

**NATIONAL TITLE AND ABSTRACT COMPANY**

711 N.W. 23<sup>rd</sup> AVENUE, SUITE 101  
P.O. BOX 351166  
MIAMI, FLORIDA 33125  
TELEPHONE: (305) 642-6220



**PROPERTY INFORMATION REPORT**

ORDER DATE: November 12, 2024

TDA-242126

FOLIO NO.: 12-2226-008-0130

PROPERTY ADDRESS: 10170 COL  
BAL HARBOUR, FL 33154

LEGAL DESCRIPTION IN MIAMI-DADE COUNTY, FLORIDA:

Guest Room 14, AVONDALE APTS INC CO-OP - Lot 8, Block 7, BAL HARBOUR RESIDENTAL SEC , Plat Book 44, Page 98, Miami-Dade County, FL

APPLICANT: 44

RECORDS THROUGH: 11/18/2024

APPARENT TITLE HOLDER & ADDRESS ON DEED:  
EE-121130  
ORB-244-182

AVONDALE APARTMENTS, INC.  
1196 N.E. 88 STREET  
MIAMI FL

ALSO NOTIFY: AVONDALE APARTMENTS, INC.  
10170 COLLINS AVE., UNIT 14  
BAL HARBOUR FL 33154

OWNER OF RECORDED CO-OP CERTIFICATE:  
12928-59  
27167-1339  
28515-3469

FRANK JUDE KIICK  
10170 COLLINS AVENUE, APARTMENT 3  
BAL HARBOUR FL 33154

ALSO NOTIFY: FRANK JUDE KIICK  
10170 COLLINS AVE., UNIT 14  
BAL HARBOUR FL 33154

MORTGAGEE & ADDRESS OF RECORDS:

NONE

LIEN HOLDERS & ADDRESS OF RECORD:  
32431-4202

JPL INVESTMENT CORP IVAN CASTANEDA  
C/O MIAMI-DADE COUNTY TAX COLLECTOR  
200 N.W. 2ND AVE.  
MIAMI FL 33128  
AND  
FRANK KIICK  
C/O MIAMI-DADE COUNTY TAX COLLECTOR  
200 N.W. 2ND AVE.  
MIAMI FL 33128

24-110699

Page 1

"This report is not title insurance. Pursuant to § 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."

LIEN HOLDERS & ADDRESS OF RECORD:  
32050-3989

HEADWAY CAPITAL, LLC  
175 W. JACKSON BLVD., SUITE 1000  
CHICAGO IL 60604

32268-461

BANK OF AMERICA, N.A.  
ADDRESS NOT SHOWN

FDIC#3510 BANK OF AMERICA, NATIONAL ASSOCIATION  
100 N TRYON ST  
CHARLOTTE NC 28202

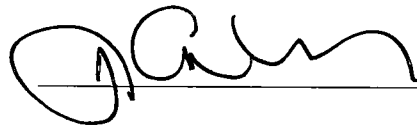
33371-3439

TRUIST BANK  
4251 FAYETTEVILLE ROAD  
LUMBERTON NC 28358

FDIC#9846 TRUIST BANK  
214 N TRYON ST  
CHARLOTTE NC 28202

SEARCH BY: JS

NATIONAL TITLE AND ABSTRACT  
COMPANY



24-110699

Page 2

Amounts displayed are not final; please call the office for further information.

[Search](#) > [Account Summary](#) > [Bill Details](#)

Real Estate Account #12-2226-008-0130

**Owner:**  
FRANK KIICK

**Situs:**  
10170 COLLINS AVE 14  
Bal Harbour 33154-1651

[Parcel details](#)  
[Property Appraiser](#)



[Get bills by email](#)

2023 Annual Bill

| MIAMI-DADE OFFICE OF THE TAX COLLECTOR |             |              |            | Notice of Ad Valorem Taxes and Non-ad Valorem Assessments |
|--|-------------|--------------|------------|---|
| BILL                                   | ESCROW CODE | MILLAGE CODE | AMOUNT DUE |   |
| 2023 Annual Bill                       | --          | 1200         | \$951.60   | 3 items, Total due: \$3,363.70                            |
|  |             |              |            | Add All To Cart   |

Tax Deed Application #242126  
Date 04/26/2024  
Bidder 44

If received by: Tax Deed (see 2021)

Please pay:

Combined taxes and assessments: \$806.97

Amounts due subject to change without notice.

