



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: July 11, 2016

CASE NO.: 16-5120

BUILDING ADDRESS: 235 Santillane Ave

FOLIO NUMBER: 03-4108-009-0930

OWNER: Mario L. Sanchez & Maria E. Zenoz (JTRS)

USE: Multifamily Property

OF LIVING UNITS: 4

PENDING RECERTIFICATION: 2015

DESCRIPTION AND DEFECTS OF BUILDING: The Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

4/20/15 Letter from the City advising of 40/10 Year Recertification required

6/22/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

TO DATE THE OWNER HAS NOT: Submitted the Recertification Report and/or letter from the Architect or Engineer requesting recertification for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION: a) Submit the 40/10 Year Recertification Report prepared by a licensed Architect or Engineer within ninety (90) days of the Board's Order. b) \$250 daily fine be imposed if property is not recertified within the ninety (90) day deadline.

PERMIT ACTIVITY: None related to the structure's recertification.

Presented by: Virginia Goizueta, Building Services Coordinator, City of Coral Gables



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/21/2016

Property Information	
Folio:	03-4108-009-0930
Property Address:	235 SANTILLANE AVE Coral Gables, FL 33134-2934
Owner	MARIO L SANCHEZ & MARIA E ZENOZ (JTRS)
Mailing Address	4181 INGRAHAM HWY COCONUT GROVE, FL 33133-6823
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	2,997 Sq.Ft
Lot Size	6,000 Sq.Ft
Year Built	1945



Assessment Information			
Year	2016	2015	2014
Land Value	\$420,000	\$390,000	\$300,000
Building Value	\$162,198	\$145,978	\$140,571
XF Value	\$0	\$0	\$0
Market Value	\$582,198	\$535,978	\$440,571
Assessed Value	\$408,654	\$371,504	\$337,731

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$173,544	\$164,474	\$102,840

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
CORAL GABLES DOUGLAS SEC
PB 25-69
LOT 18 BLK 11
LOT SIZE 50 000 X 120
CF 73R106569

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$408,654	\$371,504	\$337,731
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$582,198	\$535,978	\$440,571
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$408,654	\$371,504	\$337,731
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$408,654	\$371,504	\$337,731

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2005	\$700,000	23760-0265	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY'S

EXHIBIT



235 Santillane Ave



Home Citizen Services Business Services Back to Coral Gables.com

Logon Help Contact

Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-08-06-0753	06/12/2008	235 SANTILLANE AVE	BOA COMPLETE (LESS THAN \$75,000)	REROOF ALTUSA TERRACOTTA CLAY TILE \$10500 ESTUARDO 3057753877	issued	06/12/2008		0.00
AB-10-03-4574	03/26/2010	235 SANTILLANE AVE	BOA COMPLETE (LESS THAN \$75,000)	1 DOOR REPLACEMENT \$450	final	03/26/2010	08/16/2010	0.00
BL-08-06-1215	06/20/2008	235 SANTILLANE AVE	ROOF / LIGHT WEIGHT CONC	CANCELLED - RE-ROOF \$10,500 CLAY FOREVER, ALTUSA "S" CLAY ROOF TILE, TERRACOTTA, ADHESIVE SET	canceled	06/23/2008	01/30/2014	0.00
BL-10-03-4820	03/31/2010	235 SANTILLANE AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	1 DOOR REPLACEMENT \$450	final	08/13/2010	08/16/2010	0.00
BL-14-01-2982	01/30/2014	235 SANTILLANE AVE	ROOFING PERMIT CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FOR RE ROOF \$10,500 CLAY FOREVER ALTUSA S CLAY TERRACOTTA TILE	stop work	01/31/2014		0.00
CE-09-08-2640	08/22/2009	235 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT3760 SEC5-1907(1) ZC (SNR) MAINTAINING REAL ESTATE SIGNS IN EXCESS OF 40 SQUARE INCHES AND/OR MORE THAN ONE SIGN ON THE PREMISES. ie FOR RENT 2/1 305 788-2297 (2SIGNS)	pending	08/22/2009		0.00
CE-09-12-2052	12/07/2009	235 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38925 SEC 5-1907 ZC (SNR) MAINTAINING A REAL ESTATE SIGN OVER 40 SQUARE INCHES. PREVIOUSLY CITED 8/22/09.	final	12/07/2009	03/23/2010	0.00
CE-09-12-2359	12/10/2009	235 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38854 SEC 5-1907 ZC (SNR) MAINTAINING A	final	12/10/2009	03/18/2010	1900.00

