

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 50177

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
4942 32 01 4122	836790	NO PROPERTY ADDRESS

Legal Description

Lot 50 of Block 51 of WASHINGTON PARK, FOURTH ADDITION, a subdivision according to the Plat thereof, recorded in Plat Book 22, at Page 44, of the public records of Broward County, Florida.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 9992	\$64,470	No	No	No

Owner of Record on Current Tax Roll
RG MAZAL TOV INVESTMENTS LLC

Billing Name & Address

1200 NE MIAMI GARDENS DR #820
NORTH MIAMI BEACH FL 33179

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date:12/08/2022 **Search covers** **20 years** **through:**12/04/2022

Karen Tew
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
RG MAZAL TOV INVESTMENTS, LLC. 1200 NE MIAMI GARDENS DR. #820 NORTH MIAMI BEACH FL 33179	Quit Claim Deed Bk:50666 Pg:1645	
HAGAY KIBIRI, REGISTERED AGENT O/B/O RG MAZAL TOV INVESTMENTS LLC 19630 NE 26 AVE MIAMI FL 33180	Sunbiz Owner	

Related Documents (for Reference)

Warranty Deed
Bk:19243 Pg:706

Tax Deed
Bk:49009 Pg:1195

Quit Claim Deed
Bk:49322 Pg:1877

Final Judgment Quieting Title
Bk:49488 Pg:1915

Resolution
Inst:115489987

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
LURTON CAPITAL LLC 2999 NE 191ST STREET, #901 MIAMI FL 33180	Mortgage Inst:115489988	
LURTON CAPITAL LLC 2999 NE 191ST ST, #808 MIAMI FL 33180	Sunbiz Lender	
JORGE SILBERSTEIN, SR., REGISTERED AGENT O/B/O LURTON CAPITAL LLC 5757 COLLINS AVE APT 906 MIAMI BEACH FL 33140	Sunbiz Lender	

Related Documents (for Reference)

Assignment of Lease and Rents
Inst:115489989

LIEN HOLDER**Name & Address of Record**

BROWARD COUNTY
ZONING CODE ENFORCMENT SECTION, UPD
1 N UNIVERSITY DRIVE MAILBOX 102
PLANTATION FL 33324

Document

Lien
Inst:115511578

Examiner Comments

LURTON CAPITAL, LLC
TEYVON JOHNSON
DAVID A. ROY, P.A.
4209 N. FEDERAL HWY.
POMPANO BEACH FL 33064

Lis Pendens
Inst:116606919

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record**

401 NE 14 AVE 409 LLC
MIAMI GARDENS GOOD LUCK770 LLC
2889 NW 14 COURT LLC
19630 NE 26TH AVE.
MIAMI FL 33180

Document**Examiner Comments**

Per Mortgage in 115489988

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**File Name**

50177PA.pdf



MARTY KIARD
BRWARD
COUNTY
PROPERTY APPRAISER

Site Address	NW 14 COURT, UNINCORPORATED FL 33311	ID #	4942 32 01 4122
Property Owner	RG MAZAL TOV INVESTMENTS LLC	Millage	0012
Mailing Address	1200 NE MIAMI GARDENS DR #820 NORTH MIAMI BEACH FL 33179	Use	00
Abbr Legal Description	WASHINGTON PARK FOURTH ADD 22-44 B LOT 50 BLK 51		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$64,470		\$64,470	\$22,030	
2021	\$50,000		\$50,000	\$20,030	\$594.19
2020	\$46,050		\$46,050	\$18,210	\$545.07

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$64,470	\$64,470	\$64,470	\$64,470
Portability	0	0	0	0
Assessed/SOH	\$22,030	\$64,470	\$22,030	\$22,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$22,030	\$64,470	\$22,030	\$22,030

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/31/2014	QC*	\$100	112198223	\$12.25	5,263	SF
9/29/2012	QC*	\$100	49322 / 1877			
8/15/2012	TX*	\$32,400	49009 / 1195			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
01		1						
L								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50177

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of April 2023, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

LURTON CAPITAL LLC
2999 NE 191ST ST, #808
MIAMI, FL 33180

LURTON CAPITAL LLC
2999 NE 191ST STREET, #901
MIAMI, FL 33180

BROWARD COUNTY
ZONING CODE ENFORCEMENT
SECTION, UPD
1 N UNIVERSITY DRIVE MAILBOX 102
PLANTATION, FL 33324
JORGE SILBERSTEIN, SR., REGISTERED
AGENT

LURTON CAPITAL, LLC
TEYVON JOHNSON
DAVID A. ROY, P.A.
4209 N. FEDERAL HWY.
POMPANO BEACH, FL 33064
*2889 NW 14 COURT LLC
2889 NW 14TH CT
FORT LAUDERDALE, FL 33311-5135

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016

LOAN LAWYERS LLC
377 N STATE ROAD 7 STE 202
PLANTATION, FL 33317-2817

O/B/O LURTON CAPITAL LLC
5757 COLLINS AVE APT 906
MIAMI BEACH, FL 33140

*ROCHELLE, ANNIE DORIS
2880 NW 15 ST 1-2
FORT LAUDERDALE, FL 33311-5140

401 NE 14 AVE 409 LLC
MIAMI GARDENS GOOD LUCK770
LLC
2889 NW 14 COURT LLC
19630 NE 26TH AVE.
MIAMI, FL 33180

RG MAZAL TOV INVESTMENTS, LLC.
1200 NE MIAMI GARDENS DR. #820
NORTH MIAMI BEACH, FL 33179

HAGAY KIBIRI, REGISTERED AGENT
O/B/O RG MAZAL TOV
INVESTMENTS LLC
19630 NE 26 AVE
MIAMI, FL 33180

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of April 2023 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Monica Cepero
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Misty Del Hierro**

1/2
Broward County, Florida

INSTR # 118657548
Recorded 02/03/23 at 09:35 AM
Broward County Commission
1 Page(s)
#16

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50177

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: 494232-01-4122
Certificate Number: 9992
Date of Issuance: 05/26/2020
Certificate Holder: IDE TECHNOLOGIES, INC
Description of Property: WASHINGTON PARK FOURTH ADD
22-44 B
LOT 50 BLK 51

Name in which assessed: RG MAZAL TOV INVESTMENTS LLC
Legal Titleholders: RG MAZAL TOV INVESTMENTS LLC
1200 NE MIAMI GARDENS DR #820
NORTH MIAMI BEACH, FL 33179

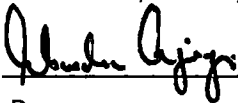
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of May, 2023. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 1st day of February, 2023.

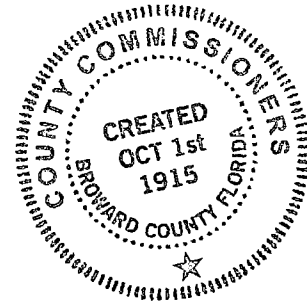
Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 04/13/2023, 04/20/2023, 04/27/2023 & 05/04/2023
Minimum Bid: 3441.67



Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 50177

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22-44 B
LOT 50 BLK 51

Name in which assessed: RG MAZAL TOV INVESTMENTS LLC
Legal Titleholders: RG MAZAL TOV INVESTMENTS LLC
1200 NE MIAMI GARDENS DR #820
NORTH MIAMI BEACH, FL 33179

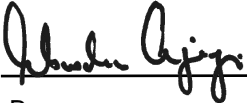
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of May, 2023. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 22nd day of February, 2023.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 04/13/2023, 04/20/2023, 04/27/2023 & 05/04/2023
Minimum Bid: 3853.67

BROWARD

**STATE OF FLORIDA
COUNTY OF BROWARD:**

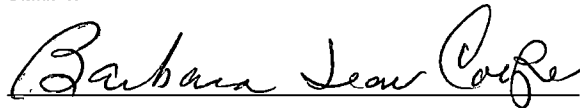
Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter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

50177
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 9992

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

04/13/2023 04/20/2023 04/27/2023 05/04/2023

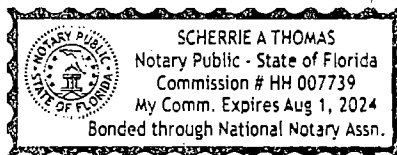
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
4 day of MAY, A.D. 2023



(SEAL)
BARBARA JEAN COOPER personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 50177**

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:

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Certificate Number: 9992
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Certificate Holder:
IDE TECHNOLOGIES, INC
Description of Property:
WASHINGTON PARK FOURTH ADD
22-44 B
LOT 50 BLK 51
Name in which assessed:
RG MAZAL TOV INVESTMENTS LLC
Legal Titleholders:
RG MAZAL TOV INVESTMENTS LLC
1200 NE MIAMI GARDENS DR #820
NORTH MIAMI BEACH, FL 33179

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 17th day of May, 2023. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:
broward.deedauction.net

*Pre-registration is required to bid.
Dated this 22nd day of February, 2023.

