

# **TitleExpress<sup>®</sup>**

**A service of Grant Street Group**

**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**

**Phone: (412) 391-5555 Fax: (412) 391-7608**

**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 05/10/2021

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 05/05/2021

**CERTIFICATE #** 2018-19077

**ACCOUNT #** 514227BB0440

**ALTERNATE KEY #** 736032

**TAX DEED APPLICATION #** 47008

**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 12-A, ELDORADO PLAZA WEST, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 3295, Page 533, as amended from time to time, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 180 NE 12 AVENUE #12A, HALLANDALE BEACH FL 33009-4549

### OWNER OF RECORD ON CURRENT TAX ROLL:

JUAN CARLOS LOPEZ VALENCIA

180 NE 12 AVE #12A

HALLANDALE BEACH, FL 33009-4549 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JUAN CARLOS LOPEZ VALENCIA

Instrument: 115280483

180 NE 12TH AVENUE, UNIT 12A

HALLANDALE BEACH, FL 33009 (Per Deed)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

DABTLC6 LLC

2909 SHELTON WAY

PLANO, TX 75093 (Tax Deed Applicant)

BROWARD COUNTY

OR: 50211, Page: 271

CLERK OF THE CIRCUIT COURT

Instrument: 112893290

(Per Orders. No address or images included per the county's request.)

CITY OF DEERFIELD

Instrument: 113428846

CITY CLERK

150 NE 2 AVE

DEERFIELD BEACH, FL (Per Order. No zip code included in address.)

WESTLAKE SERVICES, LLC  
D/B/A WESTLAKE FINANCIAL SERVICES  
4751 WILSHIRE BLVD., SUITE 100  
LOS ANGELES, CA 90010 (Per Judgment) Instrument: 113523127

WESTLAKE SERVICES, LLC  
4751 WILSHIRE BLVD #100  
LOS ANGELES, CA 90010 (Per Sunbiz)

CORPORATE CREATIONS NETWORK INC., REGISTERED AGENT  
O/B/O WESTLAKE SERVICES, LLC  
801 US HIGHWAY 1  
NORTH PALM BEACH, FL 33408 (Per Sunbiz)

CAVALRY SPV I LLC  
500 SUMMIT LAKE DRIVE, SUITE 400  
VALHALLA, NY 10595 (Per Judgment) Instrument: 115677042

ELDORADO PLAZA WEST  
CONDOMINIUM ASSOCIATION, INC.  
4300 NORTH UNIVERSITY DRIVE A106  
LAUDERHILL, FL 33351 (Per Lien) Instrument: 115821761

ELDORADO PLAZA WEST ASSOCIATION, INC.  
STEVEN B. KATZ, ESQ.  
LAW OFFICES OF STEVEN B. KATZ, P.A.  
4300 NORTH UNIVERSITY DRIVE, SUITE A106  
LAUDERHILL, FL 33351 (Per Lis Pendens) Instrument: 115944410

CITY OF MARGATE  
5790 MARGATE BOULEVARD  
MARGATE, FL 33063 (Per Lien) Instrument: 116189929

ELDORADO PLAZA WEST ASSOCIATION INC.  
C/O LAW OFFICE OF STEVEN B. KATZ, P.A.  
4300 NORTH UNIVERSITY DRIVE, SUITE A106  
LAUDERHILL, FL 33351 (Per Final Judgment of Foreclosure) Instrument: 117122311

ELDORADO PLAZA WEST ASSOCIATION, INC.  
C/O JACKSON LASTRA PROPERTY MANAGEMENT GROUP  
2333 NORTH STATE ROAD 7 SUITE S  
MARGATE, FL 33063 (Per Sunbiz. Declaration recorded 3925-533)

LAW OFFICE OF STEVEN B. KATZ, PA, REGISTERED AGENT  
O/B/O ELDORADO PLAZA WEST ASSOCIATION, INC.  
4300 N. UNIVERSITY DRIVE A106  
LAUDERHILL, FL 33351 (Per Sunbiz)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5142 27 BB 0440

**CURRENT ASSESSED VALUE:** \$76,900

**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: 29180, Page: 9
Quit Claim Deed	OR: 29180, Page: 24
Warranty Deed	OR: 33115, Page: 776
Death Certificate	Instrument: 112829568
Warranty Deed	Instrument: 112829571
Final Judgment of Foreclosure	Instrument: 116259618
Certificate of Title	Instrument: 116413294
Order (This order vacates the Certificate of Title at 116413294, therefore it is no longer a valid conveyance.)	Instrument: 116432878
Notice of Appeal	Instrument: 117196279

**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



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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47008

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 August 2021, 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:

JUAN CARLOS LOPEZ  
VALENCIA  
180 NE 12TH AVENUE, UNIT  
12A  
HALLANDALE BEACH, FL  
33009

JUAN LOPEZ  
1534 HAVERFORD LN  
SEBASTIAN, FL 32958-6571

JUAN LOPEZ  
6137 SW 33RD ST  
MIRAMAR, FL 33023-5123

JUAN LOPEZ  
278 NE 42ND CT  
DEERFIELD BEACH, FL  
33064-3427

JUAN LOPEZ  
1031 SW 56TH AVE  
MARGATE, FL 33068-2958

BROWARD COUNTY, CLERK  
OF THE CIRCUIT COURT  
201 SE 6TH ST RM S  
FORT LAUDERDALE, FL  
33301-3303

CAVALRY SPV I LLC  
500 SUMMIT LAKE DRIVE,  
SUITE 400  
VALHALLA, NY 10595

CITY OF DEERFIELD, CITY  
CLERK  
150 NE 2 AVE  
DEERFIELD BEACH, FL

CITY OF HALLANDALE BEACH  
ATTN CITY ATTORNEY  
400 S FEDERAL HIGHWAY  
2ND FLR  
HALLANDALE BEACH, FL  
33009

CITY OF HALLANDALE BEACH  
ATTN CRA DEPT  
400 S FEDERAL HWY  
HALLANDALE BEACH, FL  
33009-6433

CITY OF HALLANDALE BEACH  
DEVELOPMENT SERVICES  
BUILDING DIVISION  
400 S FEDERAL HWY  
HALLANDALE BEACH, FL  
33009-6433

CITY OF MARGATE  
5790 MARGATE BOULEVARD  
MARGATE, FL 33063

CORPORATE CREATIONS  
NETWORK INC., REGISTERED  
AGENT O/B/O WESTLAKE  
SERVICES, LLC  
801 US HIGHWAY 1  
NORTH PALM BEACH, FL  
33408

ELDORADO PLAZA WEST  
ASSOCIATION  
180 NE 12TH AVE # 200  
HALLANDALE BEACH, FL  
33009-4544

ELDORADO PLAZA WEST  
ASSOCIATION INC., C/O LAW  
OFFICE OF STEVEN B. KATZ,  
P.A.  
4300 NORTH UNIVERSITY  
DRIVE, SUITE A106  
LAUDERHILL, FL 33351

ELDORADO PLAZA WEST  
ASSOCIATION, INC., C/O  
JACKSON LASTRA PROPERTY  
MANAGEMENT GROUP  
2333 NORTH STATE ROAD 7  
SUITE S  
MARGATE, FL 33063

ELDORADO PLAZA WEST  
ASSOCIATION, INC., STEVEN  
B. KATZ, ESQ., LAW OFFICES  
OF STEVEN B. KATZ, P.A.  
4300 NORTH UNIVERSITY  
DRIVE, SUITE A106  
LAUDERHILL, FL 33351

ELDORADO PLAZA WEST  
CONDOMINIUM  
ASSOCIATION, INC.  
4300 NORTH UNIVERSITY  
DRIVE A106  
LAUDERHILL, FL 33351

GALO VALENCIA AND JENNY  
VALENCIA  
180 NE 12TH AVE  
HALLANDALE BEACH, FL  
33009-4544

KELLEY KRONENBERG  
ATTORNEYS AT LAW  
ATTH: ALISON VERGES  
WALTERS, ESQ.  
1511 N WEST SHORE BLVD  
STE 400  
TAMPA, FL 33607-4596

LAW OFFICE OF STEVEN B.  
KATZ, PA, REGISTERED  
AGENT O/B/O ELDORADO  
PLAZA WEST ASSOCIATION,  
INC.  
4300 N. UNIVERSITY DRIVE  
A106  
LAUDERHILL, FL 33351

POMERANZ & ASSOCIATES,  
P.A.  
1920 E HALLANDALE BEACH  
BLVD STE 802  
HALLANDALE BEACH, FL  
33009-4725

ROSA DEL CARMEN  
VALENCIA CEDENO  
180 NE 12TH AVE APT 12A  
HALLANDALE BEACH, FL  
33009-4549

ROSA VALENCIA  
1890 S OCEAN DR APT 408E  
HALLANDALE BEACH, FL  
33009-7622

WESTLAKE SERVICES, LLC  
4751 WILSHIRE BLVD #100  
LOS ANGELES, CA 90010

WESTLAKE SERVICES, LLC  
D/B/A WESTLAKE FINANCIAL  
SERVICES  
4751 WILSHIRE BLVD., SUITE  
100  
LOS ANGELES, CA 90010

**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 August 2021 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**



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# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 47008

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: 514227-BB-0440  
Certificate Number: 19077  
Date of Issuance: 05/23/2019  
Certificate Holder: DABTLC6 LLC  
Description of Property: ELDORADO PLAZA WEST CONDO  
UNIT 12-A SOUTH BLDG  
PER CDO BK/PG: 3295/533

Name in which assessed: LOPEZ VALENCIA, JUAN CARLOS  
Legal Titleholders: LOPEZ VALENCIA, JUAN CARLOS  
180 NE 12 AVE #12A  
HALLANDALE BEACH, FL 33009-4549

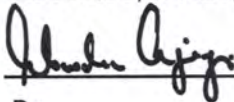
All of said property being in the County of Broward, State of Florida.

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 September, 2021. 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 1st day of June, 2021.

Bertha Henry  
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: 08/12/2021, 08/19/2021, 08/26/2021 & 09/02/2021  
Minimum Bid: 6780.04

# Broward County, Florida

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

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Certificate Number: 19077

Date of Issuance: 05/23/2019

Certificate Holder: DABTLC6 LLC

Description of Property: ELDORADO PLAZA WEST CONDO  
UNIT 12-A SOUTH BLDG  
PER CDO BK/PG: 3295/533

Condominium Unit 12-A, ELDORADO PLAZA WEST, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 3295, Page 533 to 566, and according to Amendment thereof, as recorded in O.R. Book 3356, page 652, of the Public Records of Broward County, Florida.

Name in which assessed: LOPEZ VALENCIA, JUAN CARLOS

Legal Titleholders: LOPEZ VALENCIA, JUAN CARLOS  
180 NE 12 AVE #12A  
HALLANDALE BEACH, FL 33009-4549

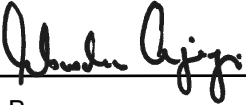
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RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi  
Deputy

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Publish: DAILY BUSINESS REVIEW

Issues: 08/12/2021, 08/19/2021, 08/26/2021 & 09/02/2021

Minimum Bid: 6780.04

**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 SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review // 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

47008  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 19077

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

08/12/2021 08/19/2021 08/26/2021 09/02/2021

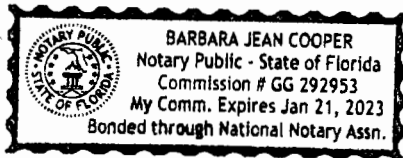
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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.

*Scherrie A. Thomas*

Sworn to and subscribed before me this  
2 day of SEPTEMBER, A.D. 2021

*Barbara Jean Cooper*

(SEAL)  
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida  
RECORDS, TAXES & TREASURY  
DIVISION/TAX DEED SECTION  
NOTICE OF APPLICATION FOR  
TAX DEED NUMBER 47008**

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Property ID: 514227-BB-0440  
Certificate Number: 19077  
Date of Issuance: 05/23/2019

Certificate Holder:  
DABTLC6 LLC

Description of Property:  
ELDORADO PLAZA WEST CONDO  
UNIT 12-A SOUTH BLDG  
PER CDO BK/PG: 3295/533  
Condominium Unit 12-A, ELDORADO  
PLAZA WEST, A CONDOMINIUM,  
together with an undivided interest  
in the common elements, according  
to the Declaration of Condominium  
thereof, recorded in Official Records  
Book 3295, Page 533 to 566,  
and according to Amendment  
thereof, as recorded in O.R. Book  
3356, page 662, of the Public  
Records of Broward County, Florida.

