



PROPERTY INFORMATION REPORT

CERTIFICATE NO: TX25-0222

CERTIFIED TO: CHARLOTTE COUNTY TAX COLLECTOR

3: April 3, 2025

SEARCH DATE: 20 years up to April 7, 2025

LEGAL DESCRIPTION:

PARCEL I.D. NO.: 412017129001

Lot 27 and the East 15 feet of Lot 28, GROVE CITY SHORES, according to the plat thereof, recorded in Plat Book 2, Page 95, of the Public Records of Charlotte County, Florida.

TO: CLERK OF COURT

ISSUED in connection with APPLICATION FOR TAX DEED pursuant to Chapter 197.502 (4) 1985 Florida Statutes, the following are names and addresses of the persons the Clerk is required to notify pursuant to Chapter 197.522 Florida Statutes, prior to sale of property as per Florida Department of Revenue Rule 12D-13.60:

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

LMD GROUP INVESTMENTS CORP., a Florida Corporation

ADDRESS: 8065 SW 107th Avenue, Suite 112, Miami, FL 33173

DEED ADDRESS, IF DIFFERENT: 8065 Southwest 107th Avenue, 112, Miami, FL 33173

PROPERTY ADDRESS: 1922 Mississippi Avenue, Englewood, FL 34224

2024 TAXES in the amount of: \$33,593.95

CURRENT ASSESSED VALUE \$1,968,715.00 ✓

HOMESTEAD EXEMPTION NO ✓

UNPAID OR OMITTED YEARS: 2022, 2023 & 2024

OUTSTANDING CERTIFICATES: 23-07343 & 24-06723

AND SAID PROPERTY IS SUBJECT TO THE FOLLOWING ENCUMBRANCES, IF ANY

1. Mortgage in favor of WILMINGTON SAVINGS FUND SOCIETY FSB, a Federal Savings Bank, As Trustee for ALPHAFLOW TRANSITIONAL MORTGAGE TRUST 2021-WL1, c/o 8180 E Kaiser, Anaheim, CA 92807, filed in Official Records Book 4994, Page 1176, together with Assignment of Leases and Rents filed in Official Records Book 4994, Page 1200; UCC Financing Statement filed in Official Records Book 4994, Page 1208; Corrective Assignment of Mortgage filed in Official Records Instrument #3238531; Notice of Lis Pendens for Foreclosure Case No. 23003416CA c/o Craig Stein, Esq., McCabe, Weisberg & Conway, LLC, 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, filed in Official Records Instrument #3310715; and Summary Final Judgment filed in Official Records Instrument # 3499881, of the Public Records of Charlotte County, Florida.
2. Notice of Lis Pendens in favor of JENNIFER M. VAZQUEZ, c/o Peter A. Tappert, Weissman & Dervishi, P.A., One SE Third Avenue, Suite 1700, Miami, FL 33131, filed in Official Records Instrument #3346957, of the Public Records of Charlotte County, Florida.
3. Notice of Lien in favor of ENGLEWOOD WATER DISTRICT, 201 Selma Avenue, Englewood, FL 34223, filed in Official Records Instrument #3256657, of the Public Records of Charlotte County, Florida.

*Additional address
lien/miami
add*

miami/fla

miami/fla

CEISO

2025 MAY 15 AM 8:16
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FL

FILED

4. Notices of Lien in favor of CHARLOTTE COUNTY, Building Construction Services, 18400 Murdock Circle, Port Charlotte, FL 33948, filed in Official Records Instrument #3349108, and Official Records Instrument #3514194, of the Public Records of Charlotte County, Florida.

This is to certify that the legal description and the above information are correct as required under Chapter 197 Florida Statutes. This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION

2575 Tamiami Trail

Port Charlotte, Florida 33952

PHONE: (941) 743-7041 FAX: (941) 624-5362

Countersigned:

A. Miles Krotzer

A. Miles Krotzer, Vice President

DATE: April 14, 2025

FILED
2025 MAY 15 AM 8:11
ROGER D. FAICHA
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

PREPARED BY AND RETURN TO:

Name: Lucrecia Delmonte

Address: 8065 SW 107 AVE
#112
MIAMI, FL 33173

Parcel No.: 412017129001

(Space Above This Line For Recording Data)

Quit Claim Deed

THIS QUIT-CLAIM DEED is made as of this 14th day of February, 2023, by **BLUE INTERNATIONAL GROUP LLC**, a Florida Limited Liability Company ("Grantor"), whose post office address is 1922 Mississippi Ave, Englewood, FL 34224 , given to second party, **LMD GROUP INVESTMENTS CORP** , a Florida Corporation, whose post office address is 8065 Southwest 107th Avenue, 112, Miami, FL 33173 ("Grantee").

WITNESSETH:

For good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in **Charlotte** County, Florida, as more particularly described as follows:

Lot 27 and the Bast 15 feet of Lot 28, GROVE CITY SHORES, as per plat thereof recorded in Plat Book 2, Page 95, of the Public Records of Charlotte County, Florida.

SUBJECT to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

****SIGNATURE PAGE TO FOLLOW****

FILED
2023 MAY 15 AM 8:11
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

IN WITNESS WHEREOF, the Grantor has caused this Quit-Claim Deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESS

PRINT NAME: Maria Parra

WITNESS

PRINT NAME: Thalia Garcia

BLUE INTERNATIONAL GROUP LLC, a Florida Limited
Liability Company

By: Lucrecia Delmonte

LUCRECIA DELMONTE, Managing Member

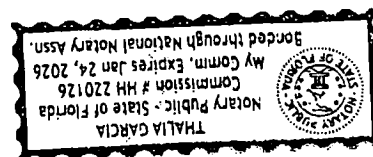
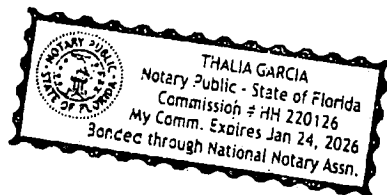
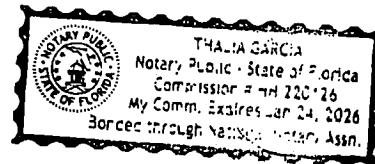
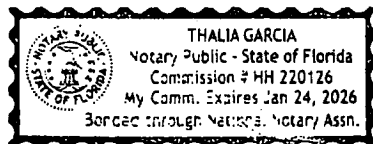
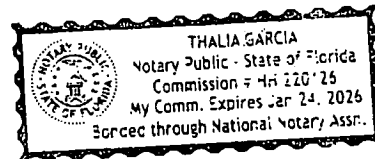
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 14th day of February, 2023 by LUCRECIA DELMONTE, Managing Member of BLUE INTERNATIONAL GROUP, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: ✓
OR Produced Identification: ✓

Type of Identification Produced: De



FILED
2025 MAY 15 AM 8:11
RUGEN D. CALAN
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

Prepared by and return to:

MICHELLE PEREZ
Clear 2 Close
8750 Northwest 36th Street
Suite 250
Doral, FL 33178
(786) 536-7224
File No 22-113B

Parcel Identification No 412017129001

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 20th day of May, 2022 between **MODERN VACATION RENTALS INC**, a Florida Corporation, whose post office address is 1922 Mississippi Avenue, Englewood, FL 34224, of the County of Charlotte, State of Florida, Grantor, to **BLUE INTERNATIONAL GROUP LLC**, a Florida Limited Liability Company, whose post office address is 1922 Mississippi Avenue, Englewood, FL 34224, of the County of Charlotte, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Charlotte, Florida, to-wit:

Lot 27 and the East 15 feet of Lot 28, GROVE CITY SHORES, as per plat thereof recorded in Plat Book 2, Page 95, of the Public Records of Charlotte County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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2025 MAY 15 AM 8:11
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY FLA

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: Ana Garcia

[Signature]
WITNESS
PRINT NAME: Thalia Garcia

MODERN VACATION RENTALS INC, a Florida Corporation

By: [Signature]
ANAIS ARAGON, MANAGING MEMBER

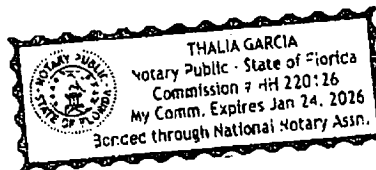
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20th day of May, 2022 by ANAIS ARAGON MANAGING MEMBER of MODERN VACATION RENTALS INC, a FL Corporation, on behalf of the Corporation.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: D



FILED
2025 MAY 15 AM 8:11
ROGER B. LAYTON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA



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

Detail by Entity Name

Rejected Filing

WILMINGTON SAVINGS FUND SOCIETY, FSB

Filing Information

Document Number W25000041053

Filed Date 03/26/2025

Expire at Usual Time Y

Penalty Fee 00.00

Associated Document

Number	Document Type
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Filed By	CSC
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Document Images

No images are available for this filing.

Florida Department of State, Division of Corporations

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2025 MAY 15 AM 8:11
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY FLA

Prepared by, and After Recording:
LaRocca, Hornik, Rosen & Greenberg, LLP
83 South St., Ste 302
Freehold, NJ 07728
Attn: Jonathan L. Hornik, Esq.

**COMMERCIAL MORTGAGE, SECURITY AGREEMENT, FIXTURE FILING AND
ASSIGNMENT OF LEASES AND RENTS**

LENDVENT SPV I LLC to BLUE INTERNATIONAL GROUP LLC
Property commonly known as 1922 Mississippi Avenue, Englewood, FL 34224
Loan in the amount of One Million Seven Hundred Fifteen Thousand and 00/100 dollars (\$1,715,000.00)

ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

2025 MAY 15 AM 8:11

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Prepared by, and After Recording:
LaRocca, Hornik, Rosen & Greenberg, LLP
83 South St., Ste 302
Freehold, NJ 07728
Attn: Jonathan L. Hornik, Esq.

BLUE INTERNATIONAL GROUP LLC
\$1,715,000.00
May 20, 2022

**COMMERCIAL MORTGAGE, SECURITY AGREEMENT, FIXTURE FILING AND
ASSIGNMENT OF LEASES AND RENTS**

KNOW ALL MEN BY THESE PRESENTS that BLUE INTERNATIONAL GROUP LLC, a Florida limited liability company having an office at 8750 Northwest 36th Street, Ste 250, Doral, FL 33178 ("Mortgagor" or "Borrower", as the case maybe), for the consideration of One Million Seven Hundred Fifteen Thousand and 00/100 dollars (\$1,715,000.00) and other good and valuable consideration, received to its full satisfaction from LENDVENT SPV 1 LLC, a Florida limited liability company having an address at 1160 Kane Concourse, Suite 305, Bay Harbor Islands, FL 33154 ("Mortgagee" or "Lender", as the case maybe) does hereby give, grant, bargain, sell, and confirm unto the said Mortgagee, its successors and assigns forever, the following:

- (A) All right, title and interest in and to those premises more commonly known as 1922 Mississippi Avenue, Englewood, FL 34224 (the "Property") which is more particularly described in SCHEDULE A (the "Premises") which is attached hereto and made a part hereof;
- (B) TOGETHER WITH (1) all buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Premises, and (2) all building materials, supplies and other property stored at or delivered to the Premises or any other location for incorporation into the improvements located or to be located on the Premises, and all fixtures, machinery, appliances, equipment, furniture and personal property of every nature whatsoever now or hereafter owned by Mortgagor and located in or on, or attached to, and used or intended to be used in connection with, or with the operation of, or the occupancy of, the Premises, buildings, structures or other improvements, and

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Commercial Mortgage, Security Agreement And Fixture Filing

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ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

connection with any construction being conducted or which may be conducted thereon, and owned by Mortgagor, and all extensions, additions, improvements, betterments, renewals, substitutions and replacements to any of the foregoing, and all of the right, title and interest of Mortgagor in and to such personal property which, to the fullest extent permitted by law, shall be conclusively deemed fixtures and a part of the real property encumbered hereby (the "Improvements");

(C) TOGETHER WITH (1) all estate, right, title and interest of Mortgagor, of whatever character, whether now owned or hereafter acquired, in and to (a) all streets, roads and public places, open or proposed, in front of or adjoining the Premises, and the land lying in the bed of such streets, roads and public places, and (b) all other sidewalks, alleys, ways, passages, strips and gores of land adjoining or used or intended to be used in connection with any of the property described in paragraphs (A) and (B) hereof, or any part thereof; and (2) all water courses, water rights, easements, rights-of-way and rights of use or passage, public or private, and all estates, interest, benefits, powers, rights (including, without limitation, any and all lateral support, drainage, slope, sewer, water, air, mineral, oil, gas and subsurface rights), privileges, licenses, profits, rents, royalties, tenements, hereditaments, reversions and subreversions, remainders and subremainders and appurtenances whatsoever in any way belonging, relating or appertaining to any of the property described in paragraphs (A) and (B) hereof, or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Mortgagor; and

(D) TOGETHER WITH (a) all estate, right, title and interest of Mortgagor of, in and to all judgments, insurance proceeds, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the property described in paragraphs (A), (B) and (C) hereof or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the property described in paragraphs (A), (B) or (C) hereof or any part thereof, or to any rights appurtenant thereto, and all proceeds of any sales or other dispositions of the property described in paragraphs (A), (B) or (C) hereof, or any part thereof; and Mortgagee is hereby authorized to collect and receive said awards and proceeds and to give proper receipts and acquittances therefor, and (if it so elects) to apply the same, after deducting therefrom any expenses incurred by Mortgagee in the collection and handling thereof, toward the payment of the indebtedness and other sums secured hereby, notwithstanding the fact that the amount owing thereon may not then be due and payable; and (b) all contract rights, general intangibles, governmental permits, licenses and approvals, actions and rights in action, including without limitation all rights to insurance proceeds and unearned premiums, arising from or relating to the property described in paragraphs (A), (B) and (C) above; and (c) all proceeds, products, replacements additions, substitutions, renewals and accessions of and to the property described in paragraphs (A), (B) and (C).

All of the property described in paragraphs (A), (B), (C) and (D) above, and each item of property therein described, is herein referred to as the "Mortgaged Property".

TO HAVE AND TO HOLD the above granted and bargained Premises, with the appurtenances thereof, unto it, the said Mortgagee, its successors and assigns forever, to it and their own proper use and behoof. And also, the said Mortgagor does for itself, its successors and assigns, covenant with the said Mortgagee, its successors and assigns, that at and until the sealing of these presents, they are well seized of the

3.09 No Waiver of One Default to Affect Another. No waiver of any Event of Default hereunder shall extend to or affect any subsequent or any other Event of Default then existing, or impair any rights, powers or remedies consequent thereon. If Mortgagee (a) grants forbearance or an extension of time for the payment of any of the Indebtedness; (b) takes other or additional security for the payment thereof; (c) waives or does not exercise any right granted in the Note, this Mortgage or any other of the Loan Documents; (d) releases any part of the Mortgaged Property from the lien of this Mortgage or any other of the Loan Documents or releases or any party liable under the Note; (e) consents to the filing of any map, plat or replat of the Premises; (f) consents to the granting of any easement on the Premises; or (g) makes or consents to any agreement changing the terms of this Mortgage or subordinating the lien or any charge hereof, no such act or omission shall release, discharge, modify, change or affect the original liability under this Mortgage or otherwise of Mortgagor, or any subsequent purchaser of the Mortgaged Property or any part thereof or any maker, co-signer, endorser, surety or guarantor. No such act or omission shall preclude Mortgagee from exercising any right, power or privilege herein granted or intended to be granted in case of any Event of Default then existing or of any subsequent Event of Default nor, except as otherwise expressly provided in an instrument or instruments executed by Mortgagee, shall the lien of this Mortgage be altered thereby.