Monica Cepero
County Administrator.
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)
By: Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 3853.67
401-314
4/13-20-27 5/4 23-10/0000656135B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23012655

Broward County, FL VS RG Mazal Tov Investments LLC

RETURN OF SERVICE



Court Case # TD 50177

Hearing Date: 05/17/2023

Received by CCN 11002

04/05/2023 10:27 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **RG Mazal Tov Investments LLC NW 14 Court Unincorporated FL 33311**

Served:

Not Served:

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

Date: 04/05/2023 Time: 11:29 AM

On RG Mazal Tov Investments LLC 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:

Other Returns: Other Returns

/

COMMENTS: Posted Tax Notice on fence on vacant lot at the corner of NW 14 Court & NW 29 Ave. Next to address 2889 NW 14 Ct. Ft. Laud. FL. 33311.

You can now check the status of your writ by visting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

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

By: *C. Mitchell* 11002

D.S.

C. Mitchell, #11002

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 # 494232-01-4122 (TD #50177)

RECEIVED SHERIFF
2023 APR -4 AM 8:56
BROWARD COUNTY, FLORIDA

WARNING

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

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by April 28, 2023\$3,072.93

Or

* Amount due if paid by May 16, 2023\$3,106.68

*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 May 17, 2023 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

RG MAZAL TOV INVESTMENTS LLC
NW 14 CT
UNINCORPORATED, FL 33311

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

Prepared by:
Loan Lawyers, LLC.
377 North SR 7, Suite 202
Plantation, FL 33317-2817

Return to:
RG Mazal Tov Investments, LLC.
1200 NE Miami Gardens Drive, #820
North Miami Beach, FL 33179

Parcel ID No: 4942 32 01 4120

QUITCLAIM DEED

This Quit Claim Deed, made this 31st day of March, 2014, between Livnot, Inc., a Florida company, whose address is 20533 Biscayne Blvd., #511, Aventura, FL 33180, Grantor, and RG Mazal Tov Investments, LLC., a Florida Limited Liability company, whose address is 1200 NE Miami Gardens Dr., #820, North Miami Beach, FL 33179, Grantee.

Witnesseth, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND NO CENTS---(\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida, to-wit:

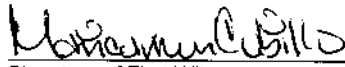
WASHINGTON PARK, FOURTH ADD 22-44 B LOT 49, 50 BLOCK 51 AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A/K/A: 2889 N.W. 14th Court, Fort Lauderdale, FL 33311

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:




Signature of First Witness
Margarita Cubillo

Printed Name of First Witness



Matisyahu Abarbanel for Livnot, Inc., Grantor




Signature of Second Witness
JULIE D'SOUZA

Printed Name of Second Witness

STATE OF FLORIDA }
 } SS:
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this 31st day of March 31, 2014, by Matisyahu Abarbanel, for Livnot, inc, who is personally known to me.





Notary Public, State of Florida
My Commission Expires:



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

Detail by Entity Name

Florida Limited Liability Company
RG MAZAL TOV INVESTMENTS LLC

Filing Information

Document Number	L14000052184
FEI/EIN Number	46-5257259
Date Filed	03/31/2014
Effective Date	03/27/2014
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/24/2021
Event Effective Date	NONE

Principal Address

19630 NE 26 AVE
MIAMI, FL 33180

Changed: 04/30/2017

Mailing Address

19630 NE 26 AVE
MIAMI, FL 33180

Changed: 04/30/2017

Registered Agent Name & Address

KABIRI, HAGAY
19630 NE 26 AVE
MIAMI, FL 33180

Name Changed: 04/30/2017

Address Changed: 04/30/2017

Authorized Person(s) Detail

Name & Address

Title MANAGER MEMBER

KABIRI, HAGAY
19630 NE 26 AVE
MIAMI, FL 33180

Annual Reports

Report Year	Filed Date
2018	04/29/2018
2019	04/30/2019
2020	06/30/2020

Document Images

06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/29/2018 -- ANNUAL REPORT	View image in PDF format
06/06/2017 -- LC Amendment	View image in PDF format
04/30/2017 -- ANNUAL REPORT	View image in PDF format
02/02/2016 -- ANNUAL REPORT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
03/31/2014 -- Florida Limited Liability	View image in PDF format

This instrument was prepared by:
FLOYD V. HULL, JR., ESQ.
 Name 1040 BAYVIEW DR. #426
 Address FT. LAUDERDALE, FL 33304-2592
(305) 566-4395
 Return to: **FLOYD V. HULL, JR.**
 Name FLOYD V. HULL, JR.
 Address 1040 BAYVIEW DRIVE
FORT LAUDERDALE, FLORIDA 33304
 Grantee #1 S.S. No. _____
 Grantee #2 S.S. No. _____
 Property Appraiser's
 Parcel Identification No.
9232 01 4121

92096927

Stamps \$ 45.00 Tax \$ _____
 RECEIVED in Broward County as required by
 Intangible
 Doc. by Barbara O'Connell Deputy Clerk

WARRANTY DEED
 (STATUTORY FORM — SECTION 689.02, F.S.)

This Indenture, made this 3rd day of March 1992, Between

LILLIE MAE YON, a married woman,
 whose post office address is 2865 S.W. 4th Court, Ft. Lauderdale,
 of the County of Broward, State of Florida, grantor, and
 MT. GIBSON PRIMITIVE BAPTIST CHURCH
 whose post office address is 1491 N.W. 29th Avenue, Fort Lauderdale, FL
 of the County of Broward, State of Florida, grantee,

Witnesseth that said grantor, for and in consideration of the sum of

_____ Dollars,
 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 _____ County, Florida, to-wit:

Lot Fifty (50), of Block Fifty-One (51), of
 WASHINGTON PARK, FOURTH ADDITION, a subdivision,
 according to the Plat thereof, recorded in Plat
 Book 22, at Page 44, of the Public Records of
 Broward County, Florida

The subject property is not homestead.

RETURN TO: 92-0072
 FIRST AMERICAN TITLE
 INSURANCE COMPANY
 100 N. Federal Highway
 Suite 104
 Deerfield Beach, FL 33441

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

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons
 whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

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:

Barbara O'Connell (Seal)
 (First Witness) Barbara O'Connell Grantor LILLIE MAE YON, a married woman
 Printed or typed name: Barbara O'Connell Printed or typed name: _____
FLOYD V. HULL, JR. (Seal)
 (Second Witness) _____ Grantor
 Printed or typed name: FLOYD V. HULL, JR. Printed or typed name: _____

STATE OF FLORIDA
 COUNTY OF BROWARD
 THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of March
1992, by LILLIE MAE YON, a married woman, who is (or are) personally known to me or who has
 produced her driver's license as identification and who did (did not) take an oath.

My commission expires:

Barbara O'Connell
 Notary Public: Barbara O'Connell
 Printed, typed, or stamped name: Barbara O'Connell

NOTARY PUBLIC STATE OF FLORIDA
 MY COMMISSION EXP. OCT. 1, 1994
 BONDED THRU GENERAL INS. UND.