CITY'S

EXHIBIT

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				REAL ESTATE SIGN OVER 40 SQ INCHES & MORE THAN 1 REAL ESTATE SIGN. PREVIOUSLY CITED 8/22/09 & 12/07/09					
CE-10-01-2894	01/08/2010	235 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38870 SEC 5-1907 ZC (SNR) MAINTAINING MORE THAN ONE REAL ESTATE SIGN ON PROPERTY PROHIBITED.	final	01/08/2010	03/18/2010	6600.00	
CE-10-07-4829	07/21/2010	235 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38303 SEC 5-1907 ZC (SNR) MAINTAINING MORE THAN 1 REAL ESTATE SIGN ON PROPERTY.	final	07/21/2010	09/01/2010	0.00	
CE-14-08-3786	08/27/2014	235 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT20291 SEC CH 54-153 CITY CODE (DAY) PLACING TRASH OUT PRIOR TO THURS. AFTER 6PM FOR FRIDAY PICK UP (BOXES, PIECES OF FURNTURE)	final	08/27/2014	08/27/2014	0.00	
EX-13-08-0131	08/02/2013	235 SANTILLANE AVE	PERMIT EXTENSION	RENEWAL OF PERMIT BL-08-06-1215	final	08/02/2013	08/02/2013	0.00	
PU-10-02-3232	02/11/2010	235 SANTILLANE AVE	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 6903B CRM INV 009629	final	02/12/2010	02/12/2010	0.00	
RC-16-06-7496	06/21/2016	235 SANTILLANE AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5120 AND UNSAFE STRUCTURES FEE	approved			980.63	
RR-10-06-3698	06/04/2010	235 SANTILLANE AVE	RE-REVIEW FEE	RE-REVIEW FEE FOR BUILDING	final	08/13/2010	08/13/2010	100.00	

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



City of Coral Gables
Fire Department
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	235 Santillane Ave. Apartments - 4 units	Inspection Date:	2/18/2016
Address:	235 Santillane Avenue	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

Company Representative:


Signature valid only in mobile-eyes documents

No Signature
2/18/2016

Inspector:

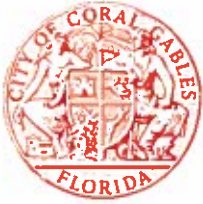

Signature valid only in mobile-eyes documents

Leonard Veight
2/18/2016

CITY'S

EXHIBIT

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The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4/20/2015

VIA CERTIFIED MAIL

MARIO L SANCHEZ &
MARIA E ZENOZ (JTRS)
4181 INGRAHAM HWY
COCONUT GROVE, FL 33133-6823

RE: 235 SANTILLANE AVE, Coral Gables, Florida
FOLIO # 03-4108-009-0930
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1945.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be **approved**.

In the event repairs or modifications are found to be necessary resulting from the recertification inspection, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter for the owner to obtain the necessary permits and perform the repairs. Recertification will take place once a revised Report is submitted and all required permits are closed.

The Architect or Engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. **The Recertification Report fee of \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.**

Failure to submit the required Report within the allowed time will result in the referral of this matter to the City's Construction Regulation Board without further notice. The Board may impose fines of \$250.00 per day for each day the violation continues. Note an Administrative fee of \$600.00 is incurred when the case is referred to the Board.

Any questions may be directed to the Building Services Coordinator at (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S Composite

EXHIBIT 4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5120

vs.

MARIO L. SANCHEZ
MARIA E. ZENOZ
4181 Ingraham Highway
Coconut Grove, Florida 33133-6823

Return receipt number:

91 7108 2133 3932 7177 0295

Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY
AND NOTICE OF HEARING**

Date: June 22, 2016

Re: **235 Santillane Avenue**, Coral Gables, Florida 33134-2934 and legally described as Lot 18, Block 11, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-0930 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on July 11, 2016, at 2:00 p.m.

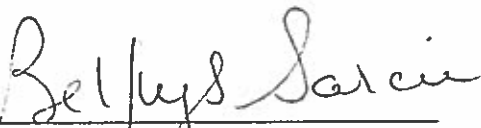
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134. bgarcia@coralgables.com, tel: (305) 460-5229.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

ADA Assistance: The City complies with the provisions of the Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.

C:

Mario L. Sanchez and Maria E. Zenoz, 8351 S.W. 32nd Street, Miami, Florida 33155-2438
Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., f/k/a Northwest Bank Minnesota, N.A., solely as Trustee for Structured Asset Mortgage Investments II Inc., GreenPoint Mortgage Funding Trust 2005-AR5, Mortgage Pass-Through Certificates, Series 2005-AR5, 9062 Old Annapolis Road, Columbia, Maryland 21045-2479
Wells Fargo Bank, N.A., 101 N. Phillips Avenue, Sioux Falls, South Dakota 57104-6738
Union Planters Bank, N.A., 8900 S.W. 107th Avenue, Miami, Florida 33176-1451
Union Planters Bank, N.A., 6200 Poplar Avenue, Memphis, Tennessee 38119-4713
Florida Department of Revenue, Miami North Service Center, 8173 N.W. 12th Street, Suite 119, Miami, Florida 33126-1828
Edward Izquierdo, c/o Renato Perez, Esq., 1105 S.W. 87th Avenue, Miami, Florida 33174-3210

235 Santillane Avenue





CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5120

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 235 Santillane Ave, ON 6-22-16
AT 10:25 AM.

JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

STATE OF FLORIDA)
ss.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 22nd day of June, in
the year 20 16, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

THIS INSTRUMENT PREPARED BY:
LAW OFFICES OF KRAVITZ & TALAMO, LLP.
7600 W. 20TH AVE. #213
HIALEAH, FL 33016

FOLIO NUMBER(s):
03-4108-009-0930



CFN 2005R0947816
OR Bk 23760 Pgs 0265 - 266; (2pgs)
RECORDED 09/08/2005 16:09:27
DEED DOC TAX 4,200.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA



CFN 2006R0601901
OR Bk 24589 Pgs 2158 - 2159; (2pgs)
RECORDED 06/02/2006 15:11:45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

THIS DEED IS BEING RE RECORDED TO CORRECT MARITAL STATUS

WARRANTY DEED

THIS INDENTURE, made this 25 day of August 2005 between, MIRTHA B. LARA, a single woman, of the County of Miami-Dade, State of Florida GRANTOR*, and MARIO L. SANCHEZ, a married man, and MARIA E. ZENOZ, a ~~married woman~~, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP whose post office address is 8351 SW 92nd St Miami, FL 33165 of the County of Miami-Dade, State of Florida, GRANTEE*.

WITNESSETH, That said Grantor, for and in consideration of the sum of \$10.00 to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever the following described land, situated, lying and being in Miami-Dade County, Florida to wit:

* an unmarried woman
Lot 18, Block 11, DOUGLAS SECTION OF CORAL GABLES, as per plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; public utility easements of record; taxes for the year 2005 and subsequent years.

And said grantor does hereby fully warrant the title of said land, and will defend the same against the 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 in the presence of:

x [Signature]
Print Name: MAYTEE LOIS
x [Signature]
Print Name: MAYTEE LOIS

By: [Signature]
Mirtha B. Lara
Address: 4013 Palm tree Blvd
Wash DC 33094

(Additional signature and acknowledgment on the following page.)

OR BK 23760 PG 0266
LAST PAGE

OR BK 24589 PG 2159
LAST PAGE

STATE OF FLORIDA
COUNTY OF Hu-Dee

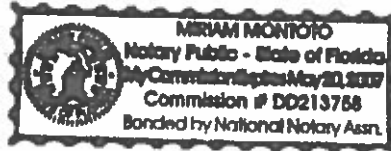
The foregoing instrument was acknowledged before me this 25th day of August, 2005, by **Mirtha B. Lara**, to me known to be the person described in and who executed the foregoing instrument.

5-20-07
My commission expires

Miriam Montoto
Notary Public
Print Name: MIRIAM MONOTO

personally known to me

produced the following
identifications:



Prepared By: Albertelli Law
Record and Return To:
Albertelli Law
P.O. Box 23028
Tampa, FL 33623

MERS Phone: 1-888-679-6377
MIN#: 100013800872735200

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the undersigned assignor ("Assignor") whose address is P.O. Box 2026, Flint, MI 48501, does hereby grant, bargain, sell, assign, transfer and convey to the following assignee ("Assignee"): Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A., solely as Trustee for Structured Asset Mortgage Investments II Inc., GreenPoint Mortgage Funding Trust 2005-AR5, Mortgage Pass-Through Certificates, Series 2005-AR5 whose address is 9062 Old Annapolis Rd Columbia, MD 21045

all of Assignor's right, title and interest all beneficial interest under a certain Mortgage, dated August 25, 2005, made and executed by Mario L. Sanchez and Maria E. Zenoz, to Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc., its successors or assigns, recorded on September 8, 2005 in Official Records Book 23760 at Page 267, of the Public Records of Miami-Dade County, Florida, which encumbers the real property more particularly described as follows:

LOT 18, BLOCK 11, DOUGLAS SECTION OF CORAL GABLES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AKA: 235 SANTILLANE AVE., CORAL GABLES, FL 33134-2934

This assignment is made without recourse to Assignor and without representation or warranty by Assignor, express or implied.

ASSIGNOR:

[CORPORATE SEAL]

Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc., its successors or assigns

By: Michael R. Smithson - August 23, 2012
Michael R. Smithson - Assistant Secretary

STATE OF Texas
COUNTY OF Denton

The undersigned, a notary public in and for the above-said County and State, does hereby acknowledge that on the day and year set forth below, personally appeared Michael R. Smithson as Assistant Secretary on behalf of the corporation. She is personally known to me or has produced ID as identification and did did not take an oath.

WITNESS my hand and official seal this 23rd day of August, 2012.

Kylethia Y. Davis
Notary Public: Kylethia Y. DAVIS
My commission expires: 5-14-13





CFN 20050947817
 DR Bk 23760 Pgs 0267 - 288; (22pgs)
 RECORDED 09/08/2005 14:09:27
 MTG DOC TAX 1,960.00
 INTANG TAX 1,120.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by or under the supervision of:

Yesi Valladares
 [Name of Natural Person]

800 Fairway Drive Suite 140
 [Street Address]

Deerfield Beach, FL 334411830
 [City, State Zip Code]

After recording please return to:

GreenPoint Mortgage Funding, Inc.
 [Company Name]

[Name of Natural Person]

981 Airway Court, Suite E
 [Street Address]

Santa Rosa, CA, 95403-2049
 [City, State Zip Code]

[Space Above This Line For Recording Data]

MORTGAGE

MIN: 100013800872735200

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

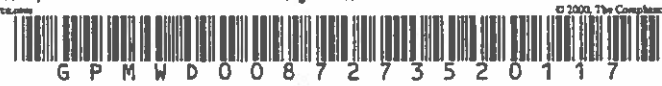
(A) "Security Instrument" means this document, which is dated August 25, 2005, together with all Riders to this document.