3.10 Remedies Cumulative. No right, power or remedy conferred upon or reserved to Mortgagee by the Note, this Mortgage or any other of the Loan Documents is exclusive of any other right, power and remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder or under the Note or any other of the Loan Documents, or now or hereafter existing at law, in equity or by statute.

3.11 Interest after Event of Default; Default Rate. If an Event of Default shall have occurred, all sums outstanding and unpaid under the Note and this Mortgage shall, at Mortgagee's option, bear interest at the default rate set forth in the Note.

ARTICLE FOUR: MISCELLANEOUS PROVISIONS

4.01 Heirs, Successors and Assigns Included in Parties. Whenever one of the parties hereto is named or referred to herein, the heirs, successors and assigns of such party shall be included and all covenants and agreements contained in this Mortgage, by or on behalf of Mortgagor or Mortgagee shall bind and inure to the benefit of their respective heirs, successors and assigns, whether so expressed or not.

4.02 Addresses for Notices, etc.

(a) Any notice, report, demand or other instrument authorized or required to be given or furnished under this Mortgage shall be in writing, signed by the party giving or making the same, and shall be sent by certified mail, return receipt requested, as follows:

MORTGAGOR: BLUE INTERNATIONAL GROUP LLC
8750 Northwest 36th Street, Ste 250, Doral, FL 33178

Copy to:

MORTGAGEE: LENDVENT SPV I LLC
1160 Kane Concourse, Suite 305,

2025 MAY 15 AM 8:11
ROSEN D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY FLA

FILED

Page 21 of 23

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage as of the May 20, 2022.

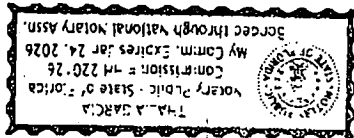
MORTGAGOR
BLUE INTERNATIONAL GROUP
LLC

By: [Signature]
Name: Lucrecia Maria Delmonte
Title: Sole Member

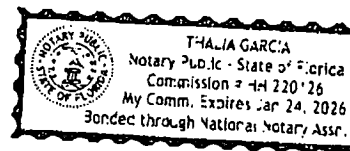
STATE OF Florida
COUNTY OF Miami-Dade ss:

The foregoing instrument was acknowledged before me by means of a physical presence this 20 day of May 2022, by Lucrecia Maria Delmonte, as Sole Member of BLUE INTERNATIONAL GROUP LLC, a Florida limited liability company, on behalf of said entity. She is personally known to me, or who has provided identification in the form of D.

[Notary Seal]:



Thalia Garcia
Notary Public
Print Name: Thalia Garcia
My Commission Expires: _____



2025 MAY 15 AM 8:11
CLERK OF CIRCUIT COURT
CHIEF CLERK
CLERK OF CIRCUIT COURT
CHIEF CLERK
CLERK OF CIRCUIT COURT
CHIEF CLERK

FILED

SCHEDULE A
PROPERTY DESCRIPTION

LOT 27 AND THE EAST 15 FEET OF LOT 28, GROVE CITY SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property address is commonly known as: 1922 Mississippi Avenue, Englewood, FL 34224.

Prepared by, and After Recording:
LaRocca, Hornik, Rosen & Greenberg, LLP
83 South St., Ste 302
Freehold, NJ 07728
Attn: Jonathan L. Hornik, Esq.

COLLATERAL ASSIGNMENT OF LEASES AND RENTS COVER PAGE

LENDVENT SPV I LLC to BLUE INTERNATIONAL GROUP LLC
Property commonly known as 1922 Mississippi Avenue, Englewood, FL 34224
Loan in the amount of One Million Seven Hundred Fifteen Thousand and 00/100 dollars (\$1,715,000.00)

2025 MAY 15 AM 8:11
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

FILED

Prepared by, and After Recording:
LaRocca, Hornik, Rosen & Greenberg, LLP
83 South St., Ste 302
Freehold, NJ 07728
Attn: Jonathan L. Hornik, Esq.

BLUE INTERNATIONAL GROUP LLC

\$1,715,000.00

May 20, 2022

FILED
2025 MAY 15
CLERK OF SUPERIOR COURT
CHARLOTTE COUNTY

COLLATERAL ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT made by **BLUE INTERNATIONAL GROUP LLC**, a Florida limited liability company having its principal place of business at **8750 Northwest 36th Street, Ste 250, Doral, FL 33178** (the "Assignor") in favor of **LENDVENT SPV 1 LLC**, a Florida limited liability company having an address at **1160 Kane Concourse, Suite 305, Bay Harbor Islands, FL 33154** (the "Assignee").

WITNESSETH

FOR VALUE RECEIVED, Assignor hereby grants, transfers, and assigns to Assignee, any and all leases or leases, with amendments, if any, and all month-to-month tenancies with respect to portions or all of the real property known **1922 Mississippi Avenue, Englewood, FL 34224**, and more particularly described on **SCHEDULE A**, attached hereto and made a part hereof (the "Premises"), and any extensions and renewals thereof and any guarantees of the lessee's obligations thereunder, and all rents, income, and profits arising from the leases and extensions and renewals thereof, if any, and together with all rents, income, and profits due or to become due from the Premises and from any and all of the leases or tenancies for the use and occupancy of the Premises or any part thereof which are now in existence or which may be created in the future during the term of this Assignment, whether or not recorded; together with and including, the Assignor's entire interest in any lease, tenancy, rental, or occupancy agreement now existing or which may be made hereafter affecting the Premises, including but not limited to those leases listed on **SCHEDULE B** attached hereto and made a part hereof (all of the aforementioned leases and tenancies, now or hereafter existing, are hereinafter referred to as the "Lease" or "Leases") and together with all the right, power, and authority of the Assignor to alter, modify, or change or to terminate the term thereof or accept a surrender thereof or to cancel the same or to waive or release the lessee from the performance or observance by the lessee of any obligation or condition thereof or to accept rents or any other payments thereunder for more than thirty (30) days prior to accrual, for the purposes of securing (a) payment of all sums now or at any time hereunder due the Assignee as evidenced by that certain Commercial Promissory Note from Assignor, in the amount of up to **One Million Seven Hundred Fifteen Thousand and 00/100 dollars (\$1,715,000.00)** of even date herewith, including any extensions or renewals thereof (the "Note"), and secured by an Commercial Mortgage, Security Agreement and

IN WITNESS WHEREOF, the Collateral Assignment of Leases and Rents has been duly signed, sealed, and acknowledged and delivered as of May 20, 2022.

ASSIGNOR HEREBY ACKNOWLEDGES THAT IT HAS RECEIVED A TRUE COPY OF THIS ASSIGNMENT WITHOUT CHARGE.

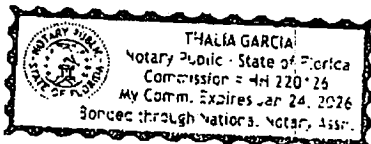
ASSIGNOR:
BLUE INTERNATIONAL GROUP
LLC

By: *Lucrecia Maria Delmonte*
Name: Lucrecia Maria Delmonte
Title: Sole Member

STATE OF Florida
COUNTY OF Miami-Dade) ss:

The foregoing instrument was acknowledged before me by means of a physical presence this 20 day of May 2022, by Lucrecia Maria Delmonte, as Sole Member of BLUE INTERNATIONAL GROUP LLC, a Florida limited liability company, on behalf of said entity. She is personally known to me, or who has provided identification in the form of DL.