(Serial Number, if any)

F-761 (rev. 12/91)

92 MAR 5 PM 12 31

BR 19243P60706

Tax Deed # 26933

DR-506
R.01/95

Property
Identification # 494232-01-4120

Tax Deed

County of Broward

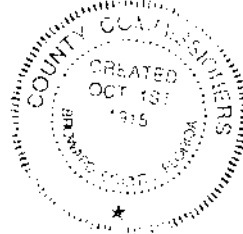
State of Florida

The following Tax Sale Certificate Numbered 53931 issued on 06/01/2009 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 15TH of AUGUST, 2012, offered for sale as required by law for cash to the highest bidder and was sold FISHMAN INVESTMENTS LLC whose address is: 19630 NE 26TH AVE, NORTH MIAMI BEACH, FL 33180 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 15TH of AUGUST, 2012 in the County of Broward, State of Florida, in consideration of the sum of THIRTY TWO THOUSAND THREE HUNDRED SIXTY THREE DOLLARS AND ZERO CENTS (\$32,363.00) being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS

WASHINGTON PARK FOURTH ADD
22-44 B
LOT 49,50 BLK 51



Witness:

Kathleen Wynne Roberts

Amber Harper

State of Florida

County of Broward

[Signature]

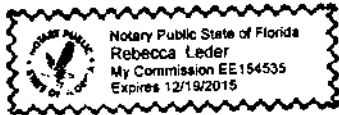
(Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator

Broward County, Florida

On this 15TH of AUGUST, 2012, before me Rebecca Leder personally appeared Bertha Henry, County Administrator, by Linda Walker, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

Rebecca Leder



**Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department
RECORDS, TAXES & TREASURY**

NOTICE OF APPLICATION FOR TAX DEED NUMBER 26933

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: 494232-01-4120
Certificate Number: 53931
Date of Issuance: 06/01/2009
Certificate Holder: COHEN ROBERT I
WASHINGTON PARK FOURTH ADD
22-44 B
Description of Property: LOT 49,50 BLK 51

Name in which assessed: MT GIBEON PRIMITIVE
Legal Titleholders: MT GIBEON PRIMITIVE
BAPTIST CHURCH
2889 NW 14 CT
FORT LAUDERDALE, FL 33311-5017

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 August, 2012 at 10:00 AM at:

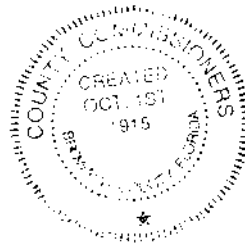
The Governmental Center
115 S. Andrews Avenue, Room 422
Fort Lauderdale, Florida

Dated this 12th day of July, 2012.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: _____

Claudio Manicone
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: 07/12/2012, 07/19/2012, 07/26/2012 & 08/02/2012
Minimum Bid: 32381.46

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

CERTIFICATE OF MAILING NOTICES

Tax Deed № 26933 FINAL

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 13TH day of JULY, 2012, 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:

MT GIBEON PRIMITIVE
BAPTIST CHURCH
2889 NW 14 COURT
FT. LAUDERDALE, FL 33311-5017

CITY OF FT. LAUDERDALE
LIEN DIVISION - 1STFLOOR
100 N ANDREWS AVENUE
FT. LAUDERDALE, FL 33301

MT GIBEON PRIMITIVE
BAPTIST CHURCH
37 N.W. 12 AVENUE
DELRAY BEACH, FL 33444

TOMMYE WEATHERSPOON
37 N.W. 12 AVENUE
DELRAY BEACH, FL 33444

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT,
PERMITTING LICENSING & PROTECTION DIVISION
ATTN: DIANE JOHNSON
GCE-1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

BROWARD COUNTY COMMUNITY
CODE COMPLIANCE PERMITTING LICENSING
& PROTECTION DIVISION
GCE - 1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

BROWARD COUNTY HIGHWAY CONSTRUCTION &
ENGINEERING DIVISION;
RIGHT OF WAY SECTION, ATTN: FRANK J GUILIANO
ONE N. UNIVERSITY DR., STE 300-B
PLANTATION, FL 33324

BROWARD COUNTY WATER & WASTEWATER;
ATTN: JEAN MANESS
2555 W. COPANS RD., POMPANO BEACH, FL

PUBLIC WORKS DEPT.; REAL PROPERTY
ATTN: DALE C. WILSON
GOVERNMENTAL CENTER, RM. 326,
115 S. ANDREWS AVE., FT. LAUDERDALE, FL 33301

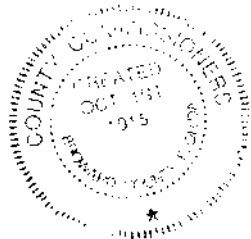
BROWARD COUNTY SHERIFF'S DEPT.
ATTN: - CIVIL DIVISION
FT. LAUDERDALE, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.02(4)

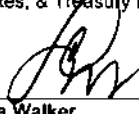
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 13TH day of JULY, 2012, 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 Linda Walker

Prepared by and Return to:
Sarrell, Sarrell & Bender, P.L.
5455 N. Federal Hwy., Suite J
Boca Raton, FL 33487
Page 1

Parcel ID Number: 49-42-3201-4120

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 27th day of September, 2012, between the first party, **Fishman Investments, LLC**, of the County of Miami-Dade, State of Florida, Grantor, to **Livnot, Inc.**, whose address is: 20533 Biscayne Boulevard, 511, Aventura, Florida 33180, second party, Grantee:

Witnesseth, that and for the sum of \$10.00, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:

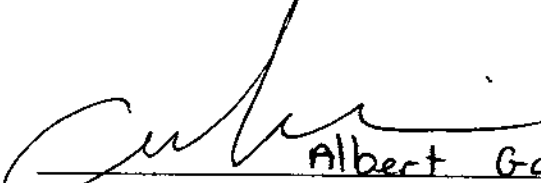
LOTS 49 AND 50, BLOCK 51, WASHINGTON PARK FOURTH ADDITION, ACCORDING THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE(S) 44, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.


a/k/a 2889 NW 14 CT, FORT LAUDERDALE, FL 33311.


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

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

Signed, sealed and delivered in the presence of:


Albert Garcia
Witness

By: 
Ida Rosenberg, as Manager of
Fishman Investments, LLC


Witness SHMUEL BOUNNARDEL

Handwritten initials or mark in the top left corner.

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

FISHMAN INVESTMENTS, LLC,
a Florida Limited Liability Company,
Plaintiff,

Case No.: CACE12026601
Division: 25

vs.

MT. GIBEON PRIMITIVE BAPTIST
CHURCH et al.,
Defendants,

13 JAN 16 AM 9:28
CIRCUIT COURT

FINAL SUMMARY JUDGMENT QUIETING TITLE AFTER TAX DEED

THIS CAUSE was heard on Plaintiff's motion for entry of final judgment quieting title after Tex Deed on the pleadings filed before the Court. The Court finds that all of the defendants have been duly served, has answered or a default has been entered against them. The Court finds that there are no genuine issues of material fact and that the plaintiff is entitled to a judgment in its favor as a matter of law. The Court otherwise being fully advised in the premises, it is therefore,

ORDERED AND ADJUDGED THAT:

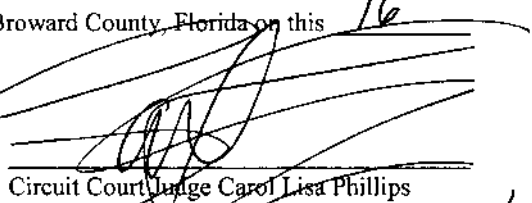
The title of the plaintiff, successor in interest to MT. GIBEON PRIMITIVE BAPTIST CHURCH; TOMMYE WEATHERSPOON; & ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ABOVE-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, LIENORS, CREDITORS, OR OTHER CLAIMANTS, to the following described real property located in Broward County, Florida, specifically described as:

**LOTS 49 AND 50, BLOCK 51, WASHINGTON PARK FOURTH
ADDITION, ACCORDING THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 22, PAGE(S) 44, PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.
a/k/a 2889 NW 14 CT, FORT LAUDERDALE, FL 33311**

is good title and the claims or purported claims of defendants MT. GIBEON PRIMITIVE BAPTIST CHURCH; TOMMYE WEATHERSPOON; & ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ABOVE-NAMED

Handwritten mark or signature in the bottom right corner.

DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, LIENORS, CREDITORS, OR OTHER CLAIMANTS; since the filing of the notice of the Lis Pendens; and those claims or purported claims are cancelled; and the title to the property is forever quieted in plaintiff and fee simple title is hereby vested in plaintiff as against those mentioned above.

DONE AND ORDERED in Fort Lauderdale, Broward County, Florida on this 16
day of Jan, 2013.