Mail payments payable to:  
Miami-Dade Office of the Tax Collector  
200 NW 2nd Avenue, Miami, FL 33128  
(In U.S. funds from a U.S. Bank)  
Funds must be available for immediate withdrawal.

☒ [Apply for the 2025 installment payment plan](#)

Ad Valorem Taxes

| TAXING AUTHORITY                        | MILLAGE | TAXABLE     | TAX      |
|---|---------|-------------|----------|
| Miami-Dade School Board                 |         |             |          |
| School Board Operating                  | 5.56600 | \$33,902.00 | \$188.70 |
| School Board Debt Service               | 0.13300 | \$33,902.00 | \$4.51   |
| Voted School Operating                  | 1.00000 | \$33,902.00 | \$33.90  |
| State And Other                         |         |             |          |
| Florida Inland Navigation District      | 0.02880 | \$27,830.00 | \$0.80   |
| South Florida Water Management District | 0.09480 | \$27,830.00 | \$2.64   |
| Okeechobee Basin                        | 0.10260 | \$27,830.00 | \$2.86   |
| Everglades Construction Project         | 0.03270 | \$27,830.00 | \$0.91   |

|                           |          |             |          |
|---------------------------|----------|-------------|----------|
| Childrens Trust Authority | 0.50000  | \$27,830.00 | \$13.92  |
| Miami-Dade County         |          |             |          |
| County Wide Operating     | 4.57400  | \$27,830.00 | \$127.29 |
| County Wide Debt Service  | 0.43550  | \$27,830.00 | \$12.12  |
| Fire Rescue Operating     | 2.39650  | \$27,830.00 | \$66.69  |
| Municipal Governing Board |          |             |          |
| Bal Harbour Operating     | 1.96540  | \$27,830.00 | \$54.70  |
| Total Ad Valorem Taxes    | 16.82930 |             | \$509.04 |

## Non-Ad Valorem Assessments

| LEVYING AUTHORITY                | RATE       | AMOUNT   |
|----------------------------------|------------|----------|
| BAL HARBOUR WASTE                | @ 297.9300 | \$297.93 |
| Total Non-Ad Valorem Assessments |            | \$297.93 |

## Parcel Details

|        |  |              |                       |                        |          |
|--------|--|--------------|-----------------------|------------------------|----------|
| Owner: | FRANK KIICK  | Account      | 12-2226-008-0130      | Assessed value:        | \$27,830 |
| Situs: | 10170 COLLINS AVE<br>14<br>Bal Harbour<br>33154-1651 | Millage code | 1200 - BAL<br>HARBOUR | School assessed value: | \$33,902 |
|        |  | Millage rate | 16.82930              |                        |          |

| 2023 TAX AMOUNTS |          | LEGAL DESCRIPTION   | LOCATION  |      |
|------------------|----------|---|-----------|------|
| Ad valorem:      | \$509.04 | AVONDALE APTS INC CO-OP BAL<br>HARBOUR RESIDENTIAL SEC LOT 8 BLK<br>7 PB 44-98 AVONDALE APTS INC - CO-<br>OP GUEST ROOM 14 NO SHARES - 1.1<br>% AND PROP INT IN & TO COMMON<br>ELEMENTS NOT DEDICATED TO PUBLIC<br>OR 12928-59 0486 5 | Range:    | 42E  |
| Non-ad valorem:  | \$297.93 |   | Township: | 52S  |
| Total            | \$806.97 |   | Section:  | 26   |
| Discountable:    |          |   | Block:    | 30   |
| Total tax:       | \$806.97 | <a href="#">View Less</a>   | Use code: | 0508 |

## Tax Deed Application #242126

This parcel has an applied deed application spanning 2021, 2022, and 2023.

|                   |  |
|-------------------|--|
| Applicant:        | Bidder number 44<br>IVAN CASTANEDA<br>780 NW 42 AVE STE 300<br>MIAMI, FL 33126 |
| Application date: | 04/26/2024   |