[Notary Seal]:



Thalia Garcia
Notary Public
Print Name: Thalia Garcia
My Commission Expires: _____

FILED
2023 MAY 15 AM 8:11
ROGER D. FAIG
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY

SCHEDULE A
PROPERTY DESCRIPTION

LOT 27 AND THE EAST 15 FEET OF LOT 28, GROVE CITY SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property address commonly known as: 1922 Mississippi Avenue, Englewood, FL 34224.

FILED

2025 MAY 15 AM 8:13

ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY FLA

STATE OF FLORIDA UNIFORM COMMERCIAL CODE
FINANCING STATEMENT FORM

FILED
2025 MAY 15 AM 01:13
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

A. NAME & DAYTIME PHONE NUMBER OF CONTACT PERSON

B. Email Address

C. SEND ACKNOWLEDGEMENT TO:

Name LaRocca, Hornik, Rosen &

Address Greenberg, LLP

Address 83 South Street, Ste 302

Address Freehold, NJ 07728

City/State/Zip Attn: Jonathan L. Hornik, Esq.

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - INSERT ONLY ONE DEBTOR NAME (1a OR 1b) - Do Not Abbreviate or Combine Names

1.a ORGANIZATION'S NAME BLUE INTERNATIONAL GROUP, LLC				
1.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1.c MAILING ADDRESS Line One 8750 Northwest 36 th Street				
This space not available.				
MAILING ADDRESS Line Two Ste 250		CITY Doral	STATE Florida	POSTAL CODE 33178
			COUNTRY USA	

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - INSERT ONLY ONE DEBTOR NAME (2a OR 2b) - Do Not Abbreviate or Combine Names

3.a ORGANIZATION'S NAME				
3.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3.c MAILING ADDRESS Line One				
This space not available.				
MAILING ADDRESS Line Two		CITY	STATE	POSTAL CODE
				COUNTRY

2.a ORGANIZATION'S NAME LENDVENT SPV 1 LLC				
2.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
2.c MAILING ADDRESS Line One 1160 Kane Concourse,				
This space not available.				
MAILING ADDRESS Line Two Suite 305		CITY Bay Harbor Islands	STATE Florida	POSTAL CODE 33154
			COUNTRY USA	

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - INSERT ONLY ONE SECURED PARTY (3a OR 3b)

4. This FINANCING STATEMENT covers the following collateral: SEE SCHEDULE A AND EXHIBITS A-D ATTACHED HERETO AND MADE A PART HEREOF FOR A DESCRIPTION OF THE COLLATERAL.

☐ Florida Documentary Stamp Tax is not required.

5. ALTERNATE DESIGNATION (if applicable) ☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOR

☐ AGENT

NON-UCC FILING

SELLER/BUYER

SCHEDULE A
PROPERTY DESCRIPTION

LOT 27 AND THE EAST 15 FEET OF LOT 28, GROVE CITY SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property commonly known as: 1922 Mississippi Avenue, Englewood, FL 34224.

FILED

2025 MAY 15 AM 8:13

**ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA**

When Recorded Mail To:
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
22-400514

CORRECTIVE ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **LENDVENT SPV I LLC**, ("Assignor"), by these presents does convey, grant, assign, transfer and set over the described Mortgage with all interest secured thereby, all liens, and any rights due or to become due thereon to **WILMINGTON SAVINGS FUND SOCIETY, FSB, A FEDERAL SAVING BANK, AS TRUSTEE FOR ALPHAFLOW TRANSITIONAL MORTGAGE TRUST 2021-WL1**, whose address is c/o 8180 E Kaiser, Anaheim, California 92807, ("Assignee").

Said Mortgage was made by **BLUE INTERNATIONAL GROUP LLC** in the amount of **\$1,715,000.00** and recorded in Official Records of the Clerk of the Circuit Court of **CHARLOTTE** County, **FLORIDA**, in **BOOK 4994 PAGE 1176**, upon the property situated in said State and County as more fully described in said Mortgage and known as **1922 Mississippi Avenue, Englewood, Florida 34224**.

This Assignment is made without recourse, representation or warranty.

This Corrective Assignment of Mortgage Corrects the Assignee of that Assignment of Mortgage Recorded 1/11/2023 Inst #3201210

IN WITNESS WHEREOF, the Assignor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized the 21 day of March, 2023.

LENDVENT SPV I LLC

By: 

Name: DANIEL I. FRAINOV

Title: MANAGEMENT MEMBER

STATE OF Florida
COUNTY OF MIAMI-DADE

On March 21st, 2023, before me, the undersigned, a Notary Public for said County and State, personally appeared Daniel I. Frainov personally known to me to be the person that executed the foregoing instrument and acknowledged that he/she is the Management Member of LENDVENT SPV I LLC, its successors and assigns, and that he/she did execute the foregoing instrument. He/She is personally known to me.

Witness my hand and official seal.



LESLIE VALENCIA
Notary Public
State of Florida
Comm# HM210472
Expires 12/21/2025


Notary Public

ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FL

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FILED

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IN THE CIRCUIT COURT OF THE 20TH
JUDICIAL CIRCUIT IN AND FOR CHARLOTTE
COUNTY, FLORIDA.

CASE NO.: 23003416CA

WILMINGTON SAVINGS FUND SOCIETY, FSB.
AS TRUSTEE FOR ALPHAFLOW
TRANSITIONAL MORTGAGE TRUST 2021-WLI,
Plaintiff,

vs.

BLUE INTERNATIONAL GROUP LLC;
LUCRECIA MARIA DELMONTE; LENDVENT
SPV I LLC,
Defendant(s).

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2025 MAY 15 AM 8:10
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLORIDA

NOTICE OF LIS PENDENS

TO THE DEFENDANTS AND TO ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED of the institution of the above styled action by the above named plaintiff against you seeking to foreclose a Mortgage recorded in Official Records Book 4994, at Page 1176, of the Public Records of Charlotte County, Florida on the following described property in Charlotte County, Florida:

LOT 27 AND THE EAST 15 FEET OF LOT 28, GROVE CITY SHORES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

DATED: 9/1/2023

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400 / Fax: (561) 713-1401
Primary Email: FLplcadings@mwc-law.com

By: Craig Stein

Craig Stein, Esq.
Florida Bar No. 0120464

Filing # 214644274 E-Filed 01/15/2025 12:22:51 PM

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO.: 23003416CA

WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE FOR ALPHAFLOW
TRANSITIONAL MORTGAGE TRUST 2021-
WL1,

Plaintiff,

vs.

BLUE INTERNATIONAL GROUP LLC;
LUCRECIA MARIA DELMONTE; LENDVENT
SPV 1 LLC; LMD GROUP INVESTMENTS
CORP.,

Defendant(s).

SUMMARY FINAL JUDGMENT

THIS CAUSE having come before this Court upon Plaintiff's Motion for Summary Final Judgment, Affidavits as to Plaintiff's Attorney Fees, Affidavit as to Reasonable Attorney Fees, and Affidavit of Indebtedness as to the amounts due on the note and mortgage herein sought to be foreclosed and as to costs, and the Complaint, and the Court being otherwise fully advised, it is

ORDERED AND ADJUDGED:

1. This Court has jurisdiction of the subject matter hereof and the parties hereto. The Plaintiff has established by competent proof the allegations of the Complaint, and the equities of the action are with the Plaintiff.