(B) "Borrower" is MARIO L. SANCHEZ AN UNMARRIED MAN JOINED BY MARIA E. ZENOZ AN UNMARRIED WOMAN

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

Florida Mortgage-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT MERS Modified Form 3010 01/01
 —THE COMPLIANCE SOURCE, INC.— Page 1 of 15 14301FL 04/02
www.compliance-source.com © 2000, The Compliance Source, Inc.



(D) "Lender" is GreenPoint Mortgage Funding, Inc.
Lender is a Corporation organized and existing under the laws of
the State of New York. Lender's address is 100 Wood Hollow Drive, Novato, CA 94945.

(E) "Note" means the promissory note signed by Borrower and dated August 25, 2005. The Note states that
Borrower owes Lender Five Hundred Sixty Thousand and 00/100ths
Dollars (U.S. \$560,000.00)
plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not
later than September 1, 2035.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the
Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due
under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following
Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input checked="" type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Revocable Trust Rider | |
| <input type="checkbox"/> Other(s) [specify] | | |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances
and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable
judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other
charges that are imposed on Borrower or the Property by a condominium association, homeowners association or
similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check,
draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer,
or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term
includes, but is not limited to, point-of-sale transfers, automated teller machine transactions; transfers initiated by
telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by
any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to,
or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance
in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

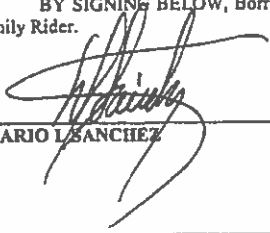



G P M W D 0 0 8 7 2 7 3 5 2 0 1 1 7

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

I. **CROSS-DEFAULT PROVISION.** Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

 _____ MARIO L SANCHEZ	(Seal) -Borrower	 _____ MARIA E ZENO	(Seal) -Borrower
_____	(Seal) -Borrower	_____	(Seal) -Borrower

[Sign Original Only]



Wells Fargo Bank, National Association - Active (FDIC # 3511) Insured Since January 1, 1934
 Data as of: June 15, 2016

Wells Fargo Bank, National Association is an active bank

FDIC Certificate#:	3511	Established:	January 1, 1870	Corporate Website:	http://www.wellsfargo.com
Headquarters:	101 N. Phillips Avenue Sioux Falls, SD 57104 Minnehaha County	Insured:	January 1, 1934	Consumer Assistance:	http://www.helpwithmybank.gov
Locations:	6216 domestic in 42 states, 0 in territories, and 37 in foreign locations	Bank Charter Class:	National Bank	Contact the FDIC about:	Wells Fargo Bank, National Association
		Regulated By:	Office of the Comptroller of the Currency		

Locations

History Identifications Financials

Showing 1 to 25 of 6,253 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
188928	806	Argentina Branch (Frng)	Rivadavia 501		Buenos Aires			Full Service Brick and Mortar Office	12/29/1980	05/30/1986
360125	5505	George Town Branch (Frng)	Fort Street		George Town			Full Service Brick and Mortar Office	03/27/1986	02/20/2004
191129	8580	Georgetown Branch (Frng)	Cardinal Avenue		Georgetown			Full Service Brick and Mortar Office	03/31/1976	03/20/2010
191428	8463	Georgetown Branch (Frng)	Huntlaw Building		Georgetown			Full Service Brick and Mortar Office	02/01/1974	03/20/2010
186182	8885	Grand Cayman Branch (Frng)	710 Georgetown		Georgetown			Full Service Brick and Mortar Office	07/01/1980	03/20/2010
195964	2888	Georgetown Branch (Frng)	Bank Of Montreal Building		Georgetown			Full Service Brick and Mortar Office	06/12/1974	06/01/1997
184449	6851	Georgetown Branch (Frng)	Main Street		Georgetown			Full Service Brick and Mortar Office	09/27/1973	03/20/2010
185878	8405	Georgetown Branch (Frng)	Royal Bank Building		Georgetown			Full Service Brick and Mortar Office	02/23/1973	03/20/2010
210425	8119	Georgetown Branch (Frng)	West Wind Building		Georgetown			Full Service Brick and Mortar Office	01/16/1978	03/20/2010
216274	8083	Grand Cayman Branch (Frng)	West Wind Building		Georgetown			Full Service Brick and Mortar Office	06/01/1973	03/20/2010
227739	7898	Georgetown Branch (Frng)	Main Street		Georgetown			Full Service Brick and Mortar Office	06/02/1978	03/20/2010
234422	7032	Georgetown Branch (Frng)	Main Street		Georgetown			Full Service Brick and Mortar Office	03/15/1973	03/20/2010
191241	8603	Cayman Island Branch (Frng)	West Wind Building		Grand Cayman			Full Service Brick and Mortar Office	02/01/1983	03/20/2010
188976	843	Hong Kong Branch (Frng)	12 Ice House Street		Hong Kong			Full Service Brick and Mortar Office	09/24/1982	05/30/1986
207347	4368	Hong Kong Branch (Frng)	15 Queen Road Central		Hong Kong			Full Service Brick and Mortar Office	08/01/1983	02/20/2004
188993	856	Seoul Branch (Frng)	1-1 Jongro 1-Ka, Kyoho Building		Jongro-Ku			Full Service Brick and Mortar Office	08/14/1984	05/30/1986
188310	1748	London Branch (Frng)	6 Egar Street		London			Full Service Brick and Mortar Office	01/09/1969	04/01/1996
184577	6842	London Ec3 Branch (Frng)	60/63 Aldermanbury		London			Full Service Brick and Mortar Office	12/21/1972	03/20/2010
216357	7972	London Branch (Frng)	Barber Surgeon Hall		London			Full Service Brick and Mortar Office	04/02/1984	03/20/2010
216354	7971	Luxembourg Branch (Frng)	29 Avenue Monterey		Luxembourg City			Full Service Brick and Mortar Office	03/14/1973	03/20/2010
207343	4366	Luxembourg Branch (Frng)	146 Bd De La Petrusse		Luxembourg City			Full Service Brick and Mortar Office	05/29/1973	02/20/2004
188977	844	Manila Offshore Bnkg. Branch (Frng)	139 H. Dela Cos A Street		Makati			Full Service Brick and Mortar Office	06/10/1983	05/30/1986
190938	7580	Nassau Branch (Frng)	Main Street		Nassau			Full Service Brick and Mortar Office	08/01/1979	03/20/2010
188312	1749	Nassau Branch (Frng)	Rawson Square, Bernard Sunley Bldg.		Nassau			Full Service Brick and Mortar Office	02/01/1973	04/01/1996
188889	777	Nassau Branch (Frng)	Bank Lane		Nassau			Full Service Brick and Mortar Office	03/01/1972	05/30/1986