Miami-Dade Office of the Tax Collector  
200 NW 2nd Avenue, Miami, FL 33128

# Warranty Deed

ANDERSON & MADEAU  
ATTORNEYS AT LAW  
504 FIRST NATIONAL BANK BUILDING  
MIAMI 32, FLORIDA

STATUTORY

This Indenture, Made this 1st day of March, A. D. 19 55.  
JOHN G. POOL, Trustee, joined by his wife, WINIFRED E. POOL,  
of the County of Dade, State of Florida, part 1st of the first part, and  
AVONDALE APARTMENTS, INC., 1196 N. E. 88th Street,  
whose post office address is Miami,  
of the County of Dade, in the State of Florida, part y of the second part

Witnesseth, That the said parties of the first part, for and in consideration of the sum of  
Ten and no/100 - - - - - (\$10.00) - Dollars  
and other good and valuable considerations to them in hand paid by said parties of the second part, the receipt  
whereof is hereby acknowledged, have granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of  
in the State of Florida, to-wit:

lot 8, Block 7, RESIDENTIAL SECTION OF SAL HARBOUR,  
according to Plat Book 44, Page 98, of the Public  
Records of Dade County, Florida

Subject to conditions, restrictions, limitations  
of record, zoning ordinances and taxes for the  
year 1955; and that certain mortgage dated  
December 22, 1953, recorded in Mortgage Book  
3009, Page 405, of the Public Records of Dade  
County, Florida, given by J. C. Carroll and Mary  
A. Carroll, his wife, to John G. Pool and  
Winifred E. Pool, his wife, to secure the  
principal sum of \$22,000.00.

and the said part 1st of the first part do hereby fully warrant the title to said land, and will defend the  
same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said part 1st of the first part have hereunto set their hand and  
seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Virginia K. Wade*  
*William K. Wade*

*John G. Pool* (Seal)  
*Winifred E. Pool* (Seal)

STATE OF  
COUNTY OF

HEREBY CERTIFY that on this day before me an officer duly qualified to take acknowledgments,  
personally appeared JOHN G. POOL, Trustee, and WINIFRED E. POOL, his wife,

to me known to be the person described in and who executed the foregoing instrument and they  
acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this  
day of March, A. D. 19 55.

*Virginia K. Wade*  
Notary Public

My commission expires March 1, 1956  
Notary Public, State of Florida

Witness this day of March, A. D. 19 55 at Miami, Florida

at Page 1 RECORD VERIFIED  
Clark Circuit Court  
BY: John G. Pool  
Deputy Clerk

100

EE121130

FILED FOR RECORD

1955 AUG 3 PM 12:43

J. B. LEATHERMAN  
JOLK ST. CT. DADE CO. FLA.

175

QUIT-CLAIM DEED

PAPER'S FORM 8

PAPER'S RECORDING CORPORATION  
MIAMI 30, FLORIDA

# Quit-Claim Deed

This Indenture, made this 6th day of May, A.D. 1957.

BETWEEN JOHN G. POOL, Individually and as Trustee, and WINIFRED E. POOL, his wife, of the County of

Dade and State of Florida, part les of the first part, and AVONDALE APARTMENTS, INC., Book 1396

of the County of Dade and State of Florida, part y of the second part.

WITNESSETH, That the said part les of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable considerations, in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, he vs remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said part y of the second part and its successors and assigns forever, all the right, title, interest, claim and demand which the part les of the first part have in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Dade, State of Florida

to-wit:

Lot 8, Block 7, RESIDENTIAL SECTION OF BAL HARBOUR, according to Plat Book 44, Page 98, of the Public Records of Dade County, Florida.

This is a corrective deed for the purpose of correcting a prior deed between John G. Pool as Trustee and Winifred E. Pool, his wife, and Avondale Apartments, Inc.



TO HAVE AND TO HOLD the same together with all and singular the appurtenances therewith belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said part les of the first part either in law or equity, to the only proper use, benefit and behoof of the said part y of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said part les of the first part have hereunto set their hand and seal on the day and year first above written.

Witnessed and delivered in presence of us  
   
 Mary Engelhardt John G. Pool  
 Winifred E. Pool (Spill)



90.00

1986 JUN 19 PM 3 44

86R2-02340

WE 12928M 59

WARRANTY DEED

THIS INDENTURE, made this 1st day of April, 1986, between GEORGE C. FORSTNER of the County of Dade, State of Florida, Grantor, and FRANK KIICK AND DORIS KIICK, whose address is 10170 Collins Avenue, Bal Harbour, Florida 33154, of the County of Dade, State of Florida, Grantees.