Circuit Court Judge Carol Lisa Phillips

Copies Furnished to: Sarrell, Sarrell, & Bender, P.L. 5455 N. Federal Highway, Suite J, Boca Raton, Florida 33487; Mt. Gibeon Primitive Baptist Church, 2889 NW 14th Court, Fort Lauderdale, FL 33311; Tommye Weatherspoon, 37 N.W. 12th Ave, Delray Beach, FL, 33444

Prepared & return to:
Top Tier Title Corp
Jen Cilurso
7900 Oak Lane, Suite 404
Miami Lakes, FL 33016

Resolutions of The Board of Directors of
Livnot Inc.

ADOPTED BY THE MANAGER
IN LIEU OF MEETING

The undersigned, being all of the Directors of Livnot Inc., a Florida Profit Corporation, ("Corporation") hereby adopt the following resolutions by unanimous written consent in lieu of meeting, effective January 1, 2014:

RESOLVED, that the Corporation, is authorized and directed to sell the following legally described property to **2889 NW 14 Ct, Ft. Lauderdale, FL 33311**,

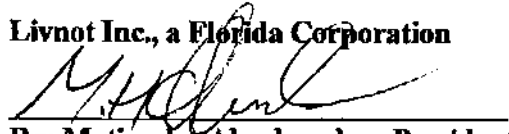
Lot(s) 49 and 50, Block 51, Washington Park Fourth Addition, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 44, of the Public Records of Broward County, Florida.

NOW, THEREFORE, it was resolved that Matisyahu Abarbanel, as President of the Corporation is/are hereby authorized and instructed, individually or together, to execute and deliver on behalf of this Corporation the QuitClaim Deed recording on 04/02/2014 in Official Records Book 50666 Page 1645 in Broward County, Florida.

We further certify that the foregoing Resolution was adopted and held in accordance with the Charter and Article of Organization of said Corporation and that said Resolution has not been modified, rescinded or countermanded as of the date hereof.

DATED, this 19 day of November, 2018.

Livnot Inc., a Florida Corporation

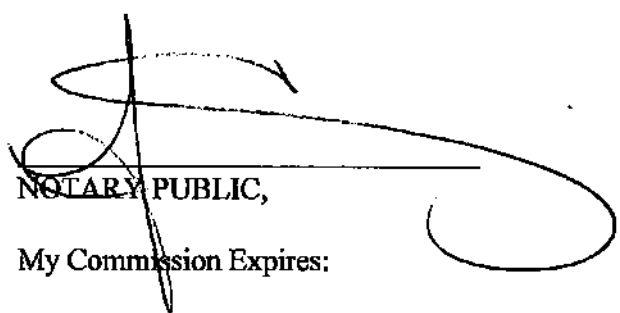
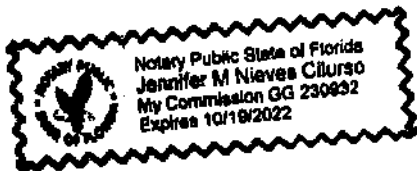


By: Matisyahu Abarbanel, as President

STATE OF Florida
COUNTY OF Miami-Dade

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, Matisyahu Abarbanel as President of Livnot Inc., a Florida Corporation [who is personally known to me] or [who produced driver license as identification].

WITNESS my hand and official seal in the County and State last aforesaid this 19 day of November, 2018.



NOTARY PUBLIC,
My Commission Expires:

THIS INSTRUMENT PREPARED BY:
Tyler A. Gold, Esq.
Tyler A. Gold, P.A.
Cornerstone 5
1250 South Pine Island Road, Suite 450
Plantation, FL 33324
Record and Return To:
TOP TIER TITLE
7900 OAK LANE
4TH FLOOR
MIAMI LAKES, FL 33016
FILE NO.: 18014

MORTGAGE DEED

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OF THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$300,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE AND THE NOTE SECURED HEREBY.

THIS MORTGAGE DEED executed the 19th day of November, 2018, by 401 NE 14 AVE 489 LLC, a Florida limited liability company (as to Parcel #1), MIAMI GARDENS GOOD LUCK770 LLC, a Florida limited liability company (as to Parcel #2), and RG MAZAL TOY INVESTMENTS LLC, a Florida limited liability company (as to Parcel #3) and 2889 NW 14 COURT LLC, a Florida limited liability company (as to Parcel #3), hereinafter called the mortgagor, whose mailing address is 19630 NE 26th Ave, Miami, FL 33180 (as to all four mortgagors), to LURTON CAPITAL LLC, a Florida limited liability company, hereinafter called the mortgagee, whose mailing address is 2999 NE 191st Street., #901, Miami, FL 33180:

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

WITNESSETH, that for good and valuable consideration, and also in consideration of the aggregate sum of THREE HUNDRED THOUSAND AND 00/100 DOLLARS, named in the promissory note of even date herewith, which provides for monthly payments with the full debt, if not paid earlier, due and payable on November 19, 2019, the mortgagor hereby grants, bargains, sells, aliens, rents, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession, viz:

Parcel 1:

Unit 409, of Hilandale Towers East, Inc., Building 9, (formerly known as Meadowbrook Condominium Apartments, Building #9), a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5624, Page(s) 736, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 2:

Unit 908, of Tower IV of Eklorado Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 8658, Page(s) 998, of the Public Records of Miami-Dade County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 3:

Lot(s) 49 and 50, Block 51, Washington Park Fourth Addition, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 44, of the Public Records of Broward County, Florida.

THIS IS A FIRST MORTGAGE

Any sale or transfer, or transfer by legal instrument, including a gift, or by operation of law, or transaction involving the execution of an agreement for deed, of the real property encumbered by this mortgage, shall immediately, at the mortgagee's option, accelerate the unpaid balance of the promissory note secured by this mortgage, and the mortgagee shall be entitled to foreclose this mortgage, without requiring the mortgagor to prove impairment of security.

The mortgagor, without the prior written consent of the mortgagee, shall not further encumber this property by way of mortgage, deed of trust, or any other such document in which mortgagor would further encumber this property as collateral for the payment of another debt.

This mortgage is made on the express condition that if mortgagee herein deems it advisable to make any

payments to protect mortgagee's interest, and all sums so advanced or paid by the mortgagee plus costs, attorney's fees and interest at the highest rate permissible by law shall be charged into the mortgage account and become an integral part thereof, subject in all respects to the terms, conditions, and covenants of the aforesaid promissory note, and this Mortgage, as fully and to the same extent as though a part of the original indebtedness evidenced by said note and secured by this Mortgage, excepting, however, if any sums so expended are not paid to mortgagee within ten (10) days from the date of such payment, the mortgagee shall have the right to immediately accelerate the note and demand all sums due.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances.

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note executed simultaneously with this mortgage deed and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than highest insurable value in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving of affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within thirty (30) days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable; anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IF this mortgage is on a condominium unit, mortgagor shall perform all of the mortgagor's obligations under the Declaration of Condominium, the By-laws, and regulations of the condominium project and constituent documents. Failure to comply with the Declaration of Condominium or failure to make any maintenance payments or special assessments shall be a default of this mortgage and the note secured hereby.

THE mortgagor shall provide annual proof of payment of taxes and insurance to the mortgagee. The mortgagor shall also provide semi-annual proof of payment(s) to any Association(s) governing the property to the mortgagee. Failure to provide same will automatically authorize the mortgagee to order and pay for [an] estoppel letter(s), to make any payments to the Association(s) for the cost of any estoppel letter(s) and for any past-due maintenance and/or assessment amounts. Any amounts so paid will be added to the balance of the loan and shall carry interest at the highest rate allowable by law in the event the mortgagor does not fully reimburse the mortgagee for same within ten (10) days of demand made by mortgagee to mortgagor. Demand may be made in the form of an email from the mortgagee to the mortgagor.

TO further secure payment of the indebtedness of the mortgagor and mortgagee, the mortgagor does hereby sell, assign, transfer and set over unto the mortgagee all of the rents, issues and profits of the mortgaged premises and this assignment shall become operative upon any default being made by the mortgagor under the terms of this mortgage or note secured hereby and shall remain in full force and effect so long as any default continues to exist in the making of any of the payments or to the performance of any of the covenants of the mortgage or the note secured hereby and the mortgagee shall have the right to enter upon the premises and collect same directly.

THIS mortgage is also given as security for all indebtedness that mortgagor may in the future incur to the mortgagee. All such future indebtedness shall be deemed a part of the indebtedness secured by this mortgage.