Name in which assessed:  
LOPEZ VALENCIA, JUAN CARLOS  
Legal Titleholders:  
LOPEZ VALENCIA, JUAN CARLOS  
180 NE 12 AVE #12A HALLANDALE  
BEACH, FL 33009-4549

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 September, 2021. Pre-bidding  
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commence at 10:00 AM EDT and shall  
begin closing at 11:01 AM EDT at:

[broward.deedauction.net](http://broward.deedauction.net)

\*Pre-registration is required to bid.  
Dated this 1st day of, June, 2021.

Bertha Henry  
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 suc-  
cessful bidder is responsible to pay  
any outstanding taxes.

Minimum Bid: 6780.04  
401-314  
8/12-19-26 9/2 21-10/0000543743B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21035539

Broward County, FL VS Lopez Valencia, Juan Carlos

**RETURN OF SERVICE**



Court Case # TD 47008

Hearing Date:09/15/2021

Received by CCN 16737

08/04/2021 8:52 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Lopez Valencia, Juan Carlos 180 NE 12 Avenue #12A Hallandale Beach FL 33009**

Served:

Not Served:

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

Date: 08/10/2021 Time: 12:00 AM

On Lopez Valencia, Juan Carlos 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

**Service Attempts:**

Date	Time	Name	Address
08/06/2021	2:50 PM	Spivey/16737	180 NE 12 Avenue #12A Hallandale Beach FL 33009

Notes: No access to unit.

**COMMENTS:** Posted Tax Notice

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

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

By: *L. Spivey #16737*

D.S.

**L. Spivey, #16737**

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

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 # 514227-BB-0440 (TD #47008)

# 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

RECEIVED  
PROPERTY ID: 514227-BB-0440  
TD: 47008  
DATE: 08/24/21  
TIME: 10:00 AM

### 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 August 31, 2021 .....\$7,127.52

Or

\* Amount due if paid by September 14, 2021 .....\$7,222.04

\*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 September 15, 2021 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

LOPEZ VALENCIA, JUAN CARLOS  
180 NE 12 AVENUE #12A  
HALLANDALE BEACH, FL 33009

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

Filing # 105457483 E-Filed 03/26/2020 09:28:01 AM

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

CASE NO. CACE19015157 DIVISION 08 JUDGE David A Haines

**Eldorado Plaza West Association Inc**

Plaintiff(s) / Petitioner(s)

v.

**Juan Carlos Lopez Valencia**

Defendant(s) / Respondent(s)

\_\_\_\_\_ /

**ORDER GRANTING**

**ORDERED AND ADJUDGED:** that Defendant's Emergency Motion To Vacate Order Requiring Bond is **GRANTED**.

The court finds there was no service on Juan Carlos Lopez Valencia (hereafter "JCLV"), and as such the Court Orders the:

Default against JCLV VACATED.

Final Judgment based on Default VACATED.

Sale Ordered by the Final Judgment VACATED.

Bid pursuant to the vacated Final Judgment VOID.

Certificate of Sale VACATED.

Certificate of Title VACATED.

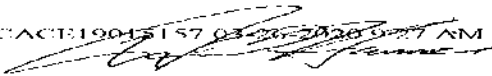
Plaintiff must void sale proceed check(s), return them to Clerk of Court and

Clerk of Court must restore all funds paid by Third Party Bidder ("TPB") to TPB forthwith.

JCLV's counsel agreed to accept service of Complaint for JCLV at his firm's office email [pomeranzlawfirm@gmail.com](mailto:pomeranzlawfirm@gmail.com) Following email service from Plaintiff to that address JCLV has twenty (20) days to respond.

CaseNo: CACE19015157  
Page 2 of 2

**DONE and ORDERED** in Chambers, at Broward County, Florida on 03-26-2020.

  
CACE19015157 03-26-2020 9:27 AM

CACE19015157 03-26-2020 9:27 AM

Hon. David A Haimes

**CIRCUIT JUDGE**

Electronically Signed by David A Haimes

**If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Diana Sobel, Room 20140, 201 S.E. Sixth Street, Fort Lauderdale, Florida 33301, 954-831-7721 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.**

**Copies Furnished To:**

Mark Pomeranz , E-mail : [pomeranzlawfirm@gmail.com](mailto:pomeranzlawfirm@gmail.com)

Steven Katz , E-mail : [me@sbk.legal](mailto:me@sbk.legal)

Steven Katz , E-mail : [sbk@sbk.legal](mailto:sbk@sbk.legal)

Steven Katz , E-mail : [cs@sbk.legal](mailto:cs@sbk.legal)



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

## Detail by Entity Name

Florida Not For Profit Corporation  
ELDORADO PLAZA WEST ASSOCIATION, INC.

### Filing Information

**Document Number** N06000005099  
**FEI/EIN Number** 59-1165907  
**Date Filed** 05/09/2006  
**State** FL  
**Status** ACTIVE

### Principal Address

180-200 NE 12TH AVENUE  
HALLANDALE, FL 33009

### Mailing Address

c/o Jackson Lastra Property Management Group  
2333 North State Road 7  
Suite S  
Margate, FL 33063

Changed: 05/25/2018

### Registered Agent Name & Address

Law Office of Steven B. Katz, PA.  
4300 N. University Drive  
A106  
Lauderhill, FL 33351

Name Changed: 05/25/2018

Address Changed: 05/25/2018

### Officer/Director Detail

#### **Name & Address**

Title Receiver

Eskew, Carol  
8211 West Broward Blvd, Suite PH1  
Plantation, FL 33324

Title Receiver



Juda, Kimberly  
8211 West Broward Blvd, Suite PH1  
Plantation, FL 33324

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2019	02/08/2019
2020	03/05/2020
2021	02/15/2021

### Document Images

<a href="#">02/15/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/05/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/22/2018 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/15/2018 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/29/2018 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/25/2018 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/03/2018 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2018 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/16/2018 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/02/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/27/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/11/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/09/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/21/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/16/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/09/2010 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/19/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/09/2006 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>





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## Detail by Entity Name

Foreign Limited Liability Company  
WESTLAKE SERVICES, LLC

### Filing Information

<b>Document Number</b>	M10000003021
<b>FEI/EIN Number</b>	27-2814169
<b>Date Filed</b>	07/06/2010
<b>State</b>	CA
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC STMNT OF RA/RO CHG
<b>Event Date Filed</b>	01/19/2017
<b>Event Effective Date</b>	NONE

### Principal Address

4751 WILSHIRE BLVD  
# 100  
LOS ANGELES, CA 90010

### Mailing Address

4751 WILSHIRE BLVD  
# 100  
LOS ANGELES, CA 90010

### Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.  
801 US HIGHWAY 1  
NORTH PALM BEACH, FL 33408

Name Changed: 01/19/2017

Address Changed: 03/25/2020

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

ANDERSON, IAN  
4751 WILSHIRE BLVD STE 100  
LOS ANGELES, CA 90010

Title MGR

KERWIN, PAUL

4751 WILSHIRE BLVD STE 100

LOS ANGELES, CA 90010

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2019	04/02/2019
2020	01/21/2020
2021	03/19/2021

**Document Images**

<a href="#">03/19/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/21/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/02/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/15/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/19/2017 -- CORLCRACHG</a>	View image in PDF format
<a href="#">01/06/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/02/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/19/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/13/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/25/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/01/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">12/19/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/05/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/06/2010 -- Foreign Limited</a>	View image in PDF format

\$ 266.00  
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

This instrument prepared by:  
RONALD E. TEMKIN, ESQUIRE  
616 Atlantic Shores Blvd.  
Suite A  
Hallandale, Florida 33009



WARRANTY DEED

This WARRANTY DEED made and executed the 15th day of December, 1998, by CLAUDE LAVOIE, a married man; LYNE LAVOIE, a married woman; ROBERT LAVOIE, a single man; YVES LAVOIE, a married man; FRANCE LAVOIE, a single woman; and JEAN LAVOIE, a married man; as Joint Tenants with rights of survivorship, whose post office address is 1474 F.A. Savard, Ste. Fox, Quebec, Canada G2G2N3, ("Grantors")

and JOSEPH RETCHO, a single man, and LORETTA SCARANTINO, a single woman, whose post office address is 180 N.E. 12th Avenue, Unit 12A, Hallandale, Florida 33009 ("Grantes")

(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)

W I T N E S S E T H:

That the Grantors for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida:

Condominium Unit No. 12A, of EL DORADO PLAZA WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in O.R. Book 3295, Pages 533 to 566, and according to the Amendment thereof, as recorded in O.R. Book 3356, Page 652, of the Public Records of Broward County, Florida.

This property is not the Homestead of any of the Grantors. Grantor, CLAUDE LAVOIE, resides at 1474 F.A. Savard, Ste. Fox, Quebec, Canada G2G2N3. Grantor, LYNE LAVOIE, resides at 6 Jonathan, Morin Height, Quebec, Canada.

BK29180PG0009

7892

01-13-99

Grantor, JEAN LAVOIE, resides at

Folio No. 11227-BB-04400

SUBJECT TO THE FOLLOWING:

1. Taxes and assessments for the year 1999 and all subsequent years.
2. Conditions, restrictions, limitations, easements and utility agreements of record, if any provided this is not intended to reimpose same.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:

Clair Terrier  
CLAIRE TERRIER

Eve Vankov  
EVA VANKOV

J. MANNAN  
Boulogne

J. MANNAN  
Boulogne

Clair Terrier  
CLAIRE TERRIER

Eve Vankov  
EVA VANKOV

J. MANNAN  
Boulogne

J. MANNAN  
Boulogne

Claude Lavoie L.S.  
CLAUDE LAVOIE  
SS#

Lyne Lavoie L.S.  
LYNE LAVOIE  
SS#

Robert Lavoie L.S.  
ROBERT LAVOIE  
SS#

Yves Lavoie L.S.  
YVES LAVOIE  
SS#

France Lavoie L.S.  
FRANCE LAVOIE  
SS#

Jean Lavoie L.S.  
JEAN LAVOIE  
SS#

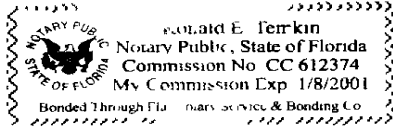
BK29180PG0010

STATE OF FLORIDA :  
COUNTY OF BROWARD :

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared, CLAUDE LAVOIE, a married man; YVES LAVOIE, a married man; to me well known to be the persons described in or who presented Quebec Driver Lic as identification and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of December, 1998.

My commission expires:



[Signature]  
NOTARY PUBLIC, State of Florida

Printed Name

COUNTRY OF CANADA :  
PROVINCE OF QUEBEC :

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared, LYNE LAVOIE, a married woman, to me well known to be the person described in or who presented QUEBEC DRIVING LICENCE as identification and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the Country and Province last aforesaid this 21<sup>st</sup> day of December, 1998.

My commission expires: LIFETIME

[Signature]  
NOTARY PUBLIC of Canada

M<sup>ME</sup> MARTIN-P. GELINAS NOTARY  
Printed Name

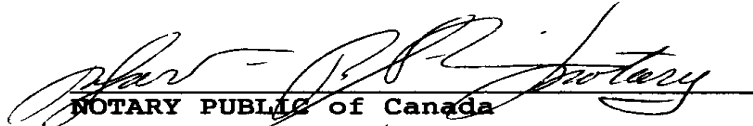
BK29180PG0011

COUNTRY OF CANADA :  
PROVINCE OF QUEBEC :

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared, ROBERT LAVOIE, a single man, to me well known to be the person described in or who presented QUEBEC DRIVING LICENCE as identification and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the Country and Province last aforesaid this 21<sup>st</sup> day of December, 1998.

My commission expires:

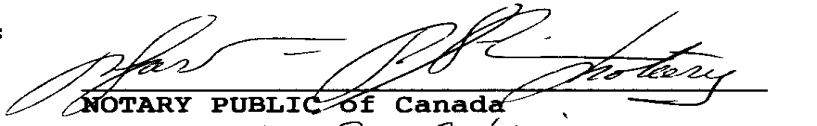
  
NOTARY PUBLIC of Canada  
MARTIN P. GÉLINAS, NOTARY  
Printed Name

COUNTRY OF CANADA :  
PROVINCE OF QUEBEC :

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared, FRANCE LAVOIE, a married man, to me well known to be the person described in or who presented QUEBEC DRIVING LICENCE as identification and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the Country and Province last aforesaid this 21<sup>st</sup> day of December, 1998.