W. I. T. N. E. S. S. E. T H. L.

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, Receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents grants, bargains, sells, transfers and conveys unto Grantee, his heirs and assigns forever, the following described property, situate in Dade County, Florida, to-wit:

Guest Rooms Nos. 14, 15 and 16, RESIDENTIAL SECTION OF BAL HARBOUR, according to Plat. Book 44, Page 98 of the Public Records of Dade County, Florida.

TO HAVE AND TO HOLD the aforesaid apartment unit unto the Grantee herein, his heirs and assigns forever; provided, however, that this conveyance shall not be deemed as creating or granting unto the Grantee herein any rights, title, interest or claim in, to or against the above described real property or in the improvements thereon, it being the intention of the Grantor herein to create in the Grantee only the full right to use, occupy and enjoy the apartment unit herein described with full easement privileges as herein set forth forever. The Grantee has purchased and owns one share of the capital stock of Avondale Apartments Incorporated herein, and it is understood and agreed that the ownership of said stock and the aforementioned apartment unit is not severable, and that in order for the Grantor herein to acknowledge the transfer or sale of the apartment unit herein described, the transferee, or Grantee, must have acquired and be the registered owner of one share of stock now owned by the Grantee herein.

Grantor fully warrants the title of the apartment unit herein granted and transferred and will defend the same against the claims of all parties whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

*George C. Forstner*  
TOWN 1  
TOWN 1

*Frank Kiick*  
90.00

6-19-86

foregoing instrument was acknowledged before me this 1st day of May, 1986 by George C. Forstner.

*Ross M. Leland*  
NOTARY PUBLIC  
State of Florida.

My Commission Expires: 8-26-88

RECORDED IN OFFICIAL RECORDS BOOK 44 PAGE 98  
RICHARD P. BRUNKEP  
JUN 19 1986

6

This instrument was prepared by and return to:  
Robert S. Moschell, Esquire  
19 West Flagler Street, Suite 1209  
Miami, Florida 33130

CFN 20100067219  
OR Bk 27167 Pg 1339 (1pg)  
RECORDED 02/01/2010 13:56:41  
DEED DOC TAX 0.60  
SURTAX 0.45  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

**PERSONAL REPRESENTATIVE'S ASSIGNMENT OF  
PROPRIETARY INTEREST/STOCK CERTIFICATE**

Folio Nos. 12-2226-008-0080  
12-2226-008-0130  
12-2226-008-0140  
12-2226-008-0150

This instrument made this 9 day of December, 2009 by **FRANK JUDE KIICK**, as the Personal Representative of the **ESTATE OF DORIS KIICK**, deceased ("Decedent"), who died on November 2, 2007, and who held an interest as owner, with her husband, **FRANK KIICK**, in Stock Certificate Number 40 for One Share of Avondale Apartments, Inc., a Florida corporation, dated May 1, 1986, and a Proprietary interest in the property legally described as:

Apartment No. 8 of AVONDALE APARTMENTS located on Lot 8, in Block 7, of the RESIDENTIAL SECTION OF BAL HARBOUR, according to the Plat thereof, as recorded in Plat Book 44 at Page 98, of the Public Records of Miami-Dade County, Florida,

hereinafter referred to as Assignor, and **FRANK KIICK** hereinafter referred to as Assignee, whose address is 10170 Collins Avenue, Apartment 8, Miami Beach, Florida 33154.

Assignor hereby assigns to Assignee, his heirs, executors and assigns, all right, title and interest of **DORIS KIICK**, and Assignor, in and to the above-described property; and all appurtenances and privileges thereto, including all rights, title, interest, and easement in and to Garage No. 8 and Guest Rooms 14, 15 and 16, RESIDENTIAL SECTION OF BAL HARBOUR, according to the Plat thereof, recorded in Plat Book 44, at Page 98, of the Public Records of Miami-Dade County, Florida. This assignment is given to confirm the vesting of all right, title and interest of the Decedent in the above-described property in Assignee free of any rights of the Personal Representative.