2. Plaintiff is entitled to foreclosure of its mortgage lien and said lien is prior in date and superior in dignity to the right, title, interest, claim, lien and demand of the defendants herein upon the mortgaged property herein foreclosed, to wit:

LOT 27 AND THE EAST 15 FEET OF LOT 28, GROVE CITY SHORES, AS PER
PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC

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ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLORIDA

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RECORDS OF CHARLOTTE COUNTY, FLORIDA. ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLORIDA

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage, and all rent monies sequestered with the Clerk of Court in the above entitled cause, which are secured by Plaintiff's mortgage.

3. There are due to Plaintiff the following sums:

Principal	\$ 1,662,000.00
Interest from 07/01/2022 through 04/30/2024	\$ 289,080.52
Per Diem Interest at \$1,184.29 per day from 05/01/2024 to 01/07/2025	\$ 298,441.08
Default Interest from 9/1/2022 through 4/30/2024	\$ 429,350.00
NSF Charges:	\$ 25.00
Insurance:	\$ 124,436.21
Subtotal:	\$ 2,803,332.81

Attorney's Fee	\$ 8,762.50
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Court costs (Title/Lien Search, Clerk's Filing Fee, Service)	\$ 2,752.12
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<i>Complaint Filing Fee:</i>	<i>\$ 1,905.00</i>
<i>Service of Process:</i>	<i>\$ 406.00</i>
<i>Mail Cost:</i>	<i>\$ 27.97</i>
<i>FL E-File:</i>	<i>\$258.15</i>
<i>Title Search Expenses:</i>	<i>\$155.00</i>

Subtotal:	\$ 2,814,847.43
------------------	------------------------

LESS: Suspense Balance	\$ 791.66
------------------------	-----------

TOTAL	\$ 2,814,055.77
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Given the amount of the fees requested and the labor expended, the Court finds that a lodestar analysis is not necessary and that the amount of attorney's fees herein is reasonable.

4. If the total sums of money found to be due herein to Plaintiff and all costs of this proceeding incurred after date of this judgment, including interest hereon, are not forthwith paid, then the Clerk of this Court shall sell the mortgaged property at public sale at 11:00 a.m. on the 3rd day of March, 2025, via online auction at www.charlotte.realforeclose.com, after having first given notice as required by Section 45.031, Florida Statutes. The Clerk of this Court shall not conduct a

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sale pursuant to this judgment unless the Plaintiff or its representative is present to bid at the sale.

5. If the successful bidder fails to pay the bid in cash in full to the Clerk by 11:00 a.m. the following business day, the Clerk of the Court shall re-advertise the sale as provided in Florida Statute 45.031(2) and pay all costs of the sale from the deposit and apply any remaining funds therefrom toward the judgment.

6. Plaintiff shall advance the cost of publishing the Notice of Sale, and Plaintiff shall be reimbursed therefor by the Clerk out of the proceeds of the sale if Plaintiff shall not become the purchaser of the property at the sale. The purchaser at the sale shall pay, in addition to the amount bid, the Clerk's fee and the documentary stamps to be affixed to the Certificate of Title.

7. Plaintiff may bid at the sale, and if Plaintiff is the purchaser at the sale, the clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such portion thereof as may be necessary to pay Plaintiff's bid. If Plaintiff shall be the purchaser at the sale, the Clerk is hereby directed to deliver to Plaintiff the original note and mortgage received as evidence in this cause.

8. Upon issuance of a Certificate of Title by the Clerk of this Court, the Clerk shall also distribute the proceeds of the sale, so far as they are sufficient, by paying in the following order:

A. All costs and expenses of these proceedings subsequent to entry of this judgment, including the cost of publishing the notice of sale and the Clerk's fee (\$70.00) for making the sale (unless the Plaintiff, having already paid for those two items of costs, shall be the purchaser at the sale) the cost of the state documentary stamps affixed to the Certificate of Title (based on the amount bid for the property) and , to Plaintiff's attorney, the fee herein above allowed as Plaintiff's attorney fee.

B. The total sum due Plaintiff, less the items paid above, plus interest from the

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date of this judgment to the date of payment to Plaintiff at 9.38%, the rate established by the
CLERK OF CIRCUIT COURT
CHARLOTTE, FLORIDA
Comptroller of the State of Florida pursuant to Florida Statute 55.03(1).

C. The remaining proceeds, if any, shall be retained by the Clerk pending further order of the Court. If the total amount realized shall not be sufficient to pay all sums due Plaintiff under this judgment, the Clerk shall pay first those specified in paragraph 8(A) and shall pay the balance to Plaintiff.

9. The Clerk is directed to forthwith pay to Plaintiff all sums held by it in the Court Registry in connection with the above-entitled action sufficient to pay all sums due Plaintiff under this judgment. Upon Plaintiff's receipt of the disbursed sums, the amount found due Plaintiff in this judgment will be reduced by the amount of that disbursement. The Clerk's check for the disbursement shall be made payable to Plaintiff and delivered to Plaintiff's attorney, McCabe, Weisberg & Conway, LLC, Suite A, 3222 Commerce Place, West Palm Beach, Florida, 33407.

10. Upon the filing of a Certificate of Sale by the Clerk of the Court, the Defendants and all persons claiming under or against them since the filing of the Notice of Lis Pendens shall be forever foreclosed of and from all right of redemption and all other right, title, interest, equity, claim, estate and demand in or to the mortgaged property, except as to claims or rights under Chapter 718 or 720, Florida Statutes, if any. Upon issuance of a Certificate of Title, and upon motion and further order from the Court, the Clerk of this Court may forthwith issue a Writ of Possession and the purchaser at the judicial sale, or its representatives or assigns shall be let into immediate possession of the property.

11. If, subsequent to the date hereof, and prior to the sale, Plaintiff shall be required to advance any monies to protect its mortgage lien, or if Plaintiff pays fees determined by any Court order to be due for the services of any attorney ad litem, administrator ad litem or guardian ad litem

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who has been appointed by the Court to represent the interest of any defendant in the above-entitled cause, then Plaintiff or its attorney shall so certify to the Clerk of this Court and the amount due Plaintiff in this judgment shall be increased by, and shall include, the amount of such advances without further order of this Court.

12. The Court retains jurisdiction of this action to enter further orders as are proper, including, without limitation, the taxing of Plaintiff's reasonable attorney's fees, supplemental and/or re-foreclosure actions against omitted parties or unknown parties, and deficiency judgments.

13. If this property is sold at public auction, there may be additional money from the sale after payment of persons who are entitled to be paid from the sales proceeds pursuant to this final judgment.

14. Plaintiff reserves the right to assign its right to bid at auction sale to any other entity. Court approval of the assignment of bid is not required

15. The rights and interests of the parties and anyone acquiring title to the mortgaged property at foreclosure sale are subject to and governed by the §83.561, Florida Statutes.

If you are a subordinate lienholder claiming a right to funds remaining after the sale, you must file a claim with the Clerk no later than 60 days after the sale. If you fail to file a claim, you will not be entitled to any remaining funds.