My commission expires:

  
NOTARY PUBLIC of Canada  
MARTIN P. GÉLINAS NOTARY  
Printed Name

BK29180P60012



**ELDORADO PLAZA WEST ASSOCIATION  
180-200 N.E. 12TH AVENUE  
HALLANDALE, FLORIDA 33009**

**CONDOMINIUM ASSOCIATION CONSENT TO CONVEYANCE**

Whereas, Ros & Claude Lavoie is/are the owner(s) of the following apartment,  
wit: 180 NE 12th Ave. Apt. 12A, whereas, said owner(s) have requested the  
undersigned to consent to a sale of said apartment to Joseph Retchco  
and Harrota Scarpato.

Whereas, the undersigned, by and through its appropriate board of directors and/or officers, has  
conveyance of the above described apartment to said purchaser(s) this nineteenth day of  
Dec., 19 98. Provided that purchaser(s) sign the following agreement  
In purchasing apartment number 12A. I hereby agree to comply with all the rules and regulations  
of the Eldorado Plaza West Association in effect now, or set up by the board of directors of this  
association in the future. I have received and carefully read these rules and regulations. I also agree  
not to sell, rent sublease lease my apartment at any time to anyone, without the express approval, in  
writing, of the board. Your apartment is not to be used by anyone unless the owner is present.

Date 12-19-98 and signature of purchaser Joseph Retchco  
Date 12-19-98 and signature of president Harrota Scarpato  
Date 12-19-98 and signature of secretary Antoinette Scarpato

Witnesses: Margie Jackson  
Sidney Stromberg

**ANTOINETTE SCARPATO**  
Notary Public State of Florida  
My Comm. Expires April 15, 2000  
No. CC 548189  
Bonded Thru Official Notary Service  
1-(800) 723-0421  
Antoinette Scarpato  
NOTARY  
April 15, 2000  
My commission expires

BK 29180PG0013

*In case of emergency put tele # of whom  
to notify 954 987 1555 or Dome*

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

\$ 0.70  
DOCU. STAMPS-DEED  
RECVD. BROWARD CNTY  
COUNTY ADMIN.

5  
This Instrument Prepared by:  
RONALD E. TEMKIN, ESQUIRE  
616 Atlantic Shores Blvd.  
Suite A  
Hallandale, Florida 33009  
↑

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED Executed this 30th day of December, A.D. 1998 by JOSEPH RETCHO, a single man, and LORETTA SCARANTINO, a single woman, whose post office address is 180 N.E. 12th Avenue, Unit 12A, Hallandale, Florida 33009, first parties, to

JOSEPH RETCHO, a single man, whose post office address is 180 N.E. 12th Avenue, Unit 12A, Hallandale, Florida 33009, second party,

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH, That the said first parties for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first parties have in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Broward, State of Florida, to-wit:

Condominium Unit No. 12A, of EL DORADO PLAZA WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in O.R. Book 3295, Pages 533 to 566, and according to the Amendment thereof, as recorded in O.R. Book 3356, Page 652, of the Public Records of Broward County, Florida.

Folio\*11227-BB-04400

BK29180PG0024

JK (2)

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first parties, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, The said first parties have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses:

Eva Varkonyi  
EVA VARIKONYI

Joseph Retcho L.S.  
JOSEPH RETCHO  
SS#

Elaine Turner  
ELAINE TURNER

Loretta Scarantino L.S.  
LORETTA SCARANTINO  
SS#

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared, JOSEPH RETCHO, a single man, and LORETTA SCARANTINO, a single woman, the persons described in or who supplied the following P, V, L, S as verification of their identities and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of December, A.D. 1998.

My Commission Expires:

[Signature]  
NOTARY PUBLIC, State of Florida

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

NOTARY PUBLIC  
STATE OF FLORIDA  
Donald E. Terkin  
Notary Public, State of Florida  
Commission No. CC 612374  
My Commission Exp. 1/8/2001  
Bonded Through Fla. Notary Service & Bonding Co.

BK29180PG0025

This Instrument Prepared by:  
Craig P. Rogers, Esq.  
MEMBERS' TITLE SERVICES, INC.  
7951 S.W. Sixth Street, Suite 200  
Plantation, Florida 33324  
Telephone: (954) 424-1200

RECORD AND RETURN TO:  
MUROFF, MILESTONE AND MILESTONE  
ATTORNEYS AT LAW  
1250 EAST HALLANDALE BEACH BLVD., STE 806  
HALLANDALE, FLORIDA 33009

Property Tax Folio No.:  
11227-BB-04400

---

### **WARRANTY DEED**

**THIS, INDENTURE**, made this 9 day of May, 2002 between **JOSEPH RETCHO, a single man**, whose post office address is: 180 N.E. 12<sup>TH</sup> Avenue, #17-C, Hallandale, Florida 33009, of the County of Broward, hereinafter the GRANTOR,\* and **IRENE PORZIO-TALBOT AND ELIZABETH WHITE, AS Joint Tenants with Rights of Survivorship**, whose post office address is: 180 N.E. 12<sup>th</sup> Avenue, #12 A, Hallandale, Florida 33009, of the County of Broward, GRANTEE\*. \* (Whenever used herein the term "Grantor", "Grantee" and "party" include all the parties to this instrument, whether singular or plural).

**WITNESSETH**, that the said GRANTOR, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, paid to GRANTOR by GRANTEE, the receipt whereof is hereby acknowledged, has/have granted, bargained, and sold to the GRANTEE, and the GRANTEE'S heirs and assigns forever, the following described land, situate, and being in the County of Broward, State of Florida, to wit:

Condominium Unit No. 12-A, of EL DORADO PLAZA WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in O.R. Book 3295, Pages 533 to 566, and according to the Amendment thereof, as recorded in O.R. Book 3356, Page 652, and all exhibits attached thereto and other amendments thereof, of the Public Records of Broward County, Florida.

**SUBJECT TO:**

1. Taxes for the year 2002 and all subsequent years;
2. Zoning restrictions, prohibitions and other requirements imposed by Governmental authority;
3. Restrictions and matters appearing on the plat or otherwise common to the subdivision; and
4. Public utility easements of record, if any

• Continued on Page 2.

and 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, the GRANTOR has hereunto executed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*Jill Anderson*  
\_\_\_\_\_  
Witness Only  
Print Name: Jill Anderson

*Joseph Retcho*  
\_\_\_\_\_  
JOSEPH RETCHO

*Neil Miles Ford*  
\_\_\_\_\_  
Witness Only  
Print Name: Neil Miles Ford

STATE OF FLORIDA            )  
  )SS:  
COUNTY OF BROWARD        )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to administer oaths and take acknowledgments, personally appeared **JOSEPH RETCHO**, who have produced Driver's License as identification and did not take an oath, but acknowledged before me the execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 9 day of May, 2002.

*Jill Anderson*  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
Name: Jill Anderson  
My Commission expires:



**ELDORADO PLAZA WEST ASSOCIATION**  
180-200 N.E. 12TH AVENUE  
HALLANDALE, FLORIDA 33009

**CONDOMINIUM ASSOCIATION CONSENT TO CONVEYANCE**

Whereas, JOSEPH RETCHO & LORETTA SCARANTINO is/are the owner(s) of the following apartment,  
wit: 12A, whereas, said owner(s) have requested the  
undersigned to consent to a sale of said apartment to IRENE PORZIO-TALBOT  
and \_\_\_\_\_.

Whereas, the undersigned, by and through its appropriate board of directors and/or officers, has  
conveyance of the above described apartment to said pruchaser(s) this 24<sup>TH</sup> day of  
APRIL 2002. Provided that purchaser(s) sign the following agreement.

In purchasing apartment number 12A I hereby agree to comply with all the rules and regulations  
of the Eldorado Plaza West Association in effect now, or set up by the board of directors of this  
association in the future. I have received and carefully read these rules and regulations. I also agree  
not to sell, rent sublease lease my apartment at any time to anyone, without the express approval, in  
writing, of the board. Your apartment is not to be used by anyone unless the owner is present.

Date 4/24/02 and signature of purchaser Irene Porzio Talbot  
Date 4/24/02 and signature of president Vincente Lupino  
Date 4/24/02 and signature of secretary Helen Mavromatis  
Witnesses: Ed Bascetto

Helen Mavromatis  
NOTARY

My commission expires \_\_\_\_\_

**HELEN MAVROMATIS**  
Notary Public - State of Florida  
My Commission Expires April 10, 2005

**HELEN MAVROMATIS**  
Notary Public - State of Florida  
Commission #0017112  
My Commission Expires April 10, 2005

**DOCUMENT COVER SHEET**

**TYPE OF INSTRUMENT(S):**      **Death Certificate of Irene P. Talbot  
a/k/a Irene W. Porzio-Talbot**

**PREPARED BY:**                      **State of Florida  
Bureau of Vital Statistics**

**RETURN TO:**                          **Muroff, Milestone & Milestone  
2999 NE 191st Street, Suite 709  
Aventura, FL 33180**

**LEGAL DESCRIPTION(S):**

**Condominium Unit 12-A, ELDORADO PLAZA WEST, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 3295, Page 533, as amended from time to time, of the Public Records of Broward County, Florida.**

Prepared by:  
Neil A. Milestone, Esq. Muroff, Milestone & Milestone  
2999 NE 191st Street Suite 709  
Aventura, FL 33180  
305-682-2324  
File Number: White-Valencia  
Folio No.: 514227-BB-0440

Return to:  
Market Title, LLC  
18205 Biscayne Blvd, Suite 2205, Aventura, FL 33160

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 23 day of February, 2015 between Elizabeth White, a married woman whose post office address is 924 NE 5th St., Hallandale Beach, FL 33009, grantor, and

Rosa Valencia, a married woman whose post office address is 1890 South Ocean Drive, Unit 408-E, Hallandale Beach, FL 33009, 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:

Condominium Unit 12-A, ELDORADO PLAZA WEST, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 3295, Page 533, as amended from time to time, of the Public Records of Broward County, Florida.

*N.B. The above-described or subject property or any property contiguous or adjacent thereto (the "Property") is not the "homestead property" (as that term is defined under Article X, Section 4 of the Constitution of the State of Florida and any and all amendments thereof, and/or as interpreted under applicable case law on State of Florida) of Elizabeth White. Furthermore, the property is not the principal residence or homestead property of any spouse, child or dependent of him/her. At all times material hereto, Elizabeth White has maintained his/her homestead at 924 NE 5th St., Hallandale Beach, FL 33009.*

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, 2014 and:



Page Two of Two  
Warranty Deed  
Elizabeth White

1. Zoning and/or restrictions and prohibitions imposed by government authority.
2. Restrictions and other matters appearing on the Plat and/or common to the subdivision.
3. Utility easements of record, provided said easements do not reasonably interfere with the intended use of the property.
4. Declaration of Condominium identified above, and any and all exhibits thereto and amendments thereof.

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:

*Neil Milestone*  
 Witness Name: Neil Milestone

*Elizabeth White*  
 Elizabeth White

*Maria Peterson*  
 Witness Name: MARIA PETERSON

State of Florida  
County of Miami-Dade

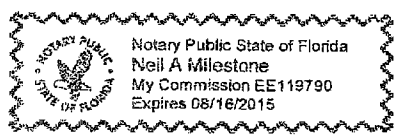
The foregoing instrument was acknowledged before me this 23 day of February, 2015 by Elizabeth White, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

*Neil Milestone*  
 Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



## Certificate of Approval

This is to certify that Rosa Valencia

has been approved by the Board of Directors of Eldorado Plaza West Association, Inc. as the **Purchaser/Renter** of the following described property located in Broward County, Florida.

Eldorado Plaza West Condominium Association, Inc.  
180/200 N.E. 12<sup>th</sup> Avenue Unit # 12A  
Hallandale Beach, FL 33009

Such approval has been given pursuant to the provisions of the Declaration, By-Laws and Rules and Regulations of the Association.

IN WITNESS WHEREOF, this certificate has been executed in the name Eldorado Plaza West Condominium Association, Inc. by its officers' thereunto duly authorized on the

23 day of February, 2015

Eldorado Plaza West Condominium Association, Inc.

By: Marguerite Cance President

By: Donna Koller Ass. Sec.

