

Basic Property Information

Property Address: See Other Information, 202 Bldg J Hialeah, FL 33012

Owner Name: ANGELIA LEVY

Tax / Parcel ID: 04-3002-207-0640

Legal Description: UNIT 202 BLDG J COURTYARDS II CONDO ORB 22821/4296

Chain of Title Information

Deed Holder: ANGELIA LEVY

Deed Type: Undefined

Deed Dated: 01/17/20

Deed Recorded: 01/17/20

Deed Document #: 31784/4681

Deeded From: CLERK OF THE CIRCUIT COURT

Deed Comments: N/A

Property Tax Information | **Delinquent**

Total Value: \$ 32,129.00

Exemption: N/A

Yearly Taxes: \$ 659.55

Taxes Paid: Quarterly

Date Due: - **Date Paid:** -

Payment Status: Delinquent

Tax Comments: N/A

Mortgage Information

No mortgages were found encumbering this property in Official Records when searched.

Other Encumbrances

No other encumbrances were found attached to this property in Official Records when searched.

Additional Comments

Comments: Please note: This property has zero sqft listed for living, adjusted area and lot size! Suggesting a call to property appraiser to verify.

Tax Deed File Number 2018A00211
Property Identification No 04-3002-207-0640



CFN 2020R0049182
OR Bk 31784 Pg 4618 1 Pgs
RECORDED 01/17/2020 13:29:17
DEED DOC TAX \$36.60
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

TAX D E E D

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Tax Sale Certificate Number 10316 issued on 06/01/2015, and the application for the issuance of a tax deed was filed in the office of the Miami-Dade County Tax Collector. The applicant having paid or redeemed all other taxes or tax sales certificates on the property described below, and due notice of sale having been published, and no person entitled to do so having appeared to redeem said land, such land was sold for cash

to: ANGELIA LEVY
whose address is: 5454 NW 169 Ter
Miami Gardens, FL 33055

being the highest bidder at the public sale held on January 16, 2020 and who has paid the sum of his bid as required by the laws of this state.

NOW, on January 17, 2020 the County of Miami-Dade, State of Florida, in consideration of the sum of \$6,100.00 does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated Miami-Dade County, Florida, and described as follows:

COURTYARDS II CONDO UNIT 202 BLDG J UNDIV 1/68 INT IN COMMON ELEMENTS OFF REC
22821-4296

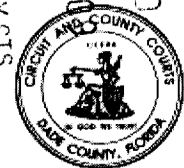
Witnessed by:

Olga Bendana
Olga Bendana e313980

Alba De La Sierra
Alba De La Sierra e210793

HARVEY RUVIN,
Clerk of the Circuit Court
Miami-Dade County, Florida

BY, Karina Fietta
DEPUTY CLERK
Karina Fietta e197813



FILE FOR RECORD
2020 JAN 17 PM 1:29
CIRCUIT AND COUNTY COURTS
MIAMI-DADE COUNTY, FLORIDA

BEFORE ME, the undersigned notary public, personally appeared Karina Fietta, Deputy Clerk of the Circuit Court in and for Miami-Dade County, Florida, who is personally known to me and who acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

SWORN TO AND SUBSCRIBED BEFORE ME ON January 17, 2020.

Margarita Garcia
Notary Public, State of Florida, At Large

THIS DEED IS SUBJECT TO GOVERNMENTAL TAXES AND LIENS, AND TO ANY RIGHT, INTEREST, PUBLIC EASEMENTS, RESTRICTIONS, AND COVENANTS THAT MAY SURVIVE THE ISSUANCE OF THIS TAX DEED IN ACCORDANCE WITH APPLICABLE LAW

This instrument prepared by

Velinda Brown
Deputy Clerk of Circuit Court
Miami-Dade County, Florida



Tax Deed File Number 12-0435
Property Identification No 04-3002-207-0640



CFN 2014R0220798
OR Bk 29084 Ps 1886; (1ps)
RECORDED 03/27/2014 09:18:16
DEED DOC TAX 24.60
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

TAX D E E D

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Tax Sale Certificate Number 08-18310 issued on June 01, 2009 , and the application for the issuance of a tax deed was filed in the office of the Miami-Dade County Tax Collector. The applicant having paid or redeemed all other taxes or tax sales certificates on the property described below, and due notice of sale having been published, and no person entitled to do so having appeared to redeem said land, such land was sold for cash

to: MSC HOLDINGS GROUP LLC
whose address is: 2183 N Powerline Rd #1
Pompano Beach, FL 33069

being the highest bidder at the public sale held on March 25, 2014 and who has paid the sum of his bid as required by the laws of this state.