If you are the property owner, you may claim these funds yourself. You are not required to have a lawyer or any other representation and you do not have to assign your rights to anyone else in order for you to claim any money to which you are entitled. Please check with the Clerk of the Court of Charlotte County, Florida, at Clerk of the Court of Charlotte County, Florida, at Charlotte County Courthouse, 350 East Marion Avenue, Punta Gorda, FL 33950, within ten (10) days after the sale to see if there is additional money from the

foreclosure sale that the Clerk has in registry of the Court. If you decide to sell your home or hire someone to help you claim the additional money, you should read very carefully all papers you are required to sign, ask someone else, preferably an attorney who is not related to the person offering to help you, to make sure that you understand what you are signing and that you are not transferring your property or the equity in your property without the proper information. If you cannot afford to pay an attorney, you may contact Florida Rural Legal Services, 350 E. Marion Avenue, Suite A1017, Punta Gorda, FL 33950, (941) 505-9007, to see if you qualify for their services. If they cannot assist you, they may be able to refer you to a local bar referral agency or suggest other options. If you choose to contact Florida Rural Legal Services, 350 E. Marion Avenue, Suite A1017, Punta Gorda, FL 33950, (941) 505-9007, for assistance, you should do so as soon as possible after receipt of this notice.

DONE AND ORDERED.

01/15/2025 12:22:37

(230431) CA

Geoffrey H. Gentile, Circuit Court Judge jbd6gp6a
01/15/2025 12:22:37

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CLERK OF CIRCUIT COURT
CHARLOTTE
23003416CA

Electronic Service List:

Arlene Nelson <chanson@nationwidecourtservice.com>

Charlotte eFile Account <cha-efiling@ca.cjis20.org>

Craig B Stein <flpleadings@mwc-law.com>, <dlanza@nationwidecourtservice.com>

Juan G Sanchez <eservice@apollo.legal>, <jsanchez@apollo.legal>,

<eservice@ceslawfirm.com>

Richard R Robles <rrobles@roblespa.com>, <lawclerk@roblespa.com>,

<assistant@roblespa.com>

Filing # 187327622 E-Filed 12/04/2023 05:28:00 PM

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

JENNIFER M. VAZQUEZ,

Plaintiff,

vs.

RAUL SOSA, JOSE PARRILLA, and
BLUE INTERNATIONAL GROUP, LLC,

Defendants.

Circuit Civil Division
Case No. 23-1995 CA 31

NOTICE OF LIS PENDENS

TO: RAUL SOSA, JOSE PARRILLA, and BLUE INTERNATIONAL GROUP, LLC, and
ALL OTHERS TO WHOM IT MAY CONCERN:

YOU ARE NOTIFIED OF THE FOLLOWING:

(a) The Plaintiff has instituted these proceedings against you seeking to satisfy a judgment by application of real property more particularly described in **EXHIBIT "A"** attached hereto and made a part hereof.

(b) The plaintiff in this action is JENNIFER M. VAZQUEZ.

(c) The date of the institution of this action is December 1, 2023.

(d) The real property that is the subject matter of this action is owned by the entities identified in **EXHIBIT "A"**, is located in the counties listed in **EXHIBIT "A"**, and is described more particularly in **EXHIBIT "A"** attached hereto and made a part hereof.

Respectfully submitted,

WEISSMAN & DERVISHI, P.A.

By: /s/ Peter A. Tappert
Peter A. Tappert
Florida Bar No. 27100
One SE Third Avenue, Suite 1700
Miami, Florida 33131

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2025 MAY 15 AM 08:12
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLORIDA

Case No. 23-1995 CA 31

305-347-4070 (Telephone)
ptappert@wdpalaw.com
service@wdpalaw.com

Attorneys for Jennifer M. Vazquez

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on December 4, 2023, a true and correct copy of the foregoing was served by email via the Florida Courts E-Filing Portal on the counsel listed below and all others registered to receive electronic service of court documents in this case, and on the Defendants as indicated below via U.S. Mail, postage prepaid.

/s/ Peter A. Tappert
Peter A. Tappert

Ovide Val, Esq.
12575 NE 7th Ave.
Miami, FL 33161
ovidelaw@yahoo.com

Raul Sosa (*via U.S. Mail*)
17933 NW 87th Place
Hialeah, FL 33018

Jose Parilla (*via U.S. Mail*)
8210 NW 33rd Terrace
Doral FL 33122

Blue International Group, LLC (*via U.S. Mail*)
c/o Lucrecia Maria del Monte, RA
8750 NW 36th Street, Suite 250
Doral, FL 33178

2025 MAY 15 AM 8:12
ROGER D. FAUGH
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FL

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ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLORIDA

Case No. 23-1995 CA 31

EXHIBIT "A"

Property #1: Miami-Dade County

Legal: Lot 13-A, Block 4, MIAMI LAKES-LAKE ELIZABETH SECTION FOUR, according to the plat thereof, as recorded in Plat Book 134, Page 40, of the Public Records of Miami-Dade County, Florida.
Address: 14332 Ardoch Pl., Miami Lakes, FL 33016
Folio#: 32-2022-019-0010
Owner: Raul Sosa and Anais Sosa

Property #2: Miami-Dade County

Legal: Lot 6, Block 8, BRICKELL HAMMOCK UNIT 1, according to the Plat thereof, as recorded in Plat Book 5, at Page 113, of the Public Records of Miami-Dade County, Florida.
Address: 50 SW 26th Rd., Miami, FL 33129
Folio#: 01-4139-005-0550
Owner: LMD Group Investments Corp.

Property #3: Miami-Dade County

Legal: Unit No. 403, of the CASABLANCA, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 16540, Page 71, and all amendments thereto, of the Public Records of Miami-Dade County, Florida.
Address: 6345 Collins Ave. #403, Miami Beach, FL 33141
Folio#: 02-3211-064-0360
Owner: N & J Dreams, LLC

Property #4: Miami-Dade County

Legal: Unit No. 424, of the CASABLANCA, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 16540, Page 71, and all amendments thereto, of the Public Records of Miami-Dade County, Florida.
Address: 6345 Collins Ave. #424, Miami Beach, FL 33141
Folio#: 02-3211-064-1560
Owner: LMD Group Investments Corp.

Property #5: Miami-Dade County

Legal: Unit No. 539, of the CASABLANCA, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 16540, Page 71, and all amendments thereto, of the Public Records of Miami-Dade County, Florida.
Address: 6345 Collins Ave. #539, Miami Beach, FL 33141
Folio#: 02-3211-064-2470
Owner: LMD Group Investments Corp.

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ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY FLORIDA

Case No. 23-1995 CA 31

Property #6: Miami-Dade County

Legal: Unit No. 642, of the CASABLANCA, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 16540, Page 71, and all amendments thereto, of the Public Records of Miami-Dade County, Florida.

Address: 6345 Collins Ave. #642, Miami Beach, FL 33141

Folio#: 02-3211-064-2660

Owner: N & J Dreams, LLC

Property #7: Miami-Dade County

Legal: Unit No. 818, of the CASABLANCA, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 16540, Page 71, and all amendments thereto, of the Public Records of Miami-Dade County, Florida.

Address: 6345 Collins Ave. #818, Miami Beach, FL 33141

Folio#: 02-3211-064-1240

Owner: LMD Group Investments Corp.

Property #8: Miami-Dade County

Legal: Unit No. 819, of the CASABLANCA, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 16540, Page 71, and all amendments thereto, of the Public Records of Miami-Dade County, Florida.

Address: 6345 Collins Ave. #819, Miami Beach, FL 33141

Folio#: 02-3211-064-1300

Owner: LMD Group Investments Corp.

Property #9: Miami-Dade County

Legal: Unit No. 840, of the CASABLANCA, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 16540, Page 71, and all amendments thereto, of the Public Records of Miami-Dade County, Florida.

Address: 6345 Collins Ave. #840, Miami Beach, FL 33141

Folio#: 02-3211-064-2560

Owner: N & J Dreams, LLC

Property #10: Miami-Dade County

Legal: Lot 13, Block 3, Century Gardens, according to the Plat thereof, as recorded in Plat Book 161, Page 21, of the Public Records of Miami-Dade County, Florida.

