to the above described Unit and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by its proper officer thereunder duly authorized, and its seal affixed, on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Signed: _____
Print Name: JULIANA LARDECA

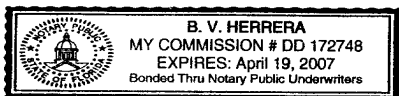
Signed: Mina Doblman
Print Name: MINA DOBLMAN

DSI SUNRISE, LLC,
a Florida limited liability company

By: Elizabeth Ladd
Name: Elizabeth Ladd
Title: Authorized Signatory

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 22 day of May, 2006, by Elizabeth Ladd, as Authorized Signatory of DSI Sunrise, LLC, a Florida limited liability company, on behalf of the company. Who is personally known to me or has produced a driver license as identification and who did not take an oath.



B. V. Herrera
Notary Public, State of Florida

Print Name: _____

My commission expires: _____
(Notarial Seal)

THIS INSTRUMENT WAS PREPARED BY:
DANIELLE DeVITO-HURLEY, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
500 EAST BROWARD BOULEVARD, SUITE 1400
FORT LAUDERDALE, FLORIDA 33394

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 8th day of July, 2004, between LOF FT. LAUDERDALE LIMITED PARTNERSHIP, a Maryland limited partnership, whose address is 410 Severn Avenue, Suite 314, Annapolis, MD 21403 ("Grantor") and DSI SUNRISE, LLC, a Florida limited liability company, whose address is 1825 Main Street, Suit 201, Weston, FL 33326 ("Grantee"):

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee, at or before the ensealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee and its/his/her heirs or successors and assignees forever, the following parcel of land, situate, lying and being in the County of Broward, State of Florida, and more particularly described as follows:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF (the "Land").

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Real property taxes, assessments and special district levies, for 2004 and for subsequent years;
2. Zoning and other regulatory laws and ordinances affecting the Land;
3. Matters of record, including, but not limited to, easements, reservations, restrictions, rights of way and those certain matters set forth on **EXHIBIT B** attached hereto and made a part hereof, without intending to reimpose same;
4. Parties in possession under unrecorded leases, if any.
5. Any matters that may be shown by a current and accurate survey or physical inspection of the Property.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

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

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Land hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Land; that it hereby specially warrants the title to said Land and will defend the same against the lawful claims of any persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its proper officers the day and year first above written.

LOF FT. LAUDERDALE LIMITED
PARTNERSHIP, a Maryland limited
partnership

By: LODGING OG L.L.C., a Delaware
limited liability company, as its General
Partner

[Signature]
Signature of Witness
ZOE SEVENPIPER
Printed Name of Witness
[Signature]
Signature of Witness
Nancy Cook
Printed Name of Witness

By: [Signature]
Name: David J. Weymer
Title: Vice-President

STATE OF MARYLAND)
ss.:
COUNTY OF ANNE ARUNDEL)

The foregoing Special Warranty Deed was acknowledged before me this 29th day of June, 2004, by David J. Weymer, as Vice-President of LODGING OG L.L.C., a Delaware limited liability company, as General Partner of LOF FT. LAUDERDALE LIMITED PARTNERSHIP, a Maryland limited partnership, on behalf of said partnership, who (☒) is personally known to me, or (☐) produced _____ as identification.

My commission expires:
April 1, 2007

[Signature]
Signature of Notary Public
PATRICIA G. MICHEL
Printed Name of Notary Public

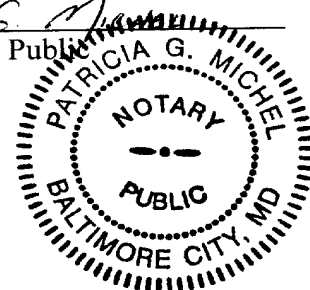


Exhibit "A"

PARCEL I:

Parcels A and B, of GALLERIA HOTEL, according to the Plat thereof, recorded in Plat Book 129, Page 8, Public Records of Broward County, Florida.

PARCEL II:

A non-exclusive easement for the purposes described in that certain Corrective Easement Agreement filed July 16, 1993, in Official Records Book 20883, at Page 1, amending that Easement Agreement filed December 24, 1986, in Official Records Book 14018, at Page 505, Public Records of Broward County, Florida, for the benefit of Parcel I over a portion of that certain property known as Sunrise Center Tract A, of Plat entitled SUNRISE, according to the Plat thereof, recorded in Plat Book 28, Page 42, Public Records of Broward County, Florida, being more particularly described below:

Commence at the Northeast corner of Parcel A, of GALLERIA HOTEL, according to the Plat thereof, recorded in Plat Book 129, Page 8, Public Records of Broward County, Florida; thence run South 88° 36' 04" West along the North boundary of said Parcel A, a distance of 413.71 feet to a point, said point being the Northwest corner of said Parcel A; thence run South 01° 23' 56" East, a distance of 80.00 feet to a point, said point being a Westerly corner of said Parcel A; thence run North 88° 36' 04" East, a distance of 93.70 feet to the Point of Beginning of the Tract of land hereinafter to be described; thence continue on the last described course, a distance of 29.14 feet to a point, said point being a Westerly corner of said Parcel A; thence run South 12° 08' 30" West along a Westerly boundary of said Parcel A, a distance of 16.88 feet to a point; thence run North 58° 19' 11" West, a distance of 30.06 feet to the Point of Beginning.