Signed and sealed in the presence of:

Pavel Arutyunov  
Name: **PAVEL ARUTYUNOV**  
(Print)

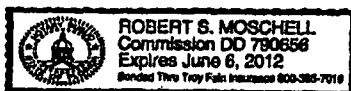
Robert S. Moschell  
Name: **ROBERT S. MOSCHELL**  
(Print)

Frank Jude Kiick (Seal)  
**FRANK JUDE KIICK**

whose post office address is:  
10170 Collins Avenue  
Apartment 3  
Bal Harbour, Florida 33154

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of December, 2009, by **FRANK JUDE KIICK**, as Personal Representative of the **ESTATE OF DORIS KIICK**, deceased, who is personally known to me YES or who has produced YES as identification.  
(type of identification produced) (yes or no)



Robert S. Moschell  
(Signature of Notary Public - State of Florida)  
**ROBERT S. MOSCHELL**

This instrument was prepared by and return to:  
Robert S. Moschell, Esquire  
19 West Flagler Street, Suite 1209  
Miami, Florida 33130

CFN 20130171948  
OR Bk 28515 Pg 3469 (1pg)  
RECORDED 03/05/2013 11:19:31  
DEED DOC TAX 0.60  
SURTAX 0.45  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

**PERSONAL REPRESENTATIVE'S ASSIGNMENT OF  
PROPRIETARY INTEREST AND STOCK**

Folio Nos. 12-2226-008-0080  
12-2226-008-0130  
12-2226-008-0140  
12-2226-008-0150


This instrument made this 4 day of March, 2013 by **FRANK JUDE KIICK**, as the Personal Representative of the **ESTATE OF FRANK KIICK**, deceased ("Decedent"), who died on September 9, 2011, and who held an interest as owner (by reason of a Personal Representative's Assignment of Proprietary Interest/Stock Certificate recorded in Official Records Book 27167, at Page 1339, of the Public Records of Miami-Dade County, Florida) of One Share of Avondale Apartments, Inc., a Florida corporation, and a Proprietary interest in the property legally described as:

Apartment No. 8 of AVONDALE APARTMENTS located on Lot 8, in Block 7, of the RESIDENTIAL SECTION OF BAL HARBOUR, according to the Plat thereof, as recorded in Plat Book 44 at Page 98, of the Public Records of Miami-Dade County, Florida,

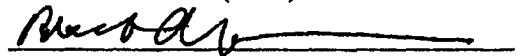
hereinafter referred to as Assignor, and **FRANK JUDE KIICK**, Individually, hereinafter referred to as Assignee, whose address is 10170 Collins Avenue, Apartment 3, Miami Beach, Florida 33154.

Assignor hereby assigns to Assignee, his heirs, executors and assigns, all right, title and interest of **FRANK KIICK**, and Assignor, in and to the above-described property; and all appurtenances and privileges thereto, including all rights, title, interest, and easement in and to Garage No. 8 and Guest Rooms 14, 15 and 16, RESIDENTIAL SECTION OF BAL HARBOUR, according to the Plat thereof, recorded in Plat Book 44, at Page 98, of the Public Records of Miami-Dade County, Florida. This assignment is given to confirm the vesting of all right, title and interest of the Decedent in the above-described property in Assignee free of any rights of the Personal Representative.

Signed and sealed in the presence of:

  
Name: Megan Moschell  
(Print)

  
Name: Robert S. Moschell  
(Print)

  
Name: Robert S. Moschell  
(Print)

 (Seal)  
**FRANK JUDE KIICK**

whose post office address is:  
10170 Collins Avenue  
Apartment 3  
Bal Harbour, Florida 33154

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 4th day of March, 2013, by **FRANK JUDE KIICK**, as Personal Representative of the **ESTATE OF FRANK KIICK**, deceased, who is personally known to me Yes or who has produced Yes as identification.  
(type of identification produced)



Megan Moschell  
COMMISSION #EE 837086  
EXPIRES: SEP 20, 2016  
WWW.AARONNOTARY.com

  
(Signature of Notary Public - State of Florida)  
Megan Moschell  
(Print, Type, or Stamp Commissioned Name of Notary Public)



**CFN 2021R0232884**  
OR Bk 32431 Pg 4202 1 Pgs  
RECORDED 04/05/2021 16:11:28  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