Prepared by and return to:  
Dina Nerdinsky, Esq.  
Nerdinsky Law Group, P.A.  
3800 S. Ocean Drive, Suite 242  
Hollywood, FL 33019

Property Appraiser's ID #: 5142 27 BB 0440

**QUIT CLAIM DEED**

\*This Quit Claim Deed was prepared without the benefit of title examination

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE, made this 22 day of August, 20     between Rosa Valencia aka Rosa Del Carmen Valencia Cedeno, a married woman, whose post office address is 180 NE 12 DUE RUE #12A HALLANDALE-FL-33009, (party of the first part) and Juan Carlos Lopez Valencia, a single man, whose post office address is 180 NE 12<sup>th</sup> Avenue, Unit 12A, Hallandale Beach, FL 33009 (party of the second part).

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said party of the second part, its heirs, successors, and assigns forever, all of the right, title, interest, claim and demand which the said party of the first part have in and to the following described land, situate, and being in the County of Broward County, Florida, to-wit:

Condominium Unit 12-A, ELDORADO PLAZA WEST, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 3295, Page 533, as amended from time to time, of the Public Records of Broward County, Florida.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or in equity, to the only proper use, benefit and behoof of the second party forever.

\*Grantor, Rosa Valencia, warrants that this property is not now nor has it ever been his homestead or the homestead of his spouse or any other person who is his dependent, if any, as said term is defined by the Constitution of the State of Florida. Further, the property is not contiguous to such persons' homestead which is located at MANUEL GONZALEZ P39-233 y Hugo Novaleso QUITO-ECUADOR.

Documentary stamp taxes are not due. Consideration is love and affection.

[SIGNATURE AND NOTARY PAGE TO FOLLOW - INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*

Signature of Witness 1

*Barbara Osias*

Print Name of Witness 1

*[Handwritten Signature]*

Rosa Valencia aka Rosa Del Carmen Valencia Cedeno

*[Handwritten Signature]*

Signature of Witness 2

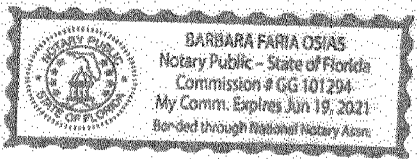
*Anna Meyerson*

Print Name of Witness 2

State of Florida

County of Broward

The foregoing instrument was sworn, subscribed, and acknowledged before me this 22 day of August, 2018 by Rosa Valencia aka Rosa Del Carmen Valencia Cedeno, who [ ] is/are personally known to me or [] who has/have produced passport as identification.



*[Handwritten Signature]*

Notary Public

Print name:

My Commission Expires:

\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 3/11/2020 4:36:23 PM.\*\*\*\*

**In the Circuit Court of the Seventeenth Judicial Circuit  
In and for Broward County, Florida**

ELDORADO PLAZA WEST ASSOCIATION INC  
Plaintiff  
VS.  
LOPEZ VALENCIA, JUAN CARLOS  
Defendant

CACE-19-015157  
Division 08

**Certificate of Title**

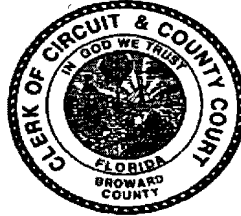
The undersigned, Brenda D. Forman, Clerk of the Court, certifies that she executed and filed a certificate of sale in this action on January 23, 2020, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida

- SEE ATTACHMENT -

Was sold to. CLASSIC REALTY PARTNERS INC.  
181-18 tudor rd jamaica, NY, 11432

Witness my hand and the seal of this court on March 10, 2020



Brenda D. Forman, Clerk of the Circuit & County Court  
Broward County, Florida

Total consideration  
\$61,300.00  
Doc Stamps. \$429.10

\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 3/11/2020 4:36:23 PM.\*\*\*\*

**Condominium Unit 12-A, ELDORADO PLAZA WEST, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 3295, Page 553, as amended from time to time, of the Public Records of Broward County, Florida.**

Filing # 123055475 E-Filed 03/14/2021 06:27:50 PM

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

CASE NO. CACE19015157 DIVISION 08 JUDGE David A Haimes

**Eldorado Plaza West Association Inc**

Plaintiff(s) / Petitioner(s)

v.

**Juan Carlos Lopez Valencia**

Defendant(s) / Respondent(s)

\_\_\_\_\_ /

**FINAL JUDGMENT OF FORECLOSURE**

THIS ACTION was heard before the Court for hearing on MARCH 8, 2021 on Plaintiff's Motion for Summary Judgment. The Court has carefully reviewed and considered the file, pleadings and evidence presented, and has considered the arguments of counsel, and is otherwise fully advised in the premises.

**Background/Undisputed Facts**

- A. The Plaintiff Association filed this foreclosure action pursuant to Florida Statutes and the governing documents of the Association for the non-payment of assessments.
- B. Pursuant to Section 718.121(4), Florida Statutes, Plaintiff mailed, by certified mail, return receipt requested, its Notice of Intent to Record a Claim of Lien on April 4, 2019. A copy of the Notice is attached to the Complaint filed herein.
- C. The outstanding assessments, fees, costs and expenses set forth in the Notice referenced above were not paid and on May 14, 2019 Plaintiff mailed, by certified mail, return receipt requested, a Notice of Intent to Foreclose a Claim of Lien and a Claim of Lien thirty (30) days prior to the filing of this action. Copies of the Notice and the Claim of Lien are attached to the Complaint filed herein.
- D. Plaintiff's Complaint for Foreclosure and Notice of Lis Pendens were filed on July 19, 2019.
- E. A Notice of Dropping Parties as to Unknown Tenant #1 and Unknown Tenant #2 was e-filed on

September 12, 2019.

F. On June 8, 2020, Defendant VALENCIA filed his Answer, Affirmative Defenses and Counter Claim, simply denying each and every allegation of the Complaint. The Counterclaim remains pendings.

G. The Answer filed by Defendant VALENCIA fails to raise any issue of material fact with respect to any of the allegations contained in the Complaint as to the entitlement of the Plaintiff to the lien recorded against the real property or the right of the Plaintiff to the entry of a Judgment of foreclosure.

H. The lien for unpaid assessments sued upon by Plaintiff constitutes a valid first lien on the property sought to be foreclosed, the assessments are in default and the lien thereof is superior to any right, title, interest or claim of any Defendant and all persons or entities claiming, by through or under them.

I. The total assessment balance due and owing from Defendant VALENCIA to the Plaintiff is set forth in the Affidavit of the Plaintiff Association, filed in support of Plaintiff's Motion for Summary Final Judgment.

J. The Declaration of Condominium for Plaintiff and Chapter 718, Florida Statutes, expressly provide that the Claim of Lien shall secure all unpaid assessments, interest, costs and attorney's fees which are due and which accrue subsequent to the recording of the Claim of Lien and prior to the entry of Final Judgment.

K. Defendant JUAN CARLOS LOPEZ VALENCIA, as Owner of the Real Property involved herein, is liable to the Association, as the prevailing party in this matter, for reasonable attorneys' fees and costs incurred by Plaintiff in this action, pursuant to the Declaration of Condominium for the Plaintiff Association as well as pursuant to Section 718.303, Florida Statutes.

L. After review of the Affidavit for Reasonable Fees and Plaintiff's Counsel's Affidavit for Attorneys' Fees and Costs, attached to the Motion for Summary Final Judgment, the Court finds that the hourly rate and the number of hours expended by Plaintiff's counsel and the costs incurred herein were reasonably incurred and necessary for the prosecution of this action and that Plaintiff is only requesting



fees after the original judgment entered herein was vacated on March 25, 2020.

K. Finally, The Court holds that the claims asserted by Defendant against Plaintiff in his counterclaim remain pending but are separate and independent from the Plaintiff's claims and not subject to a set off, but rather, if Defendant is successful on said claims must be collected separately.

IT IS THEREFORE ORDERED AND ADJUDGED that Plaintiff's Motion for Summary Final Judgment is hereby GRANTED and that Final Judgment of Foreclosure is entered in favor of Plaintiff, ELDORADO PLAZA WEST ASSOCIATION, INC. and against Defendant JUAN CARLOS LOPEZ VALENCIA and UNKNOWN SPOUSE OF JUAN CARLOS LOPEZ VALENCIA as follows:

1. Plaintiff, ELDORADO PLAZA WEST ASSOCIATION, INC., having a mailing address of c/o Law Office of Steven B. Katz, P.A., 4300 North University Drive, Suite A106, Lauderhill, FL 33351 is due the following sums:

Monthly and Special Assessment balance due as of 03/31/21:	\$	17,640.04
Attorneys' Fees:	\$	5,900.00
Finding as to reasonable number of hours: 23.60		
Finding as to reasonable hourly rate: \$ 250.00		
Recording fees	\$	10.00
Filing Fee (foreclosure)	\$	446.00
Service of Process (foreclosure)	\$	180.00
Mediation	\$	350.00
Notice of Publication of Foreclosure Sale	\$	245.00
Foreclosure Sale Fee	\$	<u>75.00</u>
<b>TOTAL:</b>	<b>\$</b>	<b>24,846.06</b>

2. Plaintiff holds a lien for the total sum superior to all claims or estates of the Defendant, on the following described property in Broward County, Florida:

**Condominium Unit 12-A, ELDORADO PLAZA WEST, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 3295, Page 553, as amended from time to time, of the Public Records of Broward County, Florida.**

3. If the total sum due with interest at the rate of 4.81% per year and all costs accrued subsequent to this Judgment are not paid, the Clerk of Court shall sell that property at public sale on **MAY 11, 2021** to the highest bidder for cash, except as prescribed in Paragraph 4, at the Courthouse located at 201 Southeast Sixth Street, Fort Lauderdale, Broward County, Florida 33301 in accordance with Section 45.031, Florida Statutes, using the following method (CHECK ONE):

\_\_\_\_\_ at the Broward County Courthouse, beginning at \_\_\_\_\_ on the prescribed date.

by electronic sale beginning at 10:00 A.M. on the prescribed date at:

*<https://www.broward.realforeclose.com/index.cfm>*

4. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if the Plaintiff is not the purchaser of the property for sale, provided however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this Judgment or such part of it as is necessary to pay the bid in full.

5. 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 above from this date to the date of the sale, and by retaining any remaining amount pending further order of this Court.

6. Upon filing the Certificate of Sale, the Defendants and all persons claiming under or against Defendants since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under Chapter 718 or Chapter 720, Florida Statutes, if any. Upon the filing of the Certificate of Title, the person named on the Certificate of Title shall be let into possession of the property.

7. Jurisdiction of this action is retained to enter further orders that are proper, including, without limitation, a deficiency judgment.

**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 SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.**

**IF YOU ARE A SUBORDINATE LIENHOLDER 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 the property being foreclosed on has qualified for the homestead exemption in the most recent approved tax roll, the final judgment shall additionally contain the following statement in conspicuous type):**

**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 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 COURT, 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 COUNTY LEGAL AID OFFICE OF LEGAL AID SERVICE OF BROWARD COUNTY, INC., 491 NORTH STATE ROAD SEVEN, PLANTATION, FL 33317, PHONE: (954) 765-8950 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. YOU SHOULD**

CaseNo: CACE19015157

Page 6 of 6

**DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

**DONE and ORDERED** in Chambers, at Broward County, Florida on 03-14-2021.

  
CACE19015157 03-14-2021 2:36 PM

CACE19015157 03-14-2021 2:36 PM

Hon. David A Haimés

**CIRCUIT JUDGE**

Electronically Signed by David A Haimés

**Copies Furnished To:**

Ari G. Pregon , E-mail : [arilawfirm@gmail.com](mailto:arilawfirm@gmail.com)

CINDY LORENZO , E-mail : [CLORENZO@sbk.legal](mailto:CLORENZO@sbk.legal)

Justin C Sorel , E-mail : [loren.ryan@csklegal.com](mailto:loren.ryan@csklegal.com)

Justin C Sorel , E-mail : [justin.sorel@csklegal.com](mailto:justin.sorel@csklegal.com)

Mark Pomeranz , E-mail : [pomeranzlawfirm@gmail.com](mailto:pomeranzlawfirm@gmail.com)

Steven Katz , E-mail : [me@sbk.legal](mailto:me@sbk.legal)

Steven Katz , E-mail : [sbk@sbk.legal](mailto:sbk@sbk.legal)

Steven Katz , E-mail : [ja@sbk.legal](mailto:ja@sbk.legal)

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

CASE NO. CACE19015157

ELDORADO PLAZA WEST ASSOCIATION  
INC.,

Plaintiff,  
vs.

JUAN CARLOS LOPEZ VALENCIA, et. al.,

Defendant.