CFN 2005R1040168
 DR Bk 23836 Pgs 1973 - 1979; (7pgs)
 RECORDED 10/04/2005 10:18:07
 MTG DDC TAX 402.50
 INTANG TAX 230.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

RECORDATION REQUESTED BY:
 Union Planters Bank NA
 *Kendall Branch
 8900 Southwest 107th Avenue
 Miami, FL 33178

WHEN RECORDED MAIL TO:
 Union Planters Bank, National Association
 565 Marriott Drive
 Nashville, TN 37214

SEND TAX NOTICES TO:
 MARIO L SANCHEZ
 MARIA E ZENOZ
 235 SANTILLANE AVE
 Miami, FL 33134

12400039313 B#124 CO#6205 \$693.50
 This Mortgage prepared by:

Name: Joseph Webb, Doc Processor
 Company: Union Planters Bank NA
 Address: 565 Marriott Drive, Nashville, TN 37214



000001240000124000139313100081

MORTGAGE

FOR USE WITH SECURED REVOLVING CREDIT AGREEMENT

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$115,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated August 23, 2005, is made and executed between MARIO L SANCHEZ, A Single Person, whose address is 235 SANTILLANE AVE, Miami, FL 33134 and MARIA E ZENOZ, whose address is 235 SANTILLANE AVE, Miami, FL 33134; A Single Person (referred to below as "Grantor") and Union Planters Bank NA, whose address is 8900 Southwest 107th Avenue, Miami, FL 33178 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Dade County, State of Florida:

See Attached Schedule "A", which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 235 SANTILLANE AVE, Miami, FL 33134.

REVOLVING LINE OF CREDIT. This Mortgage secures the indebtedness including, without limitation, a revolving line of credit under which, upon request by Borrower, Lender, within twenty (20) years from the date of this Mortgage, may make future advances to Borrower. Such future advances, together with interest thereon, are secured by this Mortgage. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender that this Mortgage secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in the Credit Agreement and any intermediate balance.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT WITH THE CREDIT LIMIT OF \$115,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that: (a) this Mortgage is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power, right, and authority to enter into this Mortgage and to hypothecate the Property; (c) the provisions of this Mortgage do not conflict with, or result in a default under any agreement or other instrument binding upon Grantor and do not result in a violation of any law, regulation, court decree or order applicable to Grantor; (d) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Grantor about Borrower (including without limitation the creditworthiness of Borrower).

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Borrower shall pay to Lender all indebtedness secured by this Mortgage as it becomes due, and Borrower and Grantor shall strictly perform all Borrower's and Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Borrower and Grantor agree that Borrower's and Grantor's possession and use of the Property shall be governed by the following provisions:

Legal Description

Exhibit "A"

Lot 18, Block 11, Douglas Section of Coral Gables, as per plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT IN AND FOR
MIAMI-DADE COUNTY, FLORIDA CIVIL ACTION

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED
ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING
TRUST 2005-AR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR5,

Plaintiff,

vs.

CASE NO.: 2016-10925 CA 01
DIVISION: (23)

MARIO L SANCHEZ AKA MARIO SANCHEZ ; MARIA E ZENOZ; ALT
HOMES LLC DBA ALT HOMES; EDWARD IZQUIERDO; MIAMI-
DADE COUNTY, FLORIDA; REGIONS BANK SUCCESSOR BY
MERGER TO UNION PLANTERS BANK, NATIONAL
ASSOCIATION; STATE OF FLORIDA DEPARTMENT OF
REVENUE ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY,
THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS;
UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #3, and
UNKNOWN PARTY #4 the names being fictitious to account for parties in
possession

Defendant(s).