Any one of the following shall constitute an event of default hereunder: (1) the filing of an involuntary

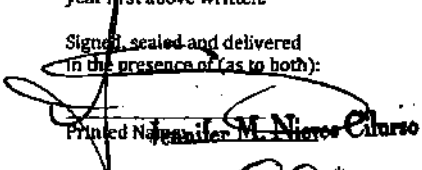

petition or other bankruptcy or insolvency petition against the mortgagor upon application of a creditor of mortgagor which is not dismissed with fifteen (15) days after the filing thereof; or (2) mortgagor's consent to the appointment of a receiver, trustee or liquidator of all or part of mortgagor's assets; or (3) the adjudication of mortgagor as a bankrupt or insolvent or mortgagor's filing of a voluntary petition in bankruptcy or mortgagor's admission in writing of its inability to pay its debts as they become due; or (4) mortgagor's making of a general assignment for the benefit of creditors; or (5) mortgagor's filing of a petition or answer seeking reorganization or arrangement with creditors; or (6) mortgagor's filing an answer admitting the material allegations of a petition filed against the mortgagor in any bankruptcy, reorganization or insolvency proceeding; or (7) mortgagor's commission of any act of bankruptcy or any other action taken by the mortgagor for the purpose of effecting any of the foregoing; or (8) Mortgagor's occupying the property either as Mortgagor's primary residence or investment property.

If any provision of this Mortgage or the Note secured hereby is held to be invalid or unenforceable by a court of competent jurisdiction, the other provisions of this Mortgage and the Note secured hereby shall remain in full force and effect and shall be liberally construed in favor of the Mortgagee in order to effect the provisions of this Mortgage and the Note secured hereby.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OF THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$300,000.00 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE AND THE NOTE SECURED HEREBY.

IN WITNESS WHEREOF, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of (as to both):


Printed Name Jennifer M. Nieves Cilluso

Printed Name [Signature]

401 NE 14 AVE 409 LLC


BY: SHMUEL BONNARDEL
AS: MANAGER

MIAMI GARDENS GOOD LUCK770 LLC


BY: HAGAY KABIRI
AS: MANAGER

RG MAZAL TOV INVESTMENTS LLC


BY: HAGAY KABIRI
AS: MANAGING MEMBER

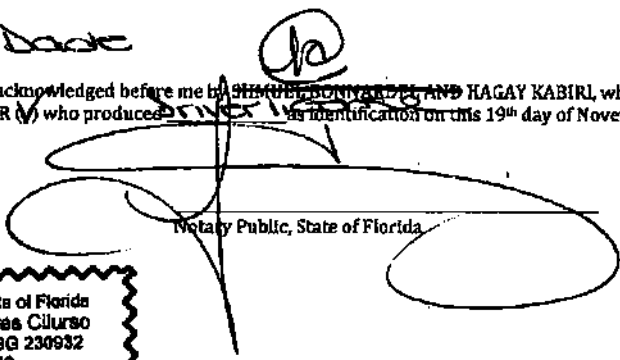
2889 NW 14 COURT LLC

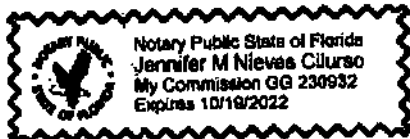

BY: HAGAY KABIRI
AS: MANAGER

State of Florida
County of Dade

This instrument was acknowledged before me by SHMUEL BONNARDEL AND HAGAY KABIRI, who () are personally known to me OR () who produced [Signature] as identification on this 19th day of November, 2018.

My commission expires:

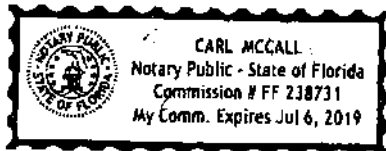

Notary Public, State of Florida



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20 day of NOV, 2018, by Shmuel Bonnardel, who is personally known to me or has produced Drivers License as identification and did take an oath.

SEAL



Carl McCall

Notary Public

Carl McCall

Print Name of Notary

My Commission Expires: 07/06/2019



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

Detail by Entity Name

Florida Limited Liability Company
LURTON CAPITAL LLC

Filing Information

Document Number L17000125893
FEI/EIN Number 82-1834175
Date Filed 06/08/2017
State FL
Status ACTIVE

Principal Address

2999 NE 191ST ST, #808
MIAMI, FL 33180

Changed: 06/04/2020

Mailing Address

2999 NE 191ST ST, #808
MIAMI, FL 33180

Changed: 06/04/2020

Registered Agent Name & Address

SILBERSTEIN, JORGE, SR
5757 COLLINS AVE APT 906
MIAMI BEACH, FL 33140

Address Changed: 04/29/2019

Authorized Person(s) Detail

Name & Address

Title MGR

SILBERSTEIN, JORGE, SR
5757 COLLINS AVE APT 906
MIAMI BEACH, FL 33140

Annual Reports

Report Year	Filed Date
2020	06/04/2020

2021	02/01/2021
2022	01/24/2022

Document Images

01/24/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
06/04/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
08/01/2018 -- ANNUAL REPORT	View image in PDF format
06/08/2017 -- Florida Limited Liability	View image in PDF format

THIS INSTRUMENT PREPARED BY:
Tyler A. Gold, Esq.
Tyler A. Gold, P.A.
Cornerstone 5
1250 South Pine Island Rd.
Suite 450
Plantation, Florida 33324
Record and Return To:
TOP TIER TITLE
7900 OAK LANE
4TH FLOOR
MIAMI LAKES, FL 33016
FILE NO.: 18014

CONDITIONAL ASSIGNMENT OF RENTS AND LEASES

THIS CONDITIONAL ASSIGNMENT, made on this 19th day of November, 2018, by 401 NE 14 AVE 409 LLC, a Florida limited liability company (as to Parcel #1), MIAMI GARDENS GOOD LUCK770 LLC, a Florida limited liability company (as to Parcel #2), and RG MAZAL TOV INVESTMENTS LLC, a Florida limited liability company (as to Parcel #3) and 2809 NW 14 COURT LLC, a Florida limited liability company (as to Parcel #3), as *ASSIGNOR*, to LURTON CAPITAL LLC, a Florida limited liability company, as *ASSIGNEE*.

WITNESSETH:

FOR VALUABLE CONSIDERATION received simultaneously herewith and to assure the payment of all sums due and to become due on the note in the sum of \$300,000.00 dated November 19, 2018, and to assure payment of all sums due there under, which note was made by and between ASSIGNOR and ASSIGNEE, and secured by mortgage on the fee simple of property by ASSIGNOR, said property being described as follows:

Parcel 1:

Unit 408, of Hallandale Towers East, Inc., Building 8, (formerly known as Meadowbrook Condominium Apartments, Building #8), a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5524, Page(s) 736, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 2:

Unit 908, of Tower IV of Eldorado Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 8658, Page(s) 998, of the Public Records of Miami-Dade County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 3:

Lot(s) 49 and 50, Block 51, Washington Park Fourth Addition, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 44, of the Public Records of Broward County, Florida.

The ASSIGNOR does hereby grant, transfer and assign to the ASSIGNEE its entire interest (said ASSIGNOR warranting that it owns said entire interest). In and to all rents, income and profits due and to become due from all leases and subleases affecting the above-described real property, and including all leases and subleases hereinafter entered into and the sums to become due therefrom, with this Assignment becoming effective as to future leases and subleases affecting said premises automatically upon execution and delivery thereof.

Neither the acceptance of this Assignment nor the collection of rents nor payments under the leases or subleases hereby assigned shall constitute a waiver of any rights of the ASSIGNEE under the terms of said note and mortgage. And it is expressly understood and agreed by the parties hereto that before default occurs under the terms of said note and mortgage or this Assignment, the ASSIGNOR shall have the right to collect said rents, income and profits from the aforementioned leases and subleases and to retain, use and enjoy the same, provided,

however, that even before default occurs, not rent under any of said leases or subleases shall be collected or accepted more than two months in advance of the accrual thereof without specific written consent of the ASSIGNEE.

The ASSIGNOR, in the event of default in the performance of any of the terms and conditions of said note and mortgage or of this Assignment, hereby authorizes the ASSIGNEE, at its option, to enter and take possession of the mortgaged premises and to manage and operate same, to collect all or any rents accruing therefrom and from said leases and subleases, evict tenants or occupants, bring or defend any suits in connection with the possession of said premises in its own name or ASSIGNOR'S name, make repairs as ASSIGNEE deems appropriate, and perform such other acts in connection with the management and operation of said premises as the ASSIGNEE, in its judgment, may deem proper.