---

**NOTICE OF APPEAL**

Defendant, JUAN CARLOS LOPEZ VALENCIA, by and through undersigned appearing counsel, appeals to the Fourth District Court of Appeals, the Final Judgment entered March 14, 2021. A Copy of the Order designated in the notice of appeal is attached in accordance with Rules 9.110(d) and 9.130. The nature of the Order is as a final order.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy hereof has been furnished to: **Steven B. Katz, Esq., sbk@sbk.legal**, Law Office of Steven B. Katz, P.A., 4300 N University Dr., Suite A106, Lauderhill, FL 33351 and to any and all other parties listed on the State of Florida Efiling system for service on April 13, 2021.

**Pomeranz & Associates, P.A.**  
1920 E. Hallandale Beach Blvd.  
Suite 802  
Hallandale Beach, FL 33309  
(305)891-5858

\_\_\_\_\_/S/\_\_\_\_\_  
Mark L. Pomeranz, Esquire  
FLORIDA BAR NO. 622508  
Email: pomeranzlawfirm@gmail.com

Filing # 123055475 E-Filed 03/14/2021 06:27:50 PM

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

CASE NO. CACE19015157 DIVISION 08 JUDGE David A Haimes

**Eldorado Plaza West Association Inc**

Plaintiff(s) / Petitioner(s)

v.

**Juan Carlos Lopez Valencia**

Defendant(s) / Respondent(s)

\_\_\_\_\_ /

**FINAL JUDGMENT OF FORECLOSURE**

THIS ACTION was heard before the Court for hearing on MARCH 8, 2021 on Plaintiff's Motion for Summary Judgment. The Court has carefully reviewed and considered the file, pleadings and evidence presented, and has considered the arguments of counsel, and is otherwise fully advised in the premises.

**Background/Undisputed Facts**

- A. The Plaintiff Association filed this foreclosure action pursuant to Florida Statutes and the governing documents of the Association for the non-payment of assessments.
- B. Pursuant to Section 718.121(4), Florida Statutes, Plaintiff mailed, by certified mail, return receipt requested, its Notice of Intent to Record a Claim of Lien on April 4, 2019. A copy of the Notice is attached to the Complaint filed herein.
- C. The outstanding assessments, fees, costs and expenses set forth in the Notice referenced above were not paid and on May 14, 2019 Plaintiff mailed, by certified mail, return receipt requested, a Notice of Intent to Foreclose a Claim of Lien and a Claim of Lien thirty (30) days prior to the filing of this action. Copies of the Notice and the Claim of Lien are attached to the Complaint filed herein.
- D. Plaintiff's Complaint for Foreclosure and Notice of Lis Pendens were filed on July 19, 2019.
- E. A Notice of Dropping Parties as to Unknown Tenant #1 and Unknown Tenant #2 was e-filed on

September 12, 2019.

F. On June 8, 2020, Defendant VALENCIA filed his Answer, Affirmative Defenses and Counter Claim, simply denying each and every allegation of the Complaint. The Counterclaim remains pendings.

G. The Answer filed by Defendant VALENCIA fails to raise any issue of material fact with respect to any of the allegations contained in the Complaint as to the entitlement of the Plaintiff to the lien recorded against the real property or the right of the Plaintiff to the entry of a Judgment of foreclosure.

H. The lien for unpaid assessments sued upon by Plaintiff constitutes a valid first lien on the property sought to be foreclosed, the assessments are in default and the lien thereof is superior to any right, title, interest or claim of any Defendant and all persons or entities claiming, by through or under them.

I. The total assessment balance due and owing from Defendant VALENCIA to the Plaintiff is set forth in the Affidavit of the Plaintiff Association, filed in support of Plaintiff's Motion for Summary Final Judgment.

J. The Declaration of Condominium for Plaintiff and Chapter 718, Florida Statutes, expressly provide that the Claim of Lien shall secure all unpaid assessments, interest, costs and attorney's fees which are due and which accrue subsequent to the recording of the Claim of Lien and prior to the entry of Final Judgment.

K. Defendant JUAN CARLOS LOPEZ VALENCIA, as Owner of the Real Property involved herein, is liable to the Association, as the prevailing party in this matter, for reasonable attorneys' fees and costs incurred by Plaintiff in this action, pursuant to the Declaration of Condominium for the Plaintiff Association as well as pursuant to Section 718.303, Florida Statutes.

L. After review of the Affidavit for Reasonable Fees and Plaintiff's Counsel's Affidavit for Attorneys' Fees and Costs, attached to the Motion for Summary Final Judgment, the Court finds that the hourly rate and the number of hours expended by Plaintiff's counsel and the costs incurred herein were reasonably incurred and necessary for the prosecution of this action and that Plaintiff is only requesting

fees after the original judgment entered herein was vacated on March 25, 2020.

K. Finally, The Court holds that the claims asserted by Defendant against Plaintiff in his counterclaim remain pending but are separate and independent from the Plaintiff's claims and not subject to a set off, but rather, if Defendant is successful on said claims must be collected separately.

IT IS THEREFORE ORDERED AND ADJUDGED that Plaintiff's Motion for Summary Final Judgment is hereby GRANTED and that Final Judgment of Foreclosure is entered in favor of Plaintiff, ELDORADO PLAZA WEST ASSOCIATION, INC. and against Defendant JUAN CARLOS LOPEZ VALENCIA and UNKNOWN SPOUSE OF JUAN CARLOS LOPEZ VALENCIA as follows:

1. Plaintiff, ELDORADO PLAZA WEST ASSOCIATION, INC., having a mailing address of c/o Law Office of Steven B. Katz, P.A., 4300 North University Drive, Suite A106, Lauderhill, FL 33351 is due the following sums:

Monthly and Special Assessment balance due as of 03/31/21:	\$	17,640.04
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Finding as to reasonable number of hours: 23.60		
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Foreclosure Sale Fee	\$	<u>75.00</u>
<b>TOTAL:</b>	<b>\$</b>	<b>24,846.06</b>

2. Plaintiff holds a lien for the total sum superior to all claims or estates of the Defendant, on the following described property in Broward County, Florida:

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3. If the total sum due with interest at the rate of 4.81% per year and all costs accrued subsequent to this Judgment are not paid, the Clerk of Court shall sell that property at public sale on **MAY 11, 2021** to the highest bidder for cash, except as prescribed in Paragraph 4, at the Courthouse located at 201 Southeast Sixth Street, Fort Lauderdale, Broward County, Florida 33301 in accordance with Section 45.031, Florida Statutes, using the following method (CHECK ONE):

\_\_\_\_\_ at the Broward County Courthouse, beginning at \_\_\_\_\_ on the prescribed date.  
 by electronic sale beginning at 10:00 A.M. on the prescribed date at:  
***<https://www.broward.realforeclose.com/index.cfm>***

4. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if the Plaintiff is not the purchaser of the property for sale, provided however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this Judgment or such part of it as is necessary to pay the bid in full.

5. 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 above from this date to the date of the sale, and by retaining any remaining amount pending further order of this Court.

6. Upon filing the Certificate of Sale, the Defendants and all persons claiming under or against Defendants since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under Chapter 718 or Chapter 720, Florida Statutes, if any. Upon the filing of the Certificate of Title, the person named on the Certificate of Title shall be let into possession of the property.

7. Jurisdiction of this action is retained to enter further orders that are proper, including, without limitation, a deficiency judgment.

**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 SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.**

**IF YOU ARE A SUBORDINATE LIENHOLDER 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.**

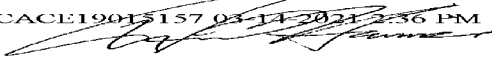
**(If the property being foreclosed on has qualified for the homestead exemption in the most recent approved tax roll, the final judgment shall additionally contain the following statement in conspicuous type):**

**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 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 COURT, 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 COUNTY LEGAL AID OFFICE OF LEGAL AID SERVICE OF BROWARD COUNTY, INC., 491 NORTH STATE ROAD SEVEN, PLANTATION, FL 33317, PHONE: (954) 765-8950 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. YOU SHOULD**

CaseNo: CACE19015157  
Page 6 of 6

**DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**  
**DONE and ORDERED** in Chambers, at Broward County, Florida on 03-14-2021.

  
CACE19015157 03-14-2021 2:36 PM

CACE19015157 03-14-2021 2:36 PM

Hon. David A Haimés

**CIRCUIT JUDGE**

Electronically Signed by David A Haimés

**Copies Furnished To:**

Ari G. Pregon , E-mail : [arilawfirm@gmail.com](mailto:arilawfirm@gmail.com)  
CINDY LORENZO , E-mail : [CLORENZO@sbk.legal](mailto:CLORENZO@sbk.legal)  
Justin C Sorel , E-mail : [loren.ryan@csklegal.com](mailto:loren.ryan@csklegal.com)  
Justin C Sorel , E-mail : [justin.sorel@csklegal.com](mailto:justin.sorel@csklegal.com)  
Mark Pomeranz , E-mail : [pomeranzlawfirm@gmail.com](mailto:pomeranzlawfirm@gmail.com)  
Steven Katz , E-mail : [me@sbk.legal](mailto:me@sbk.legal)  
Steven Katz , E-mail : [sbk@sbk.legal](mailto:sbk@sbk.legal)  
Steven Katz , E-mail : [ja@sbk.legal](mailto:ja@sbk.legal)

Prepared by:  
Steven B. Katz, Esq.  
4300 N. University Dr. A-106  
Lauderhill, FL 33351  
File # 1203-028

**CLAIM OF LIEN FOR MAINTENANCE ASSESSMENTS**

BEFORE ME, the undersigned authority, personally appeared Steven B. Katz, who being duly sworn, deposes and says that he is the Attorney-in-Fact for ELDORADO PLAZA WEST CONDOMINIUM ASSOCIATION, INC., the Lienor herein, whose post office address is c/o 4300 North University Drive A106 Lauderdale, Florida 33351 and that pursuant to the Section of §718.116 of the Florida Statutes, as well as The Declaration of Condominium for ELDORADO PLAZA WEST CONDOMINIUM ASSOCIATION, INC., said Association is owed the following amount for the following assessment(s):

In accordance with the Declaration, there is due and owing to the Lienor as of May 14, 2019, the amount of \$7,330.25 The Claim of Lien secures the following amounts:

Past due maintenance through May 31, 2019	\$ 5,213.04
Special Assessment through May 31,2019	\$ 1,172.00
Interest Due	\$ 119.66
Legal Fee for Claim of Lien	\$ 215.00
Recording Fee	\$ 13.50
Postage	\$ 7.35
<b>TOTAL OUTSTANDING:</b>	<b>\$ 7,330.25</b>

This amount does not include interest at the rate as set forth in the Declaration of Condominium and Restrictions from the due dates. This Claim of Lien shall also secure all unpaid assessments, interest, costs, and attorney's fees which are due and which may accrue subsequent to the recording of this Claim of Lien and prior to entry of a Final Judgment of Foreclosure.

The Lienor claims this Lien on the following described property in Broward County, Florida:

**Condominium Unit 12-A, ELDORADO PLAZA WEST, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 3295, Page 533, as amended from time to time, of the Public Records of Broward County, Florida.**

Current owner of record is JUAN CARLOS LOPEZ VALENCIA, a single man

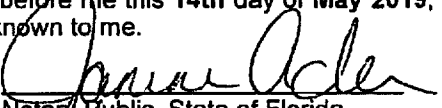
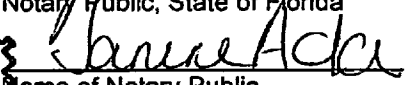
FURTHER AFFIANT SAYETH NOT.

ELDORADO PLAZA WEST  
CONDOMINIUM ASSOCIATION, INC

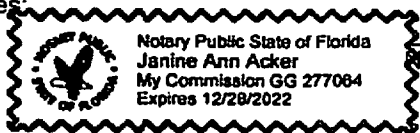
By:   
Steven B. Katz  
4300 N. University Drive #A-106  
Lauderhill, FL 33351

STATE OF FLORIDA            )  
COUNTRY OF BROWARD        )

The foregoing Claim of Lien was acknowledged before me this 14th day of May 2019, by Steven B. Katz, as Agent for the Association, who is personally known to me.

  
Notary Public, State of Florida  
  
Name of Notary Public

My commission expires:



Case Number: CACE-19-015157 Division: 08  
Filing # 92874918 E-Filed 07/19/2019 05:25:06 PM

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

ELDORADO PLAZA WEST  
ASSOCIATION, INC.,

CASE NO.:

Plaintiff,

vs.