NOTICE OF LIS PENDENS

To the above-named Defendant(s) and all others whom it may concern:

You are notified of the institution of this action by Wells Fargo Bank, National Association as Trustee for Structured Asset Mortgage
Investments II Inc., GreenPoint Mortgage Funding Trust 2005-AR5, Mortgage Pass-Through Certificates, Series 2005-AR5, against you seeking to
foreclose a mortgage on the following property in Miami-Dade County, Florida:

LOT 18, BLOCK 11, DOUGLAS SECTION OF CORAL GABLES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE
69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
A/K/A 235 SANTILLANE AVE, CORAL GABLES, FL 33134

Dated this 29 day of April, 2016.

Albertelli Law
P.O. Box 23028
Tampa, Florida 33623
(813) 221-4743
Eservice: service@albertellilaw.com

By: 
LAUREN WAGES, ESQ.
FLORIDA BAR NO.

KL - 14-157866 - T10005

David Osborne, Esq
Florida Bar #: 70182

Union Planters Bank, National Association - **Inactive** (FDIC # 15838) Inactive as of **August 29, 1996**

Union Planters Bank, National Association was merged or acquired without government assistance

Data as of: June 15, 2016

Union Planters Bank, National Association is no longer doing business under that name because it has been **merged or acquired without government assistance**. See the successor institution, Regions Bank (FDIC #: 12368)

FDIC Certificate#:	15838	Established:	September 15, 1941	Contact the FDIC about: Union Planters Bank, National Association or Regions Bank
Headquarters:	6200 Poplar Avenue Memphis, TN 38119 Shelby County	Insured:	September 15, 1941	
		Bank Charter Class:	National Bank	

[Locations](#)

[History](#)

[Identifications](#)

[Financials](#)

Location information is not available for inactive or renamed banks



CFN 2016R0082808
 OR BK 29957 Pgs 713-715 (3Pgs)
 RECORDED 02/10/2016 09:20:26
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

**BEFORE THE CODE ENFORCEMENT BOARD
 IN AND FOR THE CITY OF CORAL GABLES
 MIAMI-DADE COUNTY, FLORIDA
 LIEN**

THE CITY OF CORAL GABLES CASE NO. : 258384

vs.

**Mario L. Sanchez
 4181 Ingraham Highway
 Coconut Grove, FL 33133**

**VIOLATION LOCATED AT:
 235 SANTILLANE AVENUE**

On May 20, 2015, the Code Enforcement Board found you guilty of violating Section 105 of the City Code of the City of Coral Gables: PROPERTY IS IN NEED OF MAINTENANCE. EXT. WALLS THROUGHOUT ARE DIRTY/DISCOLORED, CRACKS THROUGHOUT EXTERIOR WALLS. PROPERTY NEEDS TO BE CLEANED AND/OR PAINTED AND REPAIRED WHERE NECESSARY. The Board assessed the \$108.75 administrative costs. You were given until September 20, 2015, to comply or a fine of \$150.00 per day shall be imposed for each day the violation continues to exist beyond that date.


Pursuant to Section 101-168 of the City of Coral Gables Code of Ordinances, a certified copy of the order imposing the fine shall be recorded in the Public Records of Miami-Dade County, Florida and thereafter shall constitute a lien against the following described property:

Lot(s) 18, Block 11, CORAL GABLES DOUGLAS SEC, as recorded in Plat Book 25, Page 69, in the Public Records of Miami-Dade County, Florida.

upon which the violation exists.

DATED at Coral Gables, Miami-Dade County, Florida on this 7th day of January 2016.

3

BY: 
IVONNE CUTIE, CLERK
CODE ENFORCEMENT BOARD
427 BILTMORE WAY, SUITE 100

STATE OF FLORIDA):
):
COUNTY OF MIAMI-DADE):

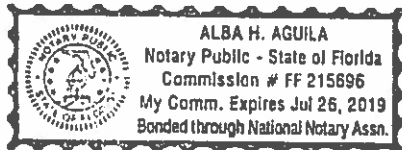
CITY OF CORAL GABLES):
):
COUNTY OF MIAMI DADE):

BEFORE ME, the undersigned authority, personally appeared IVONNE CUTIE, who after being duly sworn under oath deposes and states that she is the Clerk of the Code Enforcement Board for the City of Coral Gables and has executed the foregoing Lien with due authority from said Board and the facts contained there are true and correct.

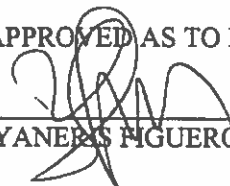
Sworn to or affirmed, and subscribed before me this 7th day of January, in the year 2016, by Ivonne Cutie who is personally known to me or has produced _____ as identification.

My commission expires:

Gen # 5
NOTARY PUBLIC, STATE OF FLORIDA



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



YANERIS FIGUEROA, ASSISTANT CITY ATTORNEY



CITY OF CORAL GABLES

Code Enforcement Board Enforcement Order

The City of Coral Gables

5/20/2015

-vs-

Case #: CE258384-021115

MARIO L SANCHEZ &
4181 INGRAHAM HWY
COCONUT GROVE FL 331336823

Address of Violation(s):
235 SANTILLANE AVE

Folio #: 0341080090930

This cause having come before the Code Enforcement Board for Hearing on 5/20/2015, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner and is subject to Section 101.168. The occupant is in violation of:

Violations:

- City Code - Chapter 105. Minimum Housing.


CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables.

It is the Order of this Board, based upon the foregoing:

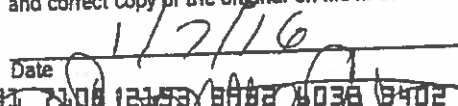
- 1.The Respondent(s) shall pay administrative costs of \$108.75.
- 2.The Respondent(s) shall correct the violation/s.
- 3.If the violation(s) are not corrected by 09/20/2015, a fine of \$150.00 will be imposed for each day thereafter that any violation continues to exist.
- 4.If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator.

Upon complying, the Respondent(s) shall notify Code Enforcement Officer Martha Delgado, 305 460-5325/ mdelgado@coralgables.com, who will inspect the property and verify either compliance or non-compliance.


Ivonne Cutie, Clerk
Code Enforcement Board

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office.

Date 11/2/16

Clerk of the Code Enforcement Board



CFN 2013R0670272
 OR Bk 28787 Pgs 3650 - 3652; (3pgs)
 RECORDED 08/23/2013 11:16:33
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

**CITY OF CORAL GABLES
 FINANCE DEPARTMENT
 MIAMI-DADE COUNTY, FLORIDA**

SPECIAL ASSESSMENT LIEN

THE CITY OF CORAL GABLES

DEBT INCURRED AT:

235 SANTILLANE AVE

vs.

DATE OF INVOICE: 8/19/2013

MARIO L SANCHEZ & MARIA E ZENO

166271+001

03-4108-009-0930

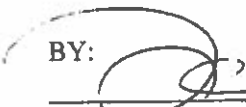
The City of Coral Gables' Finance Department has determined that the above referenced property has defaulted on payment of Solid Waste Fees due and owed in accordance with Article 3, Division 4, Section 54-181 of the City of Coral Gables' Code of Ordinances. Said default is currently a debt due to the City of Coral Gables pursuant to Article 3, Division 4, Section 54-191 of the City of Coral Gables' Code of Ordinances.

Pursuant to Section 54-191 of the City of Coral Gables' Code of Ordinances, a certified copy of the delinquent invoice delineating the debt due to the City of Coral Gables shall be recorded in the Public Records of Miami-Dade County, Florida and thereafter shall constitute a lien against the premises to the same extent and character as a lien for special assessments, and with the same penalties, and with the same rights of collection, foreclosure, sale and forfeiture as obtained for special assessment liens, which lien shall further accrue interest at the rate of six percent (6%) per annum from the date the same became a debt due the city, against the following described property:

LOT 18; BLOCK 11; CORAL GABLES DOUGLAS SEC; as recorded in Plat Book 25; Page 69; in the Public Records of Dade County, Florida.

DATED in Coral Gables, Miami Dade County, Florida on this 21st day of August 2013.

BY:


 Seepersaud Chircut
 City Treasurer
 City of Coral Gables

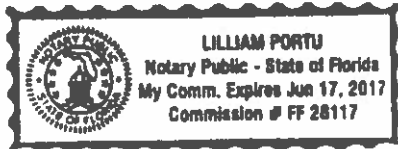


166271+001

STATE OF FLORIDA):
):
COUNTY OF MIAMI-DADE):

The foregoing instrument was acknowledged before me this 21st day of August 2013 by Seepersaud Chircut, who is personally known to me.

My Commission Expires:



Lilliam Portu
NOTARY PUBLIC, STATE OF FLORIDA



**CITY OF
CORAL GABLES**

Finance Department Collection Division
PO Box 141549
Coral Gables, FL 33114-1549
305-460-5301

Messages

This invoice statement includes Waste Collection Fees for residences that are payable in advance for garbage and trash services or unpaid refuse charges for accounts serviced by Waste Management. ****IMPORTANT**** - Please see reverse side for terms and conditions.

OR BK 28787 PG 3652
LAST PAGE

Account Information

Customer Number: 166271+001
Service Location: 235 SANTILLANE AVE
Billing Date: 8/19/13
Due Date: 9/18/13
Last Payment Date:
Previous Balance: 3,248.89
Payments:
Current Charges: 351.91
Adjustments:
Total Due: 3,600.80

MARIO L SANCHEZ & MARIA E ZENO
4181 INGRAHAM HWY
COCONUT GROVE FL 33133-6823

*If total due includes past due balance, service is subject to additional charges.