EXHIBIT B

(Page 1 of 2)

1. Sanitary Sewer Easement dated February 24, 1961, from Sunshine Shopping Center, Inc. to the City of Fort Lauderdale filed May 1, 1961, in Official Records Book 2166, Page 219, as modified by Quit Claim Deed dated May 22, 1986, and filed June 4, 1986, wherein the City vacated a portion of said easement in Official Records Book 13452, Page 502 (Parcel I only).
2. Sanitary Sewer Easement dated June 4, 1973, in favor of the City of Fort Lauderdale, filed June 15, 1973, in Official Records Book 5325, Page 699 (Parcel I only).
3. Declaration of Easement per Four-Party Agreement dated June 11, 1985, between Teachers Insurance and Annuity Association of America, Shopping Center Associates Ltd., Hotel Galleria Associates Ltd., and Guest Quarters Interest FTL Limited Partnership, filed June 18, 1985, in Official Records Book 12617, Page 681; together with Reserved Easement Areas described in Exhibit A to Memorandum of Fourth Amendment to Lease Agreement dated June 11, 1985, between Teachers Insurance and Annuity Association of America and Shopping Center Associates Ltd., a Florida limited partnership, filed June 18, 1985, in Official Records Book 12617, Page 638 (Parcel I and II).
4. Restrictions, dedications, easements and right-of-ways as shown on the Plat of GALLERIA HOTEL, recorded in Plat Book 129, at Page 8, as affected by Affidavit filed November 4, 1988, in Official Records Book 15930, Page 199 (Parcel I only).
5. Agreement between the City of Fort Lauderdale, Guest Quarters Interests FTL Limited Partnership, Hotel Galleria Associates, Ltd., and Teachers Insurance and Annuity Association of America, dated July 24, 1987, and filed September 22, 1987, in Official Records Book 14815, Page 466 (Parcel I only).
6. Easement Deed granted to the City of Fort Lauderdale dated January 11, 1988, and filed February 4, 1988, in Official Records Book 15167, Page 804 (Parcel I and II).
7. Easement granted to Florida Power & Light Company dated December 4, 1987, and filed December 6, 1989, in Official Records Book 16980, Page 363 (Parcel I only).
8. All Terms and conditions contained in Sovereignty Submerged Lands Lease No. 060019016 filed January 3, 1995, in Official Records Book 22999, Page 673, and as renewed by Renewal of Sovereignty Submerged Lands Lease dated September 15, 1998, filed November 12, 1998, in Official Records Book 28987, Page 1210, and as renewed by Renewal Of Sovereignty Submerged Lands Lease, recorded January 30, 2004 in Official Records Book 36838, Page 114.
9. Terms and conditions set forth in Corrective Easement Agreement filed July 16, 1993, in Official Records Book 20883, Page 1, amending that Easement Agreement filed December 24, 1986, in Official Records Book 14018, Page 505 (As To Parcel II).

EXHIBIT B

(Page 2 of 2)

10. Terms and conditions of Lease between LOF of Ft. Lauderdale Limited Partnership, a Maryland limited partnership, as Landlord, and Sprint Spectrum, L.P., a Delaware limited partnership, as Tenant, as evidenced by Memorandum of PCS Site Agreement dated September 20, 1996, filed December 5, 1996, in Official Records Book 25734, Page 573 (Parcel I only).

11. Easement(s) in favor of Florida Power & Light Company set forth in instrument(s) recorded in Official Records Book 2629, Page 20, as partially released by instrument recorded in Official Records Book 15930, Page 195.

12. Easement(s) in favor of Florida Power & Light Company set forth in instrument(s) recorded in Official Records Book 2665, Page 567.

NOTE: All recording references refer to the Public Records of Broward County, Florida, unless otherwise noted.

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

DATE: January 2nd, 2018

PROPERTY ID # 504201-BA-0600 (TD # 38346)

WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2670 E SUNRISE BOULEVARD #526, FORT LAUDERDALE FL 33304 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT 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, 2018\$10,434.54

Or

* Amount due if paid by February 20, 2018\$10,557.02

*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 21, 2018 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

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

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100 N ANDREWS AVE 7TH FLOOR
FT LAUDERDALE, FL 33301

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

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