JUAN CARLOS LOPEZ VALENCIA; UNKOWN  
SPOUSE OF JUAN CARLOS LOPEZ VALENCIA;  
TENANT #1 A/K/A GALO VALENCIA and  
TENANT # 2 A/K/A JENNY VALENCIA,

Defendant.

NOTICE OF LIS PENDENS

YOU ARE NOTIFIED of the institution of this action by Plaintiff, ELDORADO PLAZA WEST ASSOCIATION, INC. against you seeking to foreclose a Claim of Lien dated MAY 14, 2019 and recorded on MAY 22, 2019 as Instrument # 115821761 in the Public Records of Broward County, Florida on the real property legally described as follows:

**Condominium Unit 12-A, ELDORADO PLAZA WEST, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 3295, Page 533, as amended from time to time, of the Public Records of Broward County, Florida.**

Current owner of record is JUAN CARLOS LOPEZ VALENCIA, A SINGLE MAN  
Address: 180 NE 12 AVE., #12a, Hallandale, FL 33009-4549

DATED this 19TH day of July 2019.

LAW OFFICE OF STEVEN B. KATZ, P.A.  
*Attorneys for Plaintiff*  
4300 North University Drive, Suite A106  
Lauderhill, FL 33351  
Telephone: (954) 726-0805  
sbk@sbk.legal  
By: */s/ Steven B. Katz*  
STEVEN B. KATZ, ESQ.  
Florida Bar No.: 41255

\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 12/19/2019 4:30:00 PM.\*\*\*\*

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

ELDORADO PLAZA WEST  
ASSOCIATION, INC.,

CASE NO.: CACE-19-015157 (08)

Plaintiff,

vs.

JUAN CARLOS LOPEZ VALENCIA; and  
UNKNOWN SPOUSE OF JUAN CARLOS  
LOPEZ VALENCIA,

Defendants.

Filed in Open Court,  
CLERK OF THE CIRCUIT COURT  
ON 12/19/19  
BY JK

**DEFAULT FINAL JUDGMENT OF FORECLOSURE**

THIS ACTION was heard before the Court on DECEMBER 19, 2019. After having reviewed and considered the file, pleadings and evidence presented, and being otherwise advised in the premises, the Court makes the following findings:

A. The Plaintiff Association filed this foreclosure action as well as a separate eviction action pursuant to Florida Statutes and the governing documents of the Association for the non-payment of assessments from the tenants of the Unit involved herein.

B. Simultaneously with the foreclosure action, collection letters were sent to the tenants of the Unit in accordance with Section 718.116(11)(a), Florida Statutes and an eviction action was filed (Case No.: COWE-19-006345 (80)).

C. A Default Final Judgment was obtained on July 16, 2019 and the tenants were removed from the Unit for failure to pay the rent to Plaintiff, which was to be applied to the outstanding assessments due from Defendants herein.

D. Pursuant to Florida Statutes, Defendants are liable for all fees and costs incurred by Plaintiff in the eviction action.

\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 12/19/2019 4:30:00 PM.\*\*\*\*

E. Plaintiff's Complaint for Foreclosure and Notice of Lis Pendens were filed on July 19, 2019. Efforts to serve the Defendants were unsuccessful despite numerous attempts by the Plaintiff's Process Server.

F. A Sworn Statement for Constructive Service and Affidavits of Diligent Search were filed on September 24, 2019. A Notice of Action for against all Defendants was issued on September 25, 2019 and published in the Broward Daily Business Review on October 2, 2019 and October 9, 2019. Proof of Publication was filed on October 10, 2019.

G. Motions for Default were filed against all of the Defendants. Defaults were issued against all Defendants on November 4, 2019 for failure to serve or file any paper as required by law in response to the Complaint.

H. As a result of the foregoing, the Plaintiff Association is entitled to the entry of a Default Final Judgment against Defendants JUAN CARLOS LOPEZ VALANCIA and the UNKNOWN SPOUSE OF JUAN CARLOS LOPEZ VALENCIA for the relief requested in the Complaint and Motion for Default Final Judgment filed herein.

I. Defendant JUAN CARLOS LOPEZ VALENCIA, as Owner of the Real Property involved herein, is liable to the Association, as the prevailing party in this matter, for reasonable attorneys' fees and costs incurred by Plaintiff in this action, pursuant to the Declaration of Condominium for the Plaintiff Association as well as pursuant to Section 718.303, Florida Statutes.

J. After review of the Affidavit for Reasonable Fees and Plaintiff's Counsel's Affidavit for Attorneys' Fees and Costs, attached to the Motion for Default Final Judgment, the Court finds that the hourly rate and the number of hours expended by Plaintiff's counsel and the

\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 12/19/2019 4:30:00 PM.\*\*\*\*

costs incurred herein were reasonably incurred and necessary for the prosecution of this action. The Court further finds that the total attorneys' fees and costs incurred are reasonable.

IT IS THEREFORE ORDERED AND ADJUDGED that Plaintiff's Motion for Default Final Judgment is hereby GRANTED and that a Default Final Judgment of Foreclosure is entered in favor of Plaintiff, ELDORADO PLAZA WEST ASSOCIATION, INC. and against Defendant JUAN CARLOS LOPEZ VALENCIA and UNKNOWN SPOUSE OF JUAN CARLOS LOPEZ VALENCIA as follows:

1. Plaintiff, ELDORADO PLAZA WEST ASSOCIATION, INC., having a mailing address of c/o Law Office of Steven B. Katz, P.A., 4300 North University Drive, Suite A106, Lauderhill, FL 33351 is due the following sums:

Assessment balance due as of DECEMBER 31, 2019:	\$	8,118.04
Special Assessments balance due as of DECEMBER 31, 2019	\$	2,447.00
Interest	\$	392.50
Attorneys' Fees:	\$	<del>8,892.50</del> 4,892.50 / <i>SKA</i>
Finding as to reasonable number of hours: 35.57		
Finding as to reasonable hourly rate: \$ 250.00		
Certified Postage	\$	32.51
Recording fees	\$	40.50
Filing fee (eviction)	\$	230.00
Filing Fee (foreclosure)	\$	446.00
Service of Process (eviction)	\$	188.00
Service of Process (foreclosure)	\$	180.00
Skip Trace	\$	255.00
Notice of Action for Constructive Service	\$	245.00
Notice of Sale Certificate Cost Fee	\$	75.00
Notice of Publication of Foreclosure Sale	\$	245.00
Foreclosure Sale Fee	\$	75.00
Certificate of New Title Fee	\$	75.00
<b>TOTAL:</b>	\$	<del>21,937.05</del> 17,937.05 / <i>SKA</i>

2. Plaintiff holds a lien for the total sum superior to all claims or estates of the Defendant, on the following described property in Broward County, Florida:



\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 12/19/2019 4:30:00 PM.\*\*\*\*

**Condominium Unit 12-A, ELDORADO PLAZA WEST, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 3295, Page 553, as amended from time to time, of the Public Records of Broward County, Florida.**

3. If the total sum due with interest at the rate of 6.89% per year and all costs accrued subsequent to this Judgment are not paid, the Clerk of Court shall sell that property at public sale on January 23, 2020 to the highest bidder for cash, except as prescribed in Paragraph 4, at the Courthouse located at 201 Southeast Sixth Street, Fort Lauderdale, Broward County, Florida 33301 in accordance with Section 45.031, Florida Statutes, using the following method (CHECK ONE):

         at the Broward County Courthouse, beginning at          on the prescribed date.  
  X   by electronic sale beginning at 10:00 A.M. on the prescribed date at:  
*<https://www.broward.realforeclose.com/index.cfm>*

4. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if the Plaintiff is not the purchaser of the property for sale, provided however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this Judgment or such part of it as is necessary to pay the bid in full.

5. 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 above from this date to the date of the sale, and by retaining any remaining amount pending further order of this Court.

6. Upon filing the Certificate of Sale, the Defendants and all persons claiming under or against Defendants since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under Chapter 718 or Chapter 720,

\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 12/19/2019 4:30:00 PM.\*\*\*\*

Florida Statutes, if any. Upon the filing of the Certificate of Title, the person named on the Certificate of Title shall be let into possession of the property.

7. Jurisdiction of this action is retained to enter further orders that are proper, including, without limitation, a deficiency judgment.

**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 SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.**

**IF YOU ARE A SUBORDINATE LIENHOLDER 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 the property being foreclosed on has qualified for the homestead exemption in the most recent approved tax roll, the final judgment shall additionally contain the following statement in conspicuous type):**


**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 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 COURT, 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,**

\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 12/19/2019 4:30:00 PM.\*\*\*\*

**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 COUNTY LEGAL AID OFFICE OF LEGAL AID SERVICE OF BROWARD COUNTY, INC., 491 NORTH STATE ROAD SEVEN, PLANTATION, FL 33317, PHONE: (954) 765-8950 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE**

DONE AND ORDERED in Fort Lauderdale, Broward County, Florida on this 19TH day of DECEMBER, 2019.

  
CIRCUIT JUDGE

COPIES FURNISHED:

STEVEN B. KATZ, ESQ. ([sbk@sbk.legal](mailto:sbk@sbk.legal)), Law Office of Steven B. Katz, P.A., 4300 North University Drive, Suite A106, Lauderhill, FL 33351.

JUAN CARLOS LOPEZ VALENCIA, 180 N.E. 12th Avenue, Unit 12A, Hallandale, FL 33009 (last known address).

INSTR # 113496934 Page 1 of 1, Recorded 02/05/2016 at 09:03 AM  
Broward County Commission, Deputy Clerk ERECORD

\*\*\*\* FILED: BROWARD COUNTY, FL Howard C. Forman. CLERK 2/4/2016 4:30:00 PM.\*\*\*\*

**IN THE COUNTY COURT, IN AND FOR BROWARD COUNTY, FLORIDA  
CIVIL DIVISION**

WESTLAKE SERVICES, LLC  
D/B/A WESTLAKE FINANCIAL SERVICES  
4751 Wilshire Blvd., Suite 100  
Los Angeles, CA 90010,

Plaintiff,

vs.

JUAN LOPEZ,

Defendant.

Case No. COCE-15-016471

**DEFAULT FINAL JUDGMENT AGAINST DEFENDANT**

THIS action was brought before the Court ex parte after entry of default against the Defendant, JUAN LOPEZ, on September 16, 2015. Accordingly, it is

ORDERED AND ADJUDGED that:

1. The Plaintiff, WESTLAKE SERVICES, LLC D/B/A WESTLAKE FINANCIAL SERVICES, shall recover of and from the Defendant, JUAN LOPEZ, the sum of \$10,617.83 as principal plus Court costs of \$364.30, attorney's fees of \$500.00 and prejudgment interest of \$2,598.93 through October 28, 2015 for a total sum of \$14,081.06 which all draws interest at the legal rate in accordance with Florida Statute 55.03, for all of which let Execution issue.

DONE AND ORDERED in Chambers at Broward County, Florida, this \_\_\_\_\_ day of

FEB 04 2016, 2016.

  
\_\_\_\_\_  
COUNTY COURT JUDGE

**COPIES TO:**

KELLEY KRONENBERG ATTORNEYS AT LAW  
Attn: Alison Verges Walters, Esq.  
1511 N. Wetshore Blvd., Suite 400  
Tampa, FL 33607

Juan Lopez  
1534 Haverford Ln  
Sebastian, FL 32958-6571



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 18 day of February, 2016 of County Administrator.

By   
Deputy Clerk

Instr# 115605184 , Page 1 of 1, Recorded 02/08/2019 at 01:19 PM  
Broward County Commission

Filing # 84620456 E-Filed 02/08/2019 09:22:10 AM

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

CASE NO. COCE18025662 DIVISION 52 JUDGE Giuseppina Miranda

**Cavalry SPV I LLC**

Plaintiff(s) / Petitioner(s)

v.

**Juan Lopez**

Defendant(s) / Respondent(s)

**DEFAULT FINAL JUDGMENT**

THIS CAUSE having come to be heard before this Honorable Court for a Pre-Trial Conference on 01/11/2019, and the Court finding that a Default was entered, and being otherwise fully advised in the premises, it is ORDERED AND ADJUDGED THAT: Plaintiff whose address is 500 Summit Lake Drive, Suite 400 Valhalla, NY 10595 shall recover from Defendant, JUAN LOPEZ the principal sum of \$1,357.21, court costs in the amount of \$239.50, that shall bear interest at the rate of 6.33% per annum, for all of which let execution issue. The interest rate will adjust in accordance with section 55.03, Florida Statutes. Plaintiff shall be entitled to post-judgment costs incurred in the execution of the judgment pursuant to Florida Statute.