Billing Details

Account #: 4108-009-0930-000 235 SANTILLANE AVE --

Private Contr	Private Contractor.....	314.18
Interest		
	Interest Charge on Past Due Balance.....	14.15
	Interest Charge on Past Due Balance.....	14.15
Interest for P	Interest for PCB.....	9.43
Total Current Charges.....		351.91

SERVICE PROVIDED BY WASTE MANAGEMENT FOR THE FOLLOWING PERIOD:

JANUARY, FEBRUARY, MARCH 2013

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. MAKE CHECK PAYABLE TO: CITY OF CORAL GABLES

Customer Number: 166271+001
Service Location: 235 SANTILLANE AVE
Billing Date: 8/19/13
Due Date: 9/18/13

AMOUNT DUE 3,600.80
Total amount due by 9/18/13
AMOUNT ENCLOSED \$ _____



City of Coral Gables
Finance Dept. Collection Division
PO Box 141549
Coral Gables, FL 33114-1549



MARIO L SANCHEZ & MARIA E ZENO
4181 INGRAHAM HWY
COCONUT GROVE FL 33133-6823



Florida Department of Revenue
WARRANT

MARIA ZENOZ
10175 COLLINS AVE
MIAMI BEACH, FL 33154-1637

Tax : Documentary Stamp Tax
Business Partner # : 2994516
Contract Object # : 00015019828
FEIN :
Warrant # : 1000000192162

Re: Warrant issued under Chapter
201 _____, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT _____ Documentary Stamp Tax _____ TAX(ES).

The taxpayer named above in the County of Miami-dade, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	1121.40
PENALTY	\$	158.62
INTEREST	\$	601.61
TOTAL	\$	1881.63
FEE(S)	\$	20.00
GRAND TOTAL	\$	<u>1901.63</u>

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Miami,
Miami-dade County, Florida, this 21st day of October, 2010.

Lisa Echeverri, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:


Authorized Agent



Please bill to:

State of Florida, Department of Revenue
MIAMI NORTH SERVICE CENTER
8175 NW 12TH ST STE 119
Miami, FL 33126-1828



CFN 2014R0603213
OR Bk 29288 Pgs 2653 - 2655 (3pgs)
RECORDED 08/28/2014 11:00:19
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

3
DJUD
1-2

**IN THE CIRCUIT COURT OF THE 11TH JUDICIAL CIRCUIT, IN AND FOR
MIAMI-DADE COUNTY, FLORIDA**

EDWARD IZQUIERDO,

CIRCUIT CIVIL DIVISION

Plaintiff,

CASE NO.: 13-2518 CA-01 (42)

v.

MARIA ZENOZ and CALIENTE
RECORDS, LLC,

Defendants.

FILED
MAR 03 2014
CLERK, CIRCUIT & COUNTY COURTS

**DEFAULT FINAL JUDGMENT FOR DAMAGES AGAINST THE DEFENDANTS,
MARIA ZENOZ AND CALIENTE RECORDS, LLC**

THIS ACTION came before the Court, for entry of Default Final Judgment, against the Defendants, namely: MARIA ZENOZ and CALIENTE RECORDS, LLC, and the Court having reviewed the pleadings and other documents on file, inclusive of an Order of Default having been duly entered against the Defendants, MARIA ZENOZ and CALIENTE RECORDS, LLC, and the Affidavit of the Plaintiff, and the Court being otherwise fully advised in the premises, it is hereby

ORDERED AND ADJUDGED

1. That the Court has jurisdiction of the subject matter and the parties to this cause of action.
2. That the Plaintiff, the Estate of Jacinto Izquierdo, is due from the Defendants MARIA ZENOZ and CALIENTE RECORDS, LLC, the principal sum of \$68,000.00, and costs of \$856.00, for a total of \$68,856.00, FOR WHICH LET EXECUTION ISSUE.

**ATRUE COPY
CERTIFICATION ON LAST PAGE
HARVEY RUVIN, CLERK**

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3. This Judgment shall bear interest at the judgment rate permissible by law, per year, from date of entry until satisfied.

4. It is further ordered and adjudged that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney, within 45 days form the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed. Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor(s) MARIA ZENOS, to complete form 1.977, including all required attachments, and serve it on the judgment creditor's attorney Renato Perez, Esquire.

5. Jurisdiction is retained to enforce this judgment and to enter post-judgment relief.

DONE AND ORDERED in Chambers at Miami-Dade County, Florida, on 03/03/14.

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office. **AUG 28 2014** AD 20
HARVEY RUVIN, Clerk of Circuit and County Courts

Deputy Clerk *[Signature]* 0365



[Signature]
VICTORIA S. SIGLER
CIRCUIT COURT JUDGE

FINAL ORDERS AS TO ALL PARTIES
SRS DISPOSITION NUMBER 12

THE COURT DISMISSES THIS CASE AGAINST ANY PARTY NOT LISTED IN THIS FINAL ORDER OR PREVIOUS ORDER(S). THIS CASE IS CLOSED AS TO ALL PARTIES.

Judge's Initials VS

The parties served with this Order are indicated in the accompanying 11th Circuit email confirmation which includes all emails provided by the submitter. The movant shall IMMEDIATELY serve a true and correct copy of this Order, by mail, facsimile, email or hand-delivery, to all parties/counsel of record for whom service is not indicated by the

accompanying 11th Circuit confirmation, and file proof of service with the Clerk of Court.

Signed original order sent electronically to the Clerk of Courts for filing in the Court file.

Copies furnished to:

Renato Perez, Esquire, 1105 SW 87th Avenue, Miami, Florida 33174

María Zenoz, 117 East 57 Street, Apartment 41-B, New York, New York 10022

Callente Records, LLC, 117 East 57 Street, Apartment 41-B, New York, New York 10022