NOW, on March 26, 2014 the County of Miami-Dade, State of Florida, in consideration of the sum of \$4,100.00 does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated Miami-Dade County, Florida, and described as follows:

COURTYARDS II CONDO UNIT 202 BLDG J UNDIV 1/68 INT IN COMMON ELEMENTS OFF REC
22821-4296

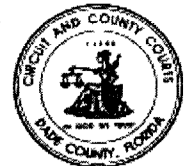
Witnessed by:

Fernecia Berry
FERNECIA BERRY E38042

Velinda Brown
VELINDA BROWN E10605

HARVEY RUVIN,
Clerk of the Circuit Court
Miami-Dade County, Florida

BY, *jk*
DEPUTY CLERK
VANESSA CEIDE E304107



BEFORE ME, the undersigned notary public, personally appeared Vanessa Ceide, Deputy Clerk of the Circuit Court in and for Miami-Dade County, Florida, who is personally known to me and who acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

SWORN TO AND SUBSCRIBED BEFORE ME ON March 26, 2014.

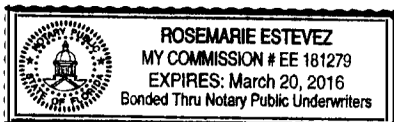
Rosemarie Estevez
Notary Public, State of Florida, At Large

THIS DEED IS SUBJECT TO GOVERNMENTAL TAXES AND LIENS, AND TO ANY RIGHT, INTEREST, PUBLIC EASEMENTS, RESTRICTIONS, AND COVENANTS THAT MAY SURVIVE THE ISSUANCE OF THIS TAX DEED IN ACCORDANCE WITH APPLICABLE LAW

This instrument prepared by

MARGARITA GARCIA E37700

Deputy Clerk of Circuit Court
Miami-Dade County, Florida





CFN 2010R0028282
 OR Bk 27149 Pg 4649; (1pg)
 RECORDED 01/14/2010 14:51:17
 DEED DOC TAX 18.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

Tax Deed File Number 08-1092
 Property Identification No. 04-3002-207-0640

T A X D E E D

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Tax Sale Certificate Number 05-00011289 issued on June 01, 2006, and the application for the issuance of a tax deed was filed in the office of the Miami-Dade County Tax Collector. The applicant having paid or redeemed all other taxes or tax sale certificates on the property described below, and due notice of sale having been published, and no person entitled to do so having appeared to redeem said land, such land was sold for cash

to: Zoe A. Rodriguez
 whose address is: 5035 NW 151 Place
 Miami, Fl. 33185

being the highest bidder at the public sale held on January 14, 2010, and who has paid the sum of his bid as required by the laws of this state.

NOW, on January 14, 2010 the County of Miami-Dade, State of Florida, in consideration of the sum of (\$3,000.00) THREE THOUSAND DOLLARS AND 00/100 dollars does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in Miami-Dade County, Florida, and described as follows:

COURTYARDS II CONDO UNIT 202 BLDG J UNDIV 1/68 INT IN COMMON ELEMENTS

Witnessed by:
Beatriz M. Blanco
 BEATRIZ M. BLANCO

HARVEY RUVIN
 Clerk of Circuit Court
 Miami-Dade County, Florida

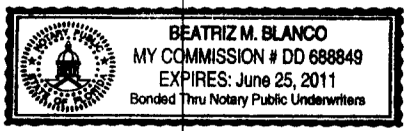
BY: Debra Peterson
 DEPUTY CLERK



~~BEATRIZ M. BLANCO~~ DANIEL CALIXTE

BEFORE ME, the undersigned notary public, personally appeared Debra Peterson, Deputy Clerk of the Circuit Court in and for Miami-Dade County, Florida, who is personally known to me and who acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