TC-202828  
FILE NO. 2021A00158  
Dated: April 05, 2021

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that: **JPL INVESTMENT CORP IVAN CASTANEDA** the holder of Certificate number **12476** issued on **June 01, 2018**, has filed said certificate and has made application for a tax deed to be issued thereon on property in Miami-Dade County, Florida, described as follows:

Folio Number: **12-2226-008-0130**

Legal Description: **AVONDALE APTS INC CO-OP BAL HARBOUR RESIDENTIAL SEC LOT 8 BLK 7 PB 44-98 AVONDALE APTS INC - CO-OP GUEST ROOM 14 NO SHARES - 1.1 % AND PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC OR 12928-59 0486 5**

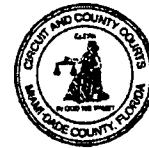
This deed will be issued subject to governmental taxes and liens. The assessment of said property was in the name(s) of:

**FRANK KIICK**

All of said property being in the county of Miami-Dade, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificates will be sold to the highest bidder online at **www.miamidade.Realforeclose.com** on June 03, 2021 at 2:00 PM or any subsequently scheduled sale date.

HARVEY RUVIN, Clerk of Courts  
Miami-Dade County, Florida

Publish: 04/29/2021, 05/06/2021, 05/13/2021, 05/20/2021



### WARNING

THESE ARE UNPAID TAXES ON THE PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST, OR IS CONTIGUOUS TO YOUR PROPERTY. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON JUNE 03, 2021 UNLESS THE BACK TAXES ARE PAID. All payments shall be made to the Tax Collector of Miami-Dade County, 200 N.W. 2nd Ave. Miami, FL 33128. For questions concerning taxes, you may call the Tax Collector at (305) 270-4916.

FILED FOR RECORD  
CIVIL  
2021 APR -5 PM 12:00  
CIRCUIT & COUNTY COURTS  
MIAMI-DADE COUNTY, FL

CFN 20200447822 OR BK 32050 Pgs 3989-3990 2Pgs  
RECORDED 08/14/2020 09:27:19  
HARVEY RUVIN, CLERK OF COURT, MIAMI-DADE COUNTY, FLORIDA

Filing # 110948304 E-Filed 07/29/2020 09:37:44 AM

CFN: 20200420002 BOOK 32030 PAGE 4456  
DATE: 07/30/2020 03:59:47 PM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

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

CASE NO: 2019-019847-CA-01

SECTION: CA32

JUDGE: Mark Blumstein

**HEADWAY CAPITAL, LLC**

Plaintiff(s)

vs.

**SNEAK ATTACK, INC. et al**

Defendant(s)

**FINAL JUDGMENT FOR PLAINTIFF**

**THIS COURT**, after reviewing Plaintiff's Amended Motion for Entry of Final Judgment, finds as follows:

1. Plaintiff's Amended Motion for Entry of Final Judgment is **GRANTED**.
2. Plaintiff, HEADWAY CAPITAL, LLC, located at 175 W. Jackson Blvd., Suite 1000, Chicago, IL 60604, shall recover from Defendant, SNEAK ATTACK, INC., a Florida corporation, located at 2519 Northeast 2nd Avenue, Miami FL 33137, and FRANK KIICK, located at 10170 Collins Avenue, No. 3, Bal Harbor, Florida 33154, the principal sum of \$51,145.59, court costs in the sum of \$633.50, and prejudgment interest in the sum of \$8,791.33, for a subtotal of \$60,570.42, plus reasonable attorney's fees in the sum of \$3,240.00, totaling **\$63,810.42** that shall all bear interest at the rate of 6.03% pursuant to Florida Statutes Section 55.03. For all of the above let execution issue forthwith.
3. It is further ordered and adjudged that the judgment debtor 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 from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.
4. Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor to complete form 1.977, 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.



Case No: 2019-019847-CA-01

Page 1 of 2

**DONE and ORDERED** in Chambers at Miami-Dade County, Florida on this 29th day of July, 2020.

2019-019847-CA-01 07-29-2020 9:27 AM

2019-019847-CA-01 07-29-2020 9:27 AM

Hon. Mark Blumstein

**CIRCUIT COURT JUDGE**

Electronically Signed

Final Order as to All Parties SRS #: 12 (Other)

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.