Address: 17933 NW 87th Pl., Hialeah, FL 33018

Folio#: 30-2009-008-0260

Owner: 17933 NW 87th Pl, Inc

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ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLORIDA

Case No. 23-1995 CA 31

Property #11: Lee County Property

Legal: Lot 6, Block B, HARBOR CLUB, a Subdivision, according to the map or plat thereof, as recorded in Plat Book 8, Page 84, of the Public Records of Lee County, Florida.
Address: 6910 Harbor Ln., Ft. Myers, FL 33919
Parcel#: 10-45-24-05-0000B.0060
Owner: LMD Group Investments Corp.

Property #12: Sarasota County

Legal: Lot 9, Block A of SOUTH HIGHLAND SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, Page 93, of the Public Records of Sarasota County, Florida.
Address: 1840 Glengary St., Sarasota, FL 34231
Parcel#: 0076-09-0056
Owner: LMD Group Investments Corp.

Property #13: Sarasota County

Legal: The Easterly 1/2 of Lot 238, Less the Northerly 10 feet thereof, all of Lot 239, Less the Northerly 10 feet of the West 1/2, and the West 1/2 of Lot 240, BAY ISLAND, according to the plat thereof, as recorded in Plat Book 2, Page 171, of the Public Records of Sarasota County, Florida.
Address: 617 Siesta Dr., Sarasota, FL 34242
Parcel#: 2019-10-0071
Owner: LMD Group Investments Corp.

Property #14: Sarasota County

Legal: Lot 1, and the Northerly 27.3 feet of Lot 2, Block B, HILLCREST PARK, according to the plat thereof, as recorded in Plat Book 1, Page 15, of the Public Records of Sarasota County, Florida.
Address: 1386 19th St., Sarasota, FL 34234
Parcel#: 2024-13-0090
Owner: LMD Group Investments Corp.

Property #15: Sarasota County

Legal: Lot 11, Block C, FIRST ADDITION TO HILLCREST PARK, according to the map or plat thereof, as recorded in Plat Book 1, Page 23, of the Public Records of Sarasota County, Florida.
Address: 1437 17th St., Sarasota, FL 34234
Parcel#: 2024-14-0013
Owner: LMD Group Investments Corp.

Property #16: Sarasota County

Legal: Lot 17, in Block B of PETROUTSA BROTHERS SUBDIVISION of Lots 1 to 8, Block P, Plat of Sarasota, according to the plat thereof, as recorded in Plat Book 1,

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ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLORIDA

Case No. 23-1995 CA 31

Page 18, of the Public Records of Sarasota County, Florida.

Address: 1672 10th St., Sarasota, FL 34236

Parcel#: 2026-02-0027

Owner: LMD Group Investments Corp.

Property #17: Sarasota County

Legal: Lot 15, Block D, FRANK A. WALPOLE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 1, Page 86, of the Public Records of Sarasota County, Florida.

Address: 2151 7th St., Sarasota, FL 34237

Parcel#: 2028-05-0019

Owner: LMD Group Investments Corp.

Property #18: Charlotte County

Legal: Lot 640, Block 2091, of PORT CHARLOTTE SUBDIVISION, SECTION 36, according to the map or plat thereof, as recorded in Plat Book 5, Page 40, of the Public Records of Charlotte County, Florida.

Address: 21811 Edgewater Dr., Port Charlotte, FL 33952

Parcel#: 402226326001

Owner: LMD Group Investments Corp.

Property #19: Charlotte County

Legal: Lot 31, Block 11, PORT CHARLOTTE SUBDIVISION, SECTION 6, according to the plat thereof, as recorded in Plat Book 4, Pages 7A through 7F, inclusive, of the Public Records of Charlotte County, Florida.

Address: 141 Carlisle Ave. NW, Port Charlotte, FL 33952

Parcel#: 402227102004

Owner: LMD Group Investments Corp.

Property #20: Charlotte County

Legal: Lot 120, Block 92, PORT CHARLOTTE SUBDIVISION, SECTION 6, a subdivision according to the plat thereof, as recorded in Plat Book 4, Pages 7A through 7F, of the Public Records of Charlotte County, Florida.

Address: 21288 Edgewater Dr., Port Charlotte, FL 33952

Parcel#: 402227177014

Owner: LMD Group Investments Corp.

Property #21: Charlotte County

Legal: Lot 14, Block 2106, PORT CHARLOTTE SUBDIVISION, SECTION 25, a subdivision according to the plat thereof, as recorded in Plat Book 5, Pages 18A through 18C, of the Public Records of Charlotte County, Florida.

Address: 839 Conreid Dr. NE, Port Charlotte, FL 33952

Parcel#: 402227284001

Owner: LMD Group Investments Corp.

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ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

Case No. 23-1995 CA 31

Property #22: Charlotte County

Legal: Lot 17, Block 2107, PORT CHARLOTTE SUBDIVISION, SECTION 25, a subdivision according to the plat thereof, as recorded in Plat Book 5, Pages 18A through 18C, inclusive, of the Public Records of Charlotte County, Florida.

Address: 21668 Edgewater Dr., Port Charlotte, FL 33952

Parcel#: 402227286017

Owner: LMD Group Investments Corp.

Property #23: Charlotte County

Legal: A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STATION 80+00.00. SAID POINT BEING RIW CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 01560-2601, SHEET NO. S, OF STATE ROAD NO. S-776 (HARBOR VIEW ROAD, 80 FEET RIW) FOR A POINT OF BEGINNING; SAID POINT ALSO BEING A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID RIW; THENCE SOUTH 35 DEGREES 46 MINUTES 45 SECONDS EAST, ALONG SAID R/W CHANGE, 5.00 FEET TO A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT; THENCE SOUTH 54 DEGREES 13 MINUTES 15 SECONDS WEST, ALONG THE SOUTHERLY R/W LINE OF SAID R/W 21.21 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN O.R. BOOK 354, PAGES 278 AND 279, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE SOUTH 25 DEGREES 16 MINUTES 03 SECONDS EAST, ALONG THE CENTER OF HEDGE ROW, 230 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE MEAN HIGH WATER LINE OF CHARLOTTE HARBOR (PEACH RIVER); THENCE EASTERLY ALONG THE SHORELINE OF SAID CHARLOTTE HARBOR, 115 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 405, PAGE 659, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE NORTH 2 DEGREES 55 MINUTES 45 SECONDS EAST, 88 FEET, MORE OR LESS, TO AN OLD IRON PIPE, SAID PIPE BEING THE POINT OF BEGINNING OF THOSE LAND DESCRIBED IN O.R. BOOK 405, PAGE 659; THENCE CONTINUE NORTH 2 DEGREES 55 MINUTES 45 SECONDS EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, 257.47 FEET TO THE NEW SOUTHEASTERLY RIW LINE OF HARBOR VIEW ROAD (80 FEET RIW); THENCE - SOUTH 54 DEGREES 13 MINUTES 15 SECONDS WEST, ALONG SAID RIW LINE, 250.34 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE

Case No. 23-1995 CA 31

COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STATION 80+00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 01560-2601, SHEET NO. S, OF STATE ROAD NO. S-776 (HARBOR VIEW ROAD, 80 FEET R/W) FOR A POINT OF BEGINNING; SAID POINT ALSO BEING A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE NORTH 54 DEGREES 08 MINUTES 09 SECONDS EAST ALONG THE SOUTHERLY R/W LINE OF HARBORVIEW ROAD, A DISTANCE OF 73.00 FEET. THENCE SOUTH 19 DEGREES 31 MINUTES 00 SECONDS EAST A DISTANCE OF 102.47 FEET. THENCE SOUTH 54 DEGREES 14 MINUTES 19 SECONDS EAST A DISTANCE OF 29.61 FEET. THENCE SOUTH 22 DEGREES 04 MINUTES 08 SECONDS EAST A DISTANCE OF 42.20 FEET. THENCE SOUTH 12 DEGREES 29 MINUTES 29 SECONDS EAST A DISTANCE OF 82.61 FEET. THENCE SOUTH 77 DEGREES 41 MINUTES 20 SECONDS WEST A DISTANCE OF 86.68 FEET. THENCE NORTH 22 DEGREES 32 MINUTES 37 SECONDS WEST A DISTANCE OF 209.91 FEET TO THE SOUTHERLY R/W LINE OF SAID HARBORVIEW ROAD. THENCE NORTH 56 DEGREES 16 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY R/W LINE A DISTANCE OF 20.24 FEET. THENCE NORTH 33 DEGREES 12 MINUTES 47 SECONDS WEST A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING.