ASSIGNEE, shall not be obligated to perform or discharge any obligation or duty to be performed or discharged by ASSIGNOR under any of said leases or subleases and this Assignment shall not place any responsibility for the control, care, management or repair of said premises upon the ASSIGNEE or make the ASSIGNEE derivatively responsible or liable for any negligence in the management, operation, upkeep, repair or control of said premises, whenever occurring.

ASSIGNEE may take or release other security, may release any party primarily or secondarily liable for any indebtedness secured hereby, may grant extensions, renewals or indulgences with respect to such indebtedness, and may apply any other security therefore held by it to the satisfaction of such indebtedness without prejudice to any of its rights hereunder.

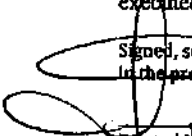
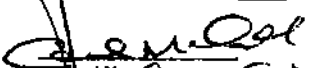
The ASSIGNOR covenants and represents that said ASSIGNOR has full right and title to make this Assignment and that no other Assignment of any interest therein has been made except on a basis of express and full subordination hereto, that there are no existing defaults under the subject matter of this Assignment, and that said ASSIGNOR will not hereafter cancel, surrender or terminate any of said leases or subleases or change, alter or modify the same without the prior written consent of the ASSIGNEE.

ASSIGNOR agrees to give, upon request by the ASSIGNEE, notice in writing of this Assignment to any lessee or sub lessee.

Violation of any of the covenants, representations and provisions contained herein by the ASSIGNOR shall be deemed a default under the terms of said note and mortgage.

The full performance of said mortgage and the note which it secures and the duly recorded release or reconveyance of the property described therein shall render this Assignment void.

IN WITNESS WHEREOF, the said ASSIGNOR has caused this Assignment to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of (as to both):

Printed Name: Jennifer M. Nicres Cibreo

Printed Name: Shmuel Bonnardel

401 NE 14 AVB 409 LLC


BY: SHMUEL BONNARDEL
AS: MANAGER


MIAMI GARDENS GOOD LUCK770 LLC


BY: HAGAY KABIRI
AS: MANAGER

RG MAZAL TOV INVESTMENTS LLC


BY: HAGAY KABIRI
AS: MANAGING MEMBER

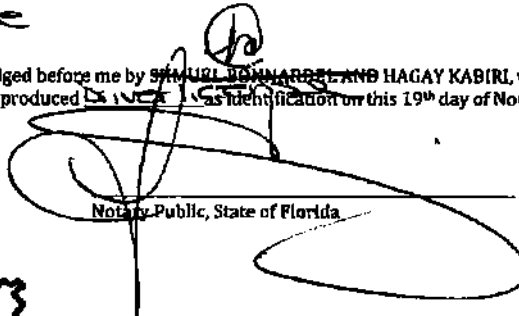
2889 NW 14 COURT LLC


BY: HAGAY KABIRI
AS: MANAGER

State of Florida
County of Miami Dade

This instrument was acknowledged before me by SHMUEL BORNHARTE AND HAGAY KABIRI, who ()
are personally known to me OR (✓) who produced Driver's License as identification on this 19th day of November,
2018.

My commission expires:


Notary Public, State of Florida



STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 20 day of Nov, 2018, by Shmuel Bonnardel, who is personally known to me or has produced Drivers License as identification and did take an oath.

SEAL



Carl McCall

Notary Public

CARL MCCALL

Print Name of Notary

My Commission Expires: 07/06/2019

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
ENVIRONMENTAL LICENSING AND BUILDING PERMITTING DIVISION
ONE NORTH UNIVERSITY DRIVE, PLANTATION, FL
BROWARD COUNTY CODE ENFORCEMENT BOARD

**BROWARD COUNTY, a political subdivision
of the State of Florida,**
Petitioner

SPECIAL MAGISTRATE HEARING

**IN RE:
CASE NO.: 16-1968**

v. **RG MAZAL TOV INVESTMENTS LLC,**

ORDER IMPOSING PENALTY

Respondent(s)

THIS CAUSE having been heard at a public hearing before the BROWARD COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE on **May 4, 2017** after valid service of process upon the Respondent at which time the SPECIAL MAGISTRATE heard testimony under oath, received evidence and issued FINDINGS OF FACT and CONCLUSIONS OF LAW, which was reduced to writing and furnished to RESPONDENT for the violations at the following property:

2889 NW 14 COURT, UNINCORPORATED FL legally described as **WASHINGTON PARK FOURTH ADD 22-44 B LOT 49,50 BLK 51** and otherwise identified by Tax Property ID # **9232-01-4120**.

Said FINAL ORDER required RESPONDENT to take certain corrective action by a time certain, as more specifically set forth in that ORDER, attached hereto as Exhibit "A" requiring corrective action on or before **June 3, 2017**. A further Hearing was held on this matter before the SPECIAL MAGISTRATE on **December 6, 2018** after valid service of process upon the Respondent was filed with the SPECIAL MAGISTRATE, which AFFIDAVIT certifies under oath that the required corrective action has not been taken. The Respondent was given the opportunity to testify and submit evidence.

The SPECIAL MAGISTRATE determined at the hearing on December 6, 2018, after reviewing the evidence and testimony submitted, that the RESPONDENT did not comply with the FINDINGS OF FACT and CONCLUSIONS OF LAW dated May 4, 2017. The SPECIAL MAGISTRATE assessed the RESPONDENT penalties for the period of noncompliance commencing June 4, 2017 through and including December 6, 2018. The accrued penalties for said period total \$55,100.00, plus the previously ordered **ONE HUNDRED AND TWENTY-FIVE (\$125.00) DOLLARS** cost of prosecution.

Pursuant to Subsection 162.09(1), Florida Statutes, the violation(s) (were were not) determined to be a threat to the public health, safety, and welfare or if the violation(s) are irreparable or irreversible in nature, and Broward County (was was not) authorized to make all reasonable repairs which are required to bring the property into compliance and charge the RESPONDENT with the reasonable cost of the repairs. Accordingly, it is ORDERED that the Respondent pay the County **ZERO (\$0.00) DOLLARS** in order to reimburse the County for the repairs made hereunder.

THEREFORE, IT IS HEREBY ORDERED THAT:

THE RESPONDENT PAY TO BROWARD COUNTY, FLORIDA Fifty Five Thousand Two Hundred and Twenty Five Dollars and 00/100 cents (\$55,225.00).

(1)

NOTICE OF LIEN

KNOW ALL PERSONS by these presents that, pursuant to Chapter 162, Florida State Statutes, a certified copy of this AMENDED ORDER IMPOSING PENALTY shall be recorded in the Public Records of Broward County, Florida, and, therefore, constitute a lien against the real property located at 2889 NW 14 COURT, UNINCORPORATED FL, and legally described as:

LEGAL: WASHINGTON PARK FOURTH ADD 22-44 B LOT 49,50 BLK 51

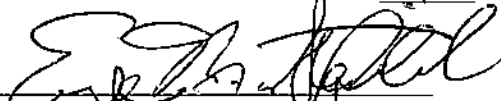
PROPERTY ID: 9232-01-4120

Which is owned by: Name: RG MAZAL TOV INVESTMENTS LLC

Address: 1200 NE MIAMI GARDENS DR #820
NORTH MIAMI BEACH FL 33179

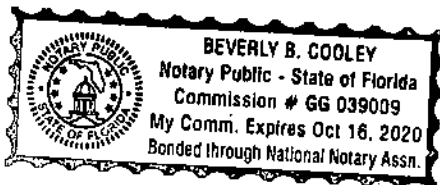
Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure, if unpaid and if the subject property is non-homestead-exempt, within three (3) months of the recording date.

DONE AND ORDERED, this 6 day of December, 2018.


EUGENE STEINFELD, Special Magistrate

The foregoing instrument was acknowledged before me this 6 day of December, 2018 by EUGENE STEINFELD, Special Magistrate for Broward County, Florida, well known to be to be the person who acknowledged before me who executed the foregoing instrument for the purposes therein expressed, and who was duly authorized to do so.


(SEAL)



Beverly B. Cooley
(Signature) Notary Public, State of Florida
Beverly B. Cooley
Name of Notary Typed, Printed or Stamped

I HEREBY CERTIFY that this document is a true and correct copy of the original as it appears on record in the County Recorder's Office of Broward County, Florida.