IT IS FURTHER ORDERED THAT: Defendant shall complete the Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney, (with reference to File #380919) within 45 days from the date of this Final Judgment. Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343 and return it to the Plaintiff's attorney.

**DONE** and **ORDERED** in Chambers, at Broward County, Florida on 02-08-2019.

~~COCE18025662 02-08-2019 9:21 AM~~

COCE18025662 02-08-2019 9:21 AM

Hon. Giuseppina Miranda

**COUNTY JUDGE**

Electronically Signed by Giuseppina Miranda

**Copies Furnished To:**

Abc Legal Batch Admin , E-mail : [devEfile@ABCLegal.com](mailto:devEfile@ABCLegal.com)

Jason S Dragutsky , E-mail : [eservice@haytfla.com](mailto:eservice@haytfla.com)

Jason Scott Dragutsky , E-mail : [eservice@haytfla.com](mailto:eservice@haytfla.com)

Juan Lopez , Address : 6137 SW 33rd St., Miramar, FL 33023-5123

\*\*\* FILED: BROWARD COUNTY, FL BRENDA D. FORMAN, CLERK 2/8/2019 9:21:25 AM.\*\*\*

I hereby certify this document to be a true, correct and complete copy of the record filed in my office.  
Dated this 14 day of March, 2019 County Administrator.

By

  
Deputy Clerk



STATE OF FLORIDA  
COUNTY OF BROWARD  
CITY OF DEERFIELD BEACH

3


RETURN TO: CITY CLERK  
150 NE 2 AVENUE  
Deerfield Beach, Florida

Violation Order Assessing Fine

as recorded in my office.  
Prepared By: Antonia Frost, Special Magistrate Clerk

Witness my hand and official seal of the  
City of Deerfield Beach, Florida, this  
22nd day of December, A.D. 2015

CITY OF DEERFIELD BEACH  
BROWARD COUNTY, FLORIDA

By:   
Samantha Gillyard, CMC, City Clerk

IN THE MATTER OF: CASE#14-2440

LOPEZ, JUAN  
278 NE 42 CT  
POMPANO BEACH, FL 33064

TAX FOLIO # 8214-02-0480  
PUBLIC RECORDS-BROWARD COUNTY  
STREET ADDRESS: 278 NE 42 CT  
LEGAL DESCRIPTION: POMPANO BEACH  
HIGHLANDS 8<sup>TH</sup> SEC 47-34 B LOT 2 BLK 90  
BROWARD COUNTY, FLORIDA

**VIOLATION ORDER ASSESSING FINE**

On 7/29/14 you were issued a Notice of Code Violation and given until at 8/14/14 at 5:00 P.M. to correct these violations. You were further given a Notice of Hearing to be held by the Special Magistrate on these alleged-violations: **14-100 PROPERTY EXTERIOR MAINTENANCE**

On 9/14/15 a hearing was held by Deerfield Beach Special Magistrate on your alleged violation. You were found to be in violation of the Code Section as stated in the "Notice of Code Violation". The Special Magistrate also established that a fine of \$100.00 DOLLARS PER DAY, NO CAP.PLUS \$80.00 DOLLARS COURT COST.

At the Hearing on 10/13/15 the Special Magistrate computed the fine for 15 day(s) of non-compliance and continuing.

**WHEREAS**, Florida Statutes Section 162.09 (1991) authorizes the recording in the Public Records of Broward County of this Code Enforcement Special Magistrate's Order imposing fine, said recording to constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

**NOW THEREFORE**, this fine pursuant to the Special Magistrate's Order shall constitute a lien in the amount of \$1,580.00 against the above described property and shall be recorded in the official records of Broward County Florida.

CITY OF DEERFIELD BEACH, FLORIDA


BY:   
Hugh Dunkley, Finance Director

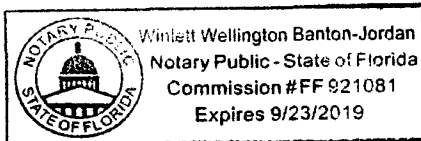
STATE OF FLORIDA  
BROWARD COUNTY

Before me personally appeared Hugh Dunkley to me well known and known to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

Witness my hand and official seal, this 4 DAY OF December 2015



  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE



3.

OFFICE OF THE SPECIAL MAGISTRATE  
CITY OF MARGATE, FLORIDA  
CASE NO. 2019-1048

CITY OF MARGATE, FLORIDA	)
	)
PETITIONER,	)
	)
VS.	)
	)
JUAN LOPEZ,	)
	)
	)
	)
RESPONDENT(S)	)

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

The City of Margate Special Magistrate, at a hearing held on OCTOBER 22, 2019, and having received testimony of Non-Compliance concerning a Final Order in the above-captioned case, enters the following Findings of Fact:

1. That the City of Margate Special Magistrate issued a Final Order on AUGUST 27, 2019, in the above-captioned case commanding the Respondent to bring the violation(s) specified in said Final Order into compliance on or before SEPTEMBER 26, 2019, or be subject to a fine in the amount of up to \$1000 per day for each day of non-compliance thereafter. A copy of said Final Order and subsequent orders issued are attached hereto as Exhibit "A".
2. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to wit:

**CERTIFICATION**  
 I CERTIFY THIS TO BE A TRUE & CORRECT COPY  
 OF THE DOCUMENT ON FILE AT CITY HALL  
 WITNESS BY HAND AND OFFICIAL SEAL OF  
 THE CITY OF MARGATE THIS 4<sup>th</sup> DAY  
 OF November 2019  
 \_\_\_\_\_  
 Jennifer P. Johnson  
 Assistant City Clerk

8

CASE NO. 2019-1048

FOLIO #: 9206 20 0100

LEGAL DESCRIPTION: HERITAGE PINES (99-10B) LOT 10 BLK A

AKA: 1031 SW 56 AVENUE, MARGATE

3. That Respondent did not comply with the Final Order on or before the date specified,

IT IS, THEREFORE, THE ORDER OF THE SPECIAL MAGISTRATE THAT:

1. A \$250.00 fine is hereby imposed
2. A fine in the amount of \$35.00 is hereby imposed and shall accrue per diem commencing SEPTEMBER 26, 2019, until such time as Respondent shall comply with said Final Order.
3. The fine shall constitute a lien against the above-described real property pursuant to Chapter 162 of the Florida Statutes and Chapter 1, subsection 1-8(c) of the City of Margate Code of Ordinances, and City of Margate Resolution 8957. The Clerk to the Special Magistrate is directed to record a true copy of this Order in the Public Records of Broward County, Florida.
4. Pursuant to the City of Margate Ordinance 2007-11 dated July 3, 2007, you shall be liable for a \$100.00 Lien Preparation and Recording fee and \$50.00 Lien Release fees.

Upon complying with this Order of Imposition of Fine and Claim of Lien, the Respondent shall notify, TIFFANY HARRIS, the Code Compliance Officer at (954) 972-1232 who shall have the property inspected. This Order shall not be deemed complied with unless the Code Compliance Office of the City of Margate is notified.

Respondent(s) may appeal a final administrative order of the City of Margate Special Magistrate to the Circuit Court. An appeal shall be filed within (30) days of the execution of the Order to be appealed.

DONE AND ORDERED:

CITY OF MARGATE  
OFFICE OF THE SPECIAL MAGISTRATE

  
\_\_\_\_\_  
SPECIAL MAGISTRATE MARK PURDY

ATTEST:

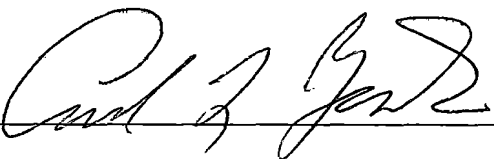
  
\_\_\_\_\_  
CLERK TO THE SPECIAL MAGISTRATE  
CARLEEN STEADMAN



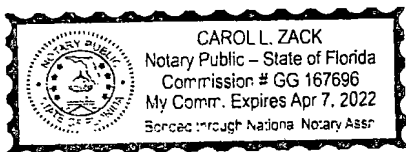
CASE NO. 2019-1048

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF BROWARD        )

I hereby certify that on this day, before me an officer duly qualified to take acknowledgements, personally appeared MARK PURDY, Special Magistrate of the City of Margate, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. Witness my hand and official seal in the County and State as aforesaid this date: 10-29-2019

  
\_\_\_\_\_

Notary Public, State of Florida





OFFICE OF THE SPECIAL MAGISTRATE  
CITY OF MARGATE, FLORIDA  
CASE NO. 2019-1048

CITY OF MARGATE, FLORIDA )  
 )  
 PETITIONER, )  
 )  
 VS. )  
 )  
 JUAN LOPEZ, )  
 )  
 )  
 )  
 RESPONDENT(S) )

**EXHIBIT "A"**

F I N A L O R D E R

IN RE: 1031 SW 56 AVENUE MARGATE FL 33068-2958  
MAILING ADDRESS: SAME

FOLIO #: 9206 20 0100  
LEGAL DESCRIPTION: HERITAGE PINES (99-10B) LOT 10 BLK A

The Special Magistrate of the City of Margate having heard testimony under oath and argument at a public Violation Hearing, in reference to the above-described property, held on AUGUST 27, 2019, at 2:00 p.m., after due notice to the Respondent, and based upon the evidence, the Special Magistrate of the City of Margate, thereupon issued the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER.

FINDINGS OF FACT

The property is unmaintained (repair broken/damaged wall) at the above-described property.

CONCLUSIONS OF LAW

The findings of fact above result in a violation of the City of Margate Code of Ordinances, Section 40.4 Appendix A.

ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, it is the Order of the City of Margate Special Magistrate that Respondent shall comply with City of Margate Code of Ordinances on or before **SEPTEMBER 26, 2019**.

Upon complying with this Final Order, **the Respondent shall notify TIFFANY HARRIS, the Code Compliance Officer** at (954) 972-1232, who shall have the property inspected and notify the Office of the Special Magistrate of the City of Margate that compliance has occurred. If property is not brought into compliance on or before that date, a penalty hearing will be conducted on **OCTOBER 22, 2019**, at 2:00 P.M. to determine what if any penalty should be imposed.

If Respondent does not comply by the time specified, **and notify the Code Compliance Unit of the City of Margate that there has been compliance**, the City of Margate Special Magistrate shall consider an imposition of a fine of up to \$1000 per day for each day the violation continues to exist beyond the date set for compliance in the Final Order.

Pursuant to Resolution 10-999 dated June 20, 2007, you are responsible for administrative costs in the amount of \$50.00. Payments can be made to the City Clerk's Office by cash or check, payable to the City of Margate, 5790 Margate Boulevard, Margate, FL 33063.

Respondent(s) may appeal a final administrative order of the City of Margate Special Magistrate to the Circuit Court. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED:

CITY OF MARGATE  
OFFICE OF THE SPECIAL MAGISTRATE

  
\_\_\_\_\_  
SPECIAL MAGISTRATE MARK PURDY

ATTEST:

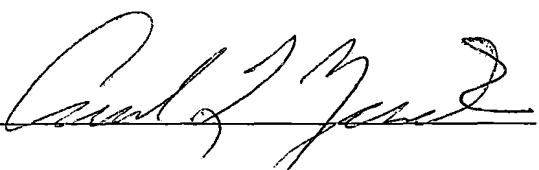
  
\_\_\_\_\_  
CLERK TO THE SPECIAL MAGISTRATE  
CARLEEN STEADMAN

CASE NO. 2019-1048

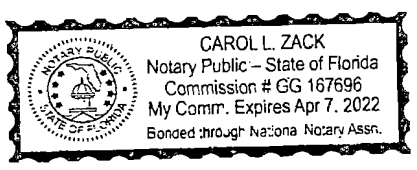
CASE NO. 2019-1048

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF BROWARD        )

I hereby certify that on this day, before me an officer duly qualified to take acknowledgements, personally appeared MARK PURDY, Special Magistrate, of the City of Margate, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. Witness my hand and official seal in the County and State as aforesaid this date 9-10-2019 :



Notary Public, State of Florida



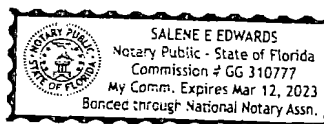
CASE NO. 2019-1048

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF BROWARD        )

I hereby certify that on this day, before me an officer duly qualified to take acknowledgements, personally appeared CARLEEN STEADMAN, Clerk to the Special Magistrate, of the City of Margate, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. Witness my hand and official seal in the County and State as aforesaid this date

September 12, 2019 :

*Salene E Edwards*  
SALENE E EDWARDS  
Notary Public, State of Florida



Copies furnished VIA CERTIFIED MAIL AND FIRST CLASS MAIL to:  
Respondent(s),  
City Attorney,

Filing # 64015248 E-Filed 11/09/2017 03:47:27 PM

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

ELDORADO PLAZA WEST ASSOCIATION,  
INC.,

CASE NO.: 14 - 016033 - CACE 21

Plaintiff,

vs.