**Electronically Served:**

Carmen Lima, clima@mrthlaw.com  
Gabriel A. Lievano, glievano@mrthlaw.com  
Gabriel A. Lievano, clima@mrthlaw.com  
Gabriel A. Lievano, echassman@mrthlaw.com  
Thomas Ringel, tringel@mrthlaw.com  
Thomas Ringel, clima@mrthlaw.com  
Thomas Ringel, echassman@mrthlaw.com

**Physically Served:**

STATE OF FLORIDA COUNTY OF DADE  
I HEREBY CERTIFY that the foregoing is a true and correct copy of the original or file in this office.  
HARVEY RUVIN, CLERK, of Circuit and County Courts  
Deputy Clerk



FLORENCE PIERRE-SIMEON #217855

CFN 2021R0001027 OR BK 32268 Pgs 461-462 2Pgs  
RECORDED 01/04/2021 12:22:13  
HARVEY RUVIN, CLERK OF COURT, MIAMI-DADE COUNTY, FLORIDA

114883454 E-Filed 10/13/2020 01:30:21 PM

CFN: 20200589209 BOOK 32146 PAGE 3785  
DATE:10/16/2020 10:56:56 AM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

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

CASE NO: 2018-039447-CA-01

SECTION: CA25

JUDGE: Valerie R. Manno Schurr

**Bank of America NA**

Plaintiff(s)

vs.

**Frank J Kiick**

Defendant(s)

**DEFAULT FINAL JUDGMENT**

This action was heard after entry of default against Defendant, it is ORDERED AND ADJUDGED that: Plaintiff, Bank of America, N.A. recover from Defendant, FRANK J KIICK, the following:

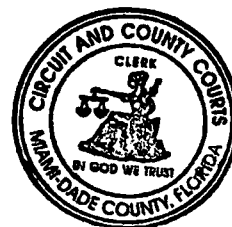
Principal Amount \$25,820.90

Costs \$447.50

TOTAL \$26,268.40

Plaintiff disclaims any post-judgment interest. For all of the above sums let execution issue.

It is further ordered and adjudged that the Defendant shall complete a FORM 7.343 Fact Information Sheet under oath and return it to the Plaintiff's attorney Brock & Scott, PLLC within 45 days of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete the Fact Information Sheet and return it to the Plaintiff's attorney. The FORM 7.343 Fact Information Sheet is not part of this judgment.



**DONE and ORDERED** in Chambers at Miami-Dade County, Florida on this 13th day of October, 2020.

2018-039447-CA-01 10-13-2020 1:26 PM  
*Valerie R. Manno Schurr*

2018-039447-CA-01 10-13-2020 1:26 PM

Hon. Valerie R. Manno Schurr

**CIRCUIT COURT JUDGE**

Electronically Signed

Final Order as to All Parties SRS #: 12 (Other)

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.

**Electronically Served:**

Anson Andrew Adams, FIColService@brockandscott.com

**Physically Served:**

STATE OF FLORIDA COUNTY OF DADE  
I HEREBY CERTIFY that the foregoing is a true and correct copy of the  
original or file in this office. AD 20 21  
HARVEY RUVIN, CLERK of Circuit and County Courts  
Deputy Clerk



*Florence Pierre-Simeon*  
FLORENCE PIERRE-SIMEON #217855



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# Bank of America, National Association



## Institution Details

Data as of 12/13/2024



**FDIC Insured**  
Since 01/01/1934

**FDIC Cert #**  
3510

**Established**  
10/17/1904

**Bank Charter Class**  
National Banks, member of the Federal Reserve Systems (FRS)

**Primary Federal Regulator**  
Comptroller of the Currency

**Secondary Federal Regulator**  
CFPB

**Main Office Address**  
100 N Tryon St  
Charlotte, NC 28202

**Primary Website**  
[www.bankofamerica.com](http://www.bankofamerica.com)

**Locations**  
3,674 domestic locations: 39 states and 0 territories.  
229 in foreign locations.

**Financial Information**  
[Create financial reports for this institution](#)

**Consumer Assistance**  
[HelpWithMyBank.gov](#)

**Contact the FDIC**  
[Questions about Bank Information](#)

Get additional detailed information by selecting from the following:

Locations

History

Institution Profile

Other Names

## Other Institution Identifiers used by Regulatory Agencies

| Identifier Name (Hover for description)   | Identifier Value |
|---|------------------|
| FDIC Unique Number (UNINUM)               | 2238             |
| FRB ID (RSS-ID)                           | 480228           |
| FRB ID for Bank Holding Company (RSSDHCR) | 1073757          |
| OCC Charter Number (CHARTER)              | 13044            |

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

CASE NO: 2021-032123-CC-23

SECTION: ND01

JUDGE: Myriam Lehr

**Truist Bank**

Plaintiff(s) / Petitioner(s)

vs.