WITNESS MY HAND AND SIGNATURE this 7 day of December, 2018.


Nancy Alexandre, Clerk for the Special Magistrate

Copies furnished to:
RG MAZAL TOV INVESTMENTS LLC
1200 NE MIAMI GARDENS DR #820
NORTH MIAMI BEACH FL 33179
Case No. 16-1968

This instrument prepared by and return to:
Nancy Alexandre, Clerk
Building Code Services Division
Broward County Code Enforcement
1 N. University Drive
Plantation, FL 33324

BROWARD COUNTY, a political subdivision
of the State of Florida,
Complainant

CASE NO. 16-1968
CODE ENFORCEMENT HEARING OFFICER

V. RG MAZAL TOV INVESTMENTS LLC,

Respondent

ORDER
FINDINGS OF FACT, CONCLUSION OF
LAW, CORRECTIVE ACTION AND
CONTINUANCE

THIS CAUSE having been heard at a public hearing on **May 4, 2017**, after due notice to the Respondent; and the BROWARD COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE RICHARD DOODY having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issued FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER as follows:

I. FINDINGS OF FACT:

- a. The Respondent is and has been the owner of real property located at **2889 NW 14 COURT, UNINCORPORATED BROWARD** legally described as **WASHINGTON PARK FOURTH ADD22-44 BLOT 49,50 BLK 51**, and otherwise identified by Tax Property ID # **9232-01-4120**.
- b. Valid service of process was made upon Respondent by **Rodolfo Martinez**.
- c. The Respondent/representative (was was not) present at the hearing.
- d. The Respondent has allowed the following violations to exist on the real property herein described: **Re-roofing without a permit**

II. CONCLUSIONS OF LAW:

The foregoing FINDINGS OF FACT constitutes a violation of the following sections of the Florida Building Code: **105.1 Building Without a Permit**

III. ORDER:

Based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, it is hereby ORDERED that the Respondent shall take all corrective actions within 30 DAYS from the date of this order, or by 6/3/2017. If the Respondent does not comply with this ORDER within such time, then and in that event Respondent shall be subject to a penalty of \$ 100.00 for each and every day the violation(s) continue(s) past the time period specified. **In addition, in accordance with Florida State Statutes 162.09(1), the violations (are are not) determined to be a threat to the public health, safety, welfare, the County (is is not) authorized to remedy all violations with whatever means necessary and assess reasonable costs along with the fine. Respondent is also assessed an additional \$125.00 for administrative fees which shall be payable on or before 6/3/2017. (Make check/money order payable to: **Broward County Board of County Commissioners** and mail to **Environmental Licensing and Building Permitting Division, Broward County Code Enforcement, 1 North University Drive, Box 302, Plantation, FL 33324, Attn: Karen Torres**).**

The Respondent shall, upon complying with this ORDER, notify the clerk for the special magistrate by calling (954) 765-4400 ext. 9861 or sending a written request to the above address,

Exhibit A

requesting an inspection of the property to verify compliance. The SPECIAL MAGISTRATE shall retain jurisdiction over this matter and the parties thereto during the time for compliance and in any matter relating to compliance or noncompliance with the SPECIAL MAGISTRATE'S ORDER, including a request for rehearing or a request for reduction of penalty or extension of the compliance date. Should a dispute arise concerning compliance, either party may request a further hearing before the SPECIAL MAGISTRATE.

Failure to comply with this ORDER and take corrective action within the period specified in this ORDER will result in this matter coming before the SPECIAL MAGISTRATE on Ø, for a hearing on the failure to take corrective action within the time period specified. The SPECIAL MAGISTRATE may issue an ORDER IMPOSING PENALTY at that hearing, which may be recorded in the public records of Broward County, Florida, thereafter constituting a lien on the real property and personal property of the Respondent as provided by law, and which, if unresolved three (3) months after the date of recording, may be authorized for foreclosure by the SPECIAL MAGISTRATE.

Therefore, this matter is hereby continued until Ø, and the SPECIAL MAGISTRATE shall retain jurisdiction over this matter and the parties during the time for compliance and through Ø.

DONE AND ORDERED May 4, 2017.

R. W. Doody
RICHARD DOODY, Broward County Special Magistrate

I HEREBY CERTIFY that this document is a true and correct copy of the original as it appears on record in the County Recorder's Office of Broward County, Florida and the above and foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW, CORRECTIVE ACTION, AND CONTINUANCE has been furnished to the Respondent this 10 day of May, 2017 at the following address: 1200 NE MIAMI GARDENS DR #820, NORTH MIAMI BEACH FL 33179.

Witness my hand and signature at Fort Lauderdale, Florida on this 10 day of May, 2017.

BY: Karen Torres
CLERK FOR THE SPECIAL MAGISTRATE
Print Name: Karen Torres
1 North University Drive, Box #302
Plantation, Florida 33324

This instrument prepared by:
Environmental Licensing and Building Permitting Division
Broward County Code Enforcement
1 N. University Drive
Plantation, FL 33324

Return to:
Karen Torres
Broward County Code Enforcement
1 N. University Drive, Box #302
Plantation, FL 33324

Case Number: CACE-20-011177 Division: 11
Filing # 110026861 E-Filed 07/09/2020 04:11:52 PM

Space Above For Recording Purposes Only

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

LURTON CAPITAL, LLC,
a Florida limited liability company,
Plaintiff,

CASE NO.

vs.

401 NE 14 AVE 409, LLC, a Florida limited liability
company; et al
Defendants.

NOTICE OF LIS PENDENS

To Defendants, 401 NE 14 AVE 409, LLC, a Florida limited liability company, 2889 NW 14 COURT, LLC, a Florida limited liability company, MIAMI GARDENS GOOD LUCK770, LLC, a Florida limited liability company, RG MAZAL TOV INVESTMENTS, LLC, a Florida limited liability company, SHMUEL BONNARDEL, HAGAY KABIRI, HALLANDALE TOWERS EAST, INC., a not for profit Florida corporation, ELDORADO TOWERS CONDOMINIUM ASSOCIATION, INC., a not for profit Florida corporation, SUNTRUST BANK, DISCOVER BANK, BROWARD COUNTY, UNKNOWN TENANT IN POSSESSION # 1, UNKNOWN TENANT IN POSSESSION # 2, UNKNOWN TENANT IN POSSESSION # 3, UNKNOWN TENANT IN POSSESSION # 4, UNKNOWN TENANT IN POSSESSION # 5, UNKNOWN TENANT IN POSSESSION # 6, AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED of the institution of this action by Plaintiff against you seeking the Foreclosure of a Mortgage as to the following described property, to wit:

Parcel 1:

Unit 409, of Hallandale Towers East, Inc., Building 9 (formerly known as Meadowbrook Condominium Apartments, Building # 9), a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5524, Page(s) 736, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

a/k/a 401 NE 14 Ave., 409, Hallandale Beach, FL 33009

Space Above For Recording Purposes Only

Parcel 2:

Unit 908, of Tower IV of Eldorado Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 8658, Page(s) 998, of the Public Records of Miami-Dade County, Florida, and any amendments thereto, together with its undivided share in the common elements.

a/k/a 3675 N. Country Club Dr., Unit 908, Aventura, FL 33180.

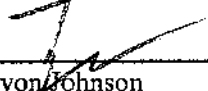
Parcel 3:

Lot(s) 49 and 50, Block 51, Washington Park Fourth Addition, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 44, of the Public Records of Broward County, Florida.

a/k/a 2889 NW 14 Court, Ft. Lauderdale, FL 33311.

DATED on this 9 day of July, 2020.