ANTONIETTA IOZZI

Defendant.

**NOTICE OF CHARGING LIEN**

TO: ELDORADO PLAZA WEST ASSOCIATION, INC.,  
1800-200 NE 12<sup>TH</sup> AVENUE  
HALLANDALE BEACH, FL 33009

**PLEASE TAKE NOTICE** that **MARK PERLMAN, P.A.**, hereby gives notice that a charging lien and retaining lien are hereby imposed against Plaintiff, **ELDORADO PLAZA WEST ASSOCIATION, INC.**, for the payment of legal fees and costs in the amount of \$4,516.50.

**CERTIFICATE OF EMAIL DESIGNATION**

**I HEREBY CERTIFY** that the following e-mail addresses are designated for service of pleadings and other documents, and service of any such documents must be directed to all designated primary and secondary e-mail addresses in this action pursuant to Rule 2.516(b)(A) of the Rules of Judicial Administration:

1. Mark Perlman, Esq.: [mperlman@soflalaw.com](mailto:mperlman@soflalaw.com) (Primary)
2. Tracy McBride: [tmcbride@soflalaw.com](mailto:tmcbride@soflalaw.com) (Secondary)

**MARK PERLMAN, P.A.**


1820 EAST HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FL 33009  
TEL. (954) 456-1333 • FAX (954) 454-5081 • E-MAIL: MPerlman@SoFlaLaw.com

\*\*\* FILED: BROWARD COUNTY, FL BRENDA D. FORMAN, CLERK 11/9/2017 3:47:27 PM.\*\*\*

**CERTIFICATE OF SERVICE**

I **HEREBY CERTIFY** that a copy of the foregoing document has been served via Electronic Mail upon Andres H. Lopez, Esq., [eservice@alopezlawfirm.com](mailto:eservice@alopezlawfirm.com), Anatalia Sanchez, Esq., [asanchez@sanchezlp.com](mailto:asanchez@sanchezlp.com) and Peter Martens, [peter@rcmclaims.com](mailto:peter@rcmclaims.com) this 9<sup>th</sup> day of November, 2017.

MARK PERLMAN, P.A.  
Attorney for Plaintiff  
1820 E. Hallandale Beach Boulevard  
Hallandale Beach, Florida 33009  
Telephone: (954) 456-1333  
Facsimile: (954) 454-5081  
Email: [mperلمان@bellsouth.net](mailto:mperلمان@bellsouth.net)

By:   
\_\_\_\_\_  
MARK PERLMAN, ESQ.  
Florida Bar No. 256714

\\WKS04\Network 2\CONDOS\ELDORADO PLAZA WEST\LITIGATION#8A.Iozzi.Ntc.Ch.Lien.docx



**NOTICE OF COMMENCEMENT**

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

PERMIT NUMBER: \_\_\_\_\_

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO. 5142 27010030

SUBDIVISION \_\_\_\_\_ BLOCK \_\_\_\_\_ TRACT \_\_\_\_\_ LOT \_\_\_\_\_ BLDG \_\_\_\_\_ UNIT \_\_\_\_\_  
180-200 NE 12 Ave. Hallandale Beach, FL 33009

2. GENERAL DESCRIPTION OF IMPROVEMENT: Preventive Maintenance

3. OWNER INFORMATION: a. Name EL Dorado Plaza

b. Address 4000 Hollywood Blvd # 735 5 Tower Hollywood FL 33021 c. Interest in property owner

Name and address of fee simple titleholder (if other than Owner) \_\_\_\_\_

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER: Jeff's Paving 954-531-4403  
PO BOX 5464 Lighthouse Point, FL 33074

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT: \_\_\_\_\_

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER: \_\_\_\_\_

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes:  
NAME, ADDRESS AND PHONE NUMBER: \_\_\_\_\_

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:  
NAME, ADDRESS AND PHONE NUMBER: \_\_\_\_\_

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) :  
\_\_\_\_\_ 20 \_\_\_\_\_

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

+ Carol Eskew  
Signature of Owner or  
Owner's Authorized Officer/Director/Partner/Manager

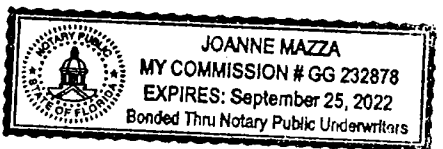
X Carol Eskew Receiver  
Print Name and Provide Signatory's Title/Office

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9th day of March 2021  
by Carol Eskew, who is personally known  or produced the following type of identification: \_\_\_\_\_

Joanne Mazza  
(Signature of Notary Public)  
**JOANNE MAZZA**

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).



AFTER RECORDING - RETURN TO:

City of Hallandale Beach  
Development Services,  
Building Division  
400 S. Federal Highway  
Hallandale Beach, FL33009

PERMIT NUMBER:

**NOTICE OF COMMENCEMENT**

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 514227BB

SUBDIVISION ELDORADO PLAZA WEST CONDO BLOCK TRACT LOT BLDG UNIT

Common Areas

2. GENERAL DESCRIPTION OF IMPROVEMENT:

Replace Cooling Tower that serves the building

3. OWNER INFORMATION: a. Name ELDORADO PLAZA WEST ASSOCIATION, INC.

b. Address Eskew, Carol and Juda, Kimberly 8211 West Broward Blvd, Suite PH1 Plantation, FL 33324 c. Interest in property Title Receiver

d. Name and address of fee simple titleholder (if other than Owner)

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:

Pyke Mechanical Inc., 9401 NW 106th ST., Suite 109, Miami, FL 33178, 305-884-5600 Office, 305-885-8900 Fax

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER:

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER:

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER:

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): \_\_\_\_\_, 20\_\_\_\_

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

*Carol Eskew*  
Signature of Owner or

Owner's Authorized Officer/Director/Partner/Manager

State of Florida  
County of Broward

COURT APPOINTED  
CAROL ESKEW - RECEIVER  
Print Name and Provide Signatory's Title/Office

The foregoing instrument was acknowledged before me this 11<sup>TH</sup> day of MARCH, 20 21

By CAROL ESKEW (name of person), as COURT APPOINTED RECEIVER (type of authority,....e.g. officer, trustee, attorney in fact)

For ELDORADO PLAZA WEST ASSN. (name of party on behalf of whom instrument was executed)

Personally known or \_\_\_\_\_ produced the following type of identification: \_\_\_\_\_



*Robin Crouch*  
(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:

By *Carol Eskew*

By \_\_\_\_\_

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

DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

# WARNING

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

JUAN CARLOS LOPEZ VALENCIA  
180 NE 12TH AVENUE, UNIT 12A  
HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 180 NE 12 AVENUE #12A, HALLANDALE BEACH, FL 33009 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 August 31, 2021 .....\$7,127.52

Or

\* Estimated Amount due if paid by September 14, 2021 .....\$7,222.04

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 15, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

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

DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

# WARNING

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

JUAN LOPEZ  
1534 HAVERFORD LN  
SEBASTIAN, FL 32958-6571

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 180 NE 12 AVENUE #12A, HALLANDALE BEACH, FL 33009 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

# WARNING

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

JUAN LOPEZ  
6137 SW 33RD ST  
MIRAMAR, FL 33023-5123

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 180 NE 12 AVENUE #12A, HALLANDALE BEACH, FL 33009 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

# WARNING

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

JUAN LOPEZ  
278 NE 42ND CT  
DEERFIELD BEACH, FL 33064-3427

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

DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

# WARNING

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

JUAN LOPEZ  
1031 SW 56TH AVE  
MARGATE, FL 33068-2958

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

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

DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

# WARNING

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

BROWARD COUNTY, CLERK OF THE CIRCUIT COURT  
201 SE 6TH ST RM S  
FORT LAUDERDALE, FL 33301-3303

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 180 NE 12 AVENUE #12A, HALLANDALE BEACH, FL 33009 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.

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

- \* Estimated Amount due if paid by August 31, 2021 .....\$7,127.52
- Or
- \* Estimated Amount due if paid by September 14, 2021 .....\$7,222.04

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 15, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

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CAVALRY SPV I LLC  
500 SUMMIT LAKE DRIVE, SUITE 400  
VALHALLA, NY 10595

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

DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

# WARNING

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CITY OF DEERFIELD, CITY CLERK  
150 NE 2 AVE  
DEERFIELD BEACH, FL

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

DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

# WARNING

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CITY OF HALLANDALE BEACH  
ATTN CITY ATTORNEY  
400 S FEDERAL HIGHWAY 2ND FLR  
HALLANDALE BEACH, FL 33009

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DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

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CITY OF HALLANDALE BEACH  
ATTN CRA DEPT  
400 S FEDERAL HWY  
HALLANDALE BEACH, FL 33009-6433

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DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

# WARNING

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CITY OF HALLANDALE BEACH  
DEVELOPMENT SERVICES  
BUILDING DIVISION  
400 S FEDERAL HWY  
HALLANDALE BEACH, FL 33009-6433

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

DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

# WARNING

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CITY OF MARGATE  
5790 MARGATE BOULEVARD  
MARGATE, FL 33063

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

DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

# WARNING

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CORPORATE CREATIONS NETWORK INC., REGISTERED AGENT O/B/O WESTLAKE SERVICES, LLC  
801 US HIGHWAY 1  
NORTH PALM BEACH, FL 33408

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

DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

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ELDORADO PLAZA WEST ASSOCIATION  
180 NE 12TH AVE # 200  
HALLANDALE BEACH, FL 33009-4544

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ELDORADO PLAZA WEST ASSOCIATION INC., C/O LAW OFFICE OF STEVEN B. KATZ,  
P.A.  
4300 NORTH UNIVERSITY DRIVE, SUITE A106  
LAUDERHILL, FL 33351

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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ELDORADO PLAZA WEST ASSOCIATION, INC., C/O JACKSON LASTRA PROPERTY  
MANAGEMENT GROUP  
2333 NORTH STATE ROAD 7 SUITE S  
MARGATE, FL 33063

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

- \* Estimated Amount due if paid by August 31, 2021 .....\$7,127.52
- Or
- \* Estimated Amount due if paid by September 14, 2021 .....\$7,222.04

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& TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT  
LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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

DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

# WARNING

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

ELDORADO PLAZA WEST CONDOMINIUM ASSOCIATION, INC.

4300 NORTH UNIVERSITY DRIVE A106  
LAUDERHILL, FL 33351

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 180 NE 12 AVENUE #12A, HALLANDALE BEACH, FL 33009 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: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

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GALO VALENCIA AND JENNY VALENCIA  
180 NE 12TH AVE  
HALLANDALE BEACH, FL 33009-4544

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DATE: August 2nd, 2021  
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KELLEY KRONENBERG ATTORNEYS AT LAW  
ATTH: ALISON VERGES WALTERS, ESQ.  
1511 N WEST SHORE BLVD STE 400  
TAMPA, FL 33607-4596

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

DATE: August 2nd, 2021  
PROPERTY ID # 514227-BB-0440 (TD # 47008)

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LAW OFFICE OF STEVEN B. KATZ, PA, REGISTERED AGENT O/B/O ELDORADO PLAZA  
WEST ASSOCIATION, INC.  
4300 N. UNIVERSITY DRIVE A106  
LAUDERHILL, FL 33351

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DATE: August 2nd, 2021  
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POMERANZ & ASSOCIATES, P.A.  
1920 E HALLANDALE BEACH BLVD STE 802  
HALLANDALE BEACH, FL 33009-4725

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ROSA DEL CARMEN VALENCIA CEDENO  
180 NE 12TH AVE APT 12A  
HALLANDALE BEACH, FL 33009-4549

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ROSA VALENCIA  
1890 S OCEAN DR APT 408E  
HALLANDALE BEACH, FL 33009-7622

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WESTLAKE SERVICES, LLC  
4751 WILSHIRE BLVD #100  
LOS ANGELES, CA 90010

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