Address: 24167 Harborview Rd., Port Charlotte, FL 33980
Parcel#: 402330183002
Owner: LMD Group Investments Corp.

Property #24: Charlotte County

Legal: Lot 27 and the East 15 feet of Lot 28, GROVE CITY SHORES, as per plat thereof recorded in Plat Book 2, Page 95, of the Public Records of Charlotte County, Florida.

Address: 1922 Mississippi Ave., Englewood, FL 34224
Parcel#: 412017129001
Owner: LMD Group Investments Corp.

FILED

2025 MAY 15 AM 8:11

ROGER D. FAITH
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

5955

**NOTICE OF GOVERNMENTAL LIEN
UNPAID, RATES FEES AND CHARGES**

BEFORE Me, the undersigned authority, personally appeared Keith Ledford, being duly sworn as the Technical Support Manager of the Englewood Water District, a political subdivision and body, created pursuant to a Special Act of Legislature, as amended, and having its' principal place of business at 201 Selma Avenue, Englewood FL 34223 and that as the representative of the Englewood Water District he does give Notice of a Claim of Governmental Lien in favor of the Englewood Water District consisting of the following:

UNPAID RATES, FEES & CHARGES \$ 321.70**

*Additional charges may be due, please contact Englewood Water District #941-474-3217.
These charges shall be a lien on the following described property pursuant to Chapter 2004-439, Special Laws of Florida:

**GROVE CITY SHORES LT 27 & E 15FT LOT 28,
AS RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
PID# 412017129001 AKA: 1922 MISSISSIPPI AVE**

Such Lien shall be superior and paramount to the interest of such property of any owner, lessee, tenant, mortgage, or other person, except the lien of county or district taxes and shall be on parity with the lien of any such county or district taxes. In the event any such fee, rate, or charges shall not be paid when due and shall be in default for thirty (30) days or more, the unpaid balance thereof and all interest accrued thereon, together with attorney's fees and costs, may be recovered by the District in a civil action, any such lien and accrued interest may be foreclosed or otherwise enforced by the Englewood Water District by action or suit in equity as for the foreclosure of a mortgage on real property.

To the best of my knowledge and belief, the above-described property is owned by:
LMD GROUP INVESTMENTS CORP

ENGLEWOOD WATER DISTRICT

BY:

[Signature]
Keith Ledford, P.E.
Technical Support Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 26th day of April, 2023, by Keith Ledford, as Technical Support Manager of the Englewood Water District, by means of physical presence, and who is personally known to me.

STAMP



[Signature]
NOTARY

**** PREPARED BY & PLEASE RETURN TO: ****

ENGLEWOOD WATER DISTRICT * 201 SELMA AVE * ENGLEWOOD, FL 34223

2023 MAY 15 AM 8:11
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

FILED

PLEASE RETURN TO:
Keilyann Eller
Community Development
18400 Murdock Circle
Port Charlotte, FL 33948
941-764-4158

LIEN FOR IMPROVEMENTS

CHARLOTTE COUNTY, a political subdivision of the State of Florida, acting pursuant to Section 2-5-75, Charlotte County Code of Laws and Ordinances, does hereby claim and impose a Lien for Improvements in favor of Charlotte County, Florida upon the following described property:

Owner: LMD Group Investments Corp
Notice of Public Nuisance: NPN-23-00432
Parcel ID: 412017129001
Short Legal: GCS 000 00000027
Street Address: 1922 Mississippi Ave., Englewood
Amount of Lien: \$ 287.50

The above lien amount shall be the amount of Charlotte County's Lien for Improvements for costs incurred in the maintenance of the above-described property commencing on or about the 19th day of October 2023.

Dated this 8th day of December, 2023.

Board of County Commissioners of
Charlotte County, Florida

By: William G. Truen
William G. Truen, Chairman

ATTEST:

Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk to the Board of
County Commissioners

By: Dawn Johnston
Deputy Clerk

Approved as to form and legal sufficiency:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney

LR 23-0029

For Clerk of the Circuit Court
Book / Page Stamp

FILED

2023 MAY 15 AM 8:11

ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLORIDA

LIEN PAY-OFF INFORMATION CONTACT:
Charlotte County Community Development
18400 Murdock Circle, Port Charlotte, FL 33948-1094
Phone: 941.743.1201
Checks made payable to: CCBCC

V BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR CHARLOTTE COUNTY, FLORIDA

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-23-02126

LMD GROUP INVESTMENTS CORP,

Respondent(s)

SECOND ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 3rd day of April 2025. The CESM, upon the County's Second Affidavit of Non-Compliance with the CESM's Order dated June 5, 2024, finds as follows:

Violation: Excessive Growth, Residential Single Family (RSF), Prohibited Uses and Structures, Junklike Conditions Prohibited, Unsafe Structures and Equipment, General, Unsafe Structures, Unsafe Equipment, Structure Unfit For Human Occupancy, Abatement Methods, Demolition, General, Notices and orders, Demolition, Failure to Comply, Salvage materials, Responsibility, Vacant Structures and Land, Exterior Property Areas, Accessory Structures, Exterior Structure, General, Exterior Structure, Unsafe Conditions.

Street Address: 1922 Mississippi Ave, Englewood, Florida

PID & Short Legal: 412017129001 and GCS 000 0000 0027

Amount of Lien: \$7,167.50

It is the order of the CESM that the fine and costs imposed herein shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent pursuant to Section 162.09(3), Florida Statutes, and Section 1-1-15 of the Code of Laws and Ordinances of Charlotte County, Florida.

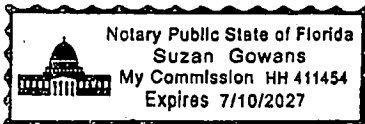
DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 3rd day of April 2025.

CODE ENFORCEMENT SPECIAL MAGISTRATE PRO-TEM

Robert Berntsson

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 3rd day of April 2025 by Robert Berntsson who is personally known to me or who has produced _____ as identification and who did/did not take an oath.



Suzan Gowans
Notary Public

Copy furnished to LMD Group Investments LLC., 8065 SW 107th Ave Ste 112, Miami Fl. 33173 and to Registered Agent, Anais Aragonte, 8845 NW 116th St., Hialeah, Fl. 33018.

NOTICE OF RIGHT TO APPEAL. Pursuant to Section 162.11, Florida Statutes, the Respondent may appeal a final administrative order of an enforcement board or special magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board or special magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

I certify this document to be a true and correct copy of the original on file in my office.

Suzan Gowans

Suzan Gowans, Senior Administrative Assistant
Return to Building Construction Services
Suzan Gowans

For Clerk of the Circuit Court
Book / Page Stamp

FILED
025 MAY 15 AM 09:11
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY
FLORIDA