DAVID R. ROY, P.A.
Attorney for Plaintiff
4209 N. Federal Hwy.
Pompano Beach, FL 33064
Tel. (954) 784-2961
Email: david@davidroy.com
Email: teyvonn@davidroy.com



Teyvon Johnson
Fla. Bar No. 1011005

DATE: April 3rd, 2023
PROPERTY ID # 494232-01-4122 (TD # 50177)

WARNING

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

LURTON CAPITAL LLC
2999 NE 191ST ST, #808
MIAMI, FL 33180

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 14 CT UNINCORPORATED, FL 33311 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 April 28, 2023\$3,072.93
- Or
- * Estimated Amount due if paid by May 16, 2023\$3,106.68

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 17, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

DATE: April 3rd, 2023
PROPERTY ID # 494232-01-4122 (TD # 50177)

WARNING

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

LURTON CAPITAL LLC
2999 NE 191ST STREET, #901
MIAMI, FL 33180

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 14 CT UNINCORPORATED, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

DATE: April 3rd, 2023
PROPERTY ID # 494232-01-4122 (TD # 50177)

WARNING

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

BROWARD COUNTY
ZONING CODE ENFORCMENT SECTION, UPD
1 N UNIVERSITY DRIVE MAILBOX 102
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 14 CT UNINCORPORATED, FL 33311 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: April 3rd, 2023
PROPERTY ID # 494232-01-4122 (TD # 50177)

WARNING

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

LURTON CAPITAL, LLC
TEYVON JOHNSON
DAVID A. ROY, P.A.
4209 N. FEDERAL HWY.
POMPANO BEACH, FL 33064

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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 April 28, 2023\$3,072.93
- Or
- * Estimated Amount due if paid by May 16, 2023\$3,106.68

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 17, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: April 3rd, 2023
PROPERTY ID # 494232-01-4122 (TD # 50177)

WARNING

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

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016

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

DATE: April 3rd, 2023
PROPERTY ID # 494232-01-4122 (TD # 50177)

WARNING

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LOAN LAWYERS LLC
377 N STATE ROAD 7 STE 202
PLANTATION, FL 33317-2817

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DATE: April 3rd, 2023
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WARNING

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JORGE SILBERSTEIN, SR., REGISTERED AGENT
O/B/O LURTON CAPITAL LLC
5757 COLLINS AVE APT 906
MIAMI BEACH, FL 33140

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DATE: April 3rd, 2023
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WARNING

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*2889 NW 14 COURT LLC
2889 NW 14TH CT
FORT LAUDERDALE, FL 33311-5135

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DATE: April 3rd, 2023
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*ROCHELLE, ANNIE DORIS
2880 NW 15 ST 1-2
FORT LAUDERDALE, FL 33311-5140

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DATE: April 3rd, 2023
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401 NE 14 AVE 409 LLC
MIAMI GARDENS GOOD LUCK770 LLC
2889 NW 14 COURT LLC
19630 NE 26TH AVE.
MIAMI, FL 33180

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

DATE: April 3rd, 2023
PROPERTY ID # 494232-01-4122 (TD # 50177)

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RG MAZAL TOV INVESTMENTS, LLC.
1200 NE MIAMI GARDENS DR. #820
NORTH MIAMI BEACH, FL 33179

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HAGAY KIBIRI, REGISTERED AGENT
O/B/O RG MAZAL TOV INVESTMENTS LLC
19630 NE 26 AVE
MIAMI, FL 33180

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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Street

City

TD 50177 MAY 2023 WARNING
LURTON CAPITAL LLC
2999 NE 191ST ST, #808
MIAMI, FL 33180

7021 0350 0000 4842 0376

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Postage	TD 50177 MAY 2023 WARNING
\$	LURTON CAPITAL LLC
Total Pos	2999 NE 191ST STREET, #901
\$	MIAMI, FL 33180
Sent To	
Street an	
City, State, ZIP+4®	

7021 0350 0000 4842 0388

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\$	BROWARD COUNTY
Total P.	ZONING CODE ENFORCMENT SECTION, UPD
\$	1 N UNIVERSITY DRIVE MAILBOX 102
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City, St.	

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TD 50177 MAY 2023 WARNING

Total Po

LURTON CAPITAL, LLC

\$

TEYVON JOHNSON

Sent To

DAVID A. ROY, P.A.

Street a

4209 N. FEDERAL HWY.

City, Sta

POMPANO BEACH, FL 33064

7021 0350 0000 4842 0106

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Total Post

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Sent To

Street and

City, State

TD 50177 MAY 2023 WARNING

CITY OF FORT LAUDERDALE

ATTN: CITY ATTORNEY OFFICE

100 N ANDREWS AVE FL 7

FORT LAUDERDALE, FL 33301-1016

7021 0350 0000 4842 0413

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Total P&C

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Sent To

Street a

City, State, ZIP+4

TD 50177 MAY 2023 WARNING
LOAN LAWYERS LLC
377 N STATE ROAD 7 STE 202
PLANTATION, FL 33317-2817

7021 0350 0000 4842 0420

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Postage
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Total Postage
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Street or

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O/B/O LURTON CAPITAL LLC
5757 COLLINS AVE APT 906
MIAMI BEACH, FL 33140

7021 0350 0000 0560 T202
2480 2484 0000 0560 T202

7021 0350 0000 4841 7512

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2889 NW 14TH CT
FORT LAUDERDALE, FL 33311-5135

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Total 1

\$ Sent 1

Street

City, 3

TD 50177 MAY 2023 WARNING
***ROCHELLE, ANNIE DORIS**
2880 NW 15 ST 1-2
FORT LAUDERDALE, FL 33311-5140

7021 0350 0000 4841 7529

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Here

Postage	TD 50177 MAY 2023 WARNING
\$ Total	401 NE 14 AVE 409 LLC
\$ Sent	MIAMI GARDENS GOOD LUCK770 LLC
Street	2889 NW 14 COURT LLC
City, State	19630 NE 26TH AVE.
	MIAMI, FL 33180

7021 0350 0000 4841 7536

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee: \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

7021 0350 0000 4841 7543

TD 50177 MAY 2023 WARNING
RG MAZAL TOV INVESTMENTS, LLC.
1200 NE MIAMI GARDENS DR. #820
NORTH MIAMI BEACH, FL 33179

7021 0350 0000 4841 7550

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State

TD 50177 MAY 2023 WARNING
HAGAY KIBIRI, REGISTERED AGENT
O/B/O RG MAZAL TOV INVESTMENTS LLC
19630 NE 26 AVE
MIAMI, FL 33180

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 50177 MAY 2023 WARNING
***ROCHELLE, ANNIE DORIS**
2880 NW 15 ST 1-2
FORT LAUDERDALE, FL 33311-5140



2. Article Number (Transfer from service label)

7021 0350 0000 4841 7529

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *RJ/23* Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

amp19

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Mail Restricted Delivery | |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 50177 MAY 2023 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE FL 7
FORT LAUDERDALE, FL 33301-1016



9590 9402 7448 2055 8463 84

2. Article Number (Transfer from service label)

7021 0350 0000 4842 0413

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]
[Handwritten Name: R. Bailey]

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 50177 MAY 2023 WARNING
LURTON CAPITAL, LLC
TEYVON JOHNSON
DAVID A. ROY, P.A.
4209 N. FEDERAL HWY.
POMPANO BEACH, FL 33064



9590 9402 7448 2055-8463 91

2. Article Number (Transfer from service label)

7021 0350 0000 4842 0406

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**TD 50177 MAY 2023 WARNING
LURTON CAPITAL LLC
2999 NE 191ST ST, #808
MIAMI, FL 33180**



9590 9402 7448 2055 8464 21

2. Article Number (Transfer from service label)

7021 0350 0000 4842 0376

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Dwight Warren Agent
 Addressee

B. Received by (Printed Name) *Dwight Warren* C. Date of Delivery *4/7/23*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**TD 50177 MAY 2023 WARNING
LURTON CAPITAL LLC
2999 NE 191ST STREET, #901
MIAMI, FL 33180**



9590 9402 7448 2055 8464 14

2. Article Number (Transfer from service label)

7021 0350 0000 4842 0383

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 Dwain Warren 4/7/23

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

fail
fail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 50177 MAY 2023 WARNING
JORGE SILBERSTEIN, SR., REG AGENT
O/B/O LURTON CAPITAL LLC
5757 COLLINS AVE APT 906
MIAMI BEACH, FL 33140



9590 9402 7448 2055 8463 60

2. Article Number (Transfer from service label)

7021 0350 0000 4842 0437

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent

X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature Priority Mail Express®
 - Adult Signature Restricted Delivery Registered Mail™
 - Certified Mail® Registered Mail Restricted Delivery
 - Certified Mail Restricted Delivery Signature Confirmation
 - Collect on Delivery Signature Confirmation Restricted Delivery
 - Collect on Delivery Restricted Delivery Restricted Delivery
 - Insured Mail Registered Mail Restricted Delivery