**Frank Kiick**

Defendant(s) / Respondent(s)

**FINAL JUDGMENT BY JUDGE**

The Defendant failing to comply with the Stipulation entered into on January 26, 2022, and the Plaintiff filing the appropriate pleadings in this matter, it is

**ORDERED AND ADJUDGED** that Plaintiff, TRUIST BANK, whose address is 4251 Fayetteville Rd, Lumberton, NC 28358, recover from Defendant, FRANK KIICK, 10170 COLLINS AVE, APT 3, BAL HARBOUR, FL 33154-1612, \*\*\*-\*\*-4832, the sum of \$7,618.60 on principal, with costs in the sum of \$480.00, making a total of \$8,098.60, which shall bear interest at the applicable statutory rate as set forth in §55.03, Florida Statutes, from the judgment date through December 31st of the year in which the judgment is entered. Thereafter, the rate shall be adjusted annually on January 1st of each successive year in accordance with the interest rate in effect on that date as set by the Chief Financial Officer until the Judgment is paid, for all of which let execution issue.

**DONE and ORDERED** in Chambers at Miami-Dade County, Florida on this 22nd day of July, 2022.

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 SEP 07 2022  
HARVEY RUVIN, Clerk of Circuit and County Courts  
Deputy Clerk Ashley



Myriam Lehr  
2021-032123-CC-23 07-22-2022 11:00 AM  
Hon. Myriam Lehr  
**COUNTY COURT JUDGE**  
Electronically Signed

Final Order as to All Parties SRS #: 12 (Other)

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.

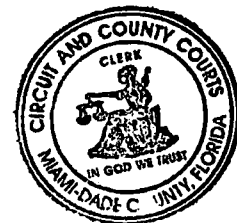
**Electronically Served:**

ABC Legal Admin Batch, [abcfileservice@abclegal.com](mailto:abcfileservice@abclegal.com)  
Mediation Unit, [MediationDivision@jud11.flcourts.org](mailto:MediationDivision@jud11.flcourts.org)  
Ralph Marcadis Esquire, [pleadings@marcadislaw.com](mailto:pleadings@marcadislaw.com)  
Ralph Marcadis Esquire, [360efile@360legal.net](mailto:360efile@360legal.net)  
Ralph Marcadis Esquire, [tdunnigan@marcadislaw.com](mailto:tdunnigan@marcadislaw.com)

**Physically Served:**

FRANK KIICK, 10170 Collins Avenue Apt 3, Bal Harbour, FL 33154

OR BK 33371 PG 3440  
LAST PAGE





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# Truist Bank



## Institution Details

Data as of 12/13/2024



**FDIC Insured**  
Since 01/01/1934

**FDIC Cert #**  
9846

**Established**  
01/01/1872

**Bank Charter Class**  
State Chartered Banks, not member of the Federal Reserve System (FRS)

**Primary Federal Regulator**  
Federal Deposit Insurance Corporation

**Secondary Federal Regulator**  
CFPB

**Main Office Address**  
214 N Tryon St  
Charlotte, NC 28202

**Primary Website**  
[www.truist.com](http://www.truist.com)

**Locations**  
1,934 domestic locations: 18 states and 0 territories.  
0 in foreign locations.

**Financial Information**  
[Create financial reports for this institution](#)

**Consumer Assistance**  
[Complaints & Questions with Personal Information](#)

**Contact the FDIC**  
[Questions about Bank Information](#)

Get additional detailed information by selecting from the following:

Locations

History

Institution Profile

Other Names

## Other Institution Identifiers used by Regulatory Agencies

| Identifier Name (Hover for description)   | Identifier Value  |
|---|---|
| FDIC Unique Number (UNINUM)               |  6300    |
| FRB ID (RSS-ID)                           |  852320  |
| FRB ID for Bank Holding Company (RSSDHCR) |  1074156 |
| Docket Number (DOCKET)                    |  12045   |