SWORN TO AND SUBSCRIBED BEFORE ME ON January 14, 2010



Beatriz M. Blanco
 Notary Public, State of Florida, At Large

THIS IS SUBJECT TO GOVERNMENTAL TAXES AND LIENS, AND TO ANY RIGHT, INTEREST, PUBLIC EASEMENTS, RESTRICTIONS, AND COVENANTS THAT MAY SURVIVE THE ISSUANCE OF THIS TAX DEED IN ACCORDANCE WITH APPLICABLE LAW

This instrument prepared by Beatriz M. Blanco
 Deputy Clerk of Circuit Court
 Miami-Dade County, Florida



CFN 2004R0588963
 DR Bk 22484 Pgs 4175 - 4177 (3pgs)
 RECORDED 07/14/2004 19:01:04
 DEED DOC TAX 27,600.00
 SURTAX 20,700.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by or under the supervision of
 (and after recording should be returned to):

Name: Carlos M. Rodriguez, Esq.
 Address: Greenberg Traurig, P.A.
 1221 Brickell Avenue
 Miami, Florida 33131

Parcel ID No. 04-30020000080

(Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS DEED, made as of the 23rd day of June, 2004, by **MARJ HOLDINGS, LLC, a Florida limited liability company**, ("Grantor"), whose post office address is 3822 West 12th Avenue, Hialeah, FL 33012, to **EL CENTRO CONVERSION, LTD., a Florida limited partnership**, whose mailing address is 1 N.E. 1st Street, Suite 700, Miami, FL 33132 ("Grantee"). Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successor and assigns.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN (the "Property").

Subject only to:

1. Real Estate Taxes for the year 2004 and subsequent years.
2. All applicable laws, including, but not limited to all applicable zoning, building, master plan, land use, and environmental ordinances and regulations, without reimposing same.
3. All restrictions, reservations, easements, covenants, agreements, limitations and other matters appearing of public record, without reimposing same.
4. All matters which would be disclosed by an accurate survey and inspection of the Property.

TO HAVE AND TO HOLD unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

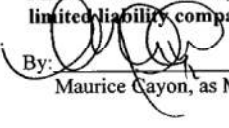
AND Grantor does hereby specially warrants the title to the Property subject to the foregoing matters, and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor and no others.

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

Signed, sealed and delivered in the presence of:

MARJ HOLDINGS, LLC, a Florida limited liability company

Tania R. Perez
(Signature of Witness)

By: 
Maurice Cayon, as Manager

TANIA R. PEREZ
(Printed Name of Witness)

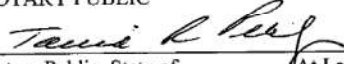
Dianne Perez
(Signature of Witness)

Dianne Perez
(Printed Name of Witness)

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

The foregoing instrument was acknowledged before me this 23rd day of June, 2004, by **Maurice Cayon, as Manager of MARJ HOLDINGS, LLC, a Florida limited liability company.** He is personally known to me or has produced _____, as identification.

My commission expires:

NOTARY PUBLIC

Notary Public, State of _____ At Large

(Printed Name of Notary Public)
OFFICIAL NOTARY SEAL
TANIA R PEREZ
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. TD174094
MY COMMISSION EXP. DEC. 29, 2006

Commission No. _____
[NOTARY SEAL]

OR BK 22484 PG 4177
LAST PAGE

EXHIBIT A

The West 233 feet of the East 635 feet of the South 448 feet of the North 741 feet of Section 2, Township 53 South, Range 40 East, together with that portion of the West 20 feet of the East 635 feet of said Section 2, bounded on the South by the North R/W line of West 49th Place and on the North by the South line of the above described parcel, together with a non exclusive easement for ingress and egress over and across the East 20 feet of the West 40 feet of the east 635 feet of that portion of said Section 2, bounded on the South line by the North R/W line of said West 49th Place and on the North by the South line of said North 741 feet of said Section 2, lying and being situated in the City of Hialeah, Miami-Dade County, Florida.

691884.1w



CFN 2020R0049183
 DR BK 31784 Pgs 4619-4620 2 Pgs
 RECORDED 01/17/2020 13:29:17
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
 Legal Holidays
 Miami, Miami-Dade County, Florida

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

2018A00211
 NOTICE OF APPLICATION FOR TAX DEED
 TC - 172196 - CERTIFICATE NUMBER 10316 - MSC HOLDINGS GROUP, LLC.

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

01/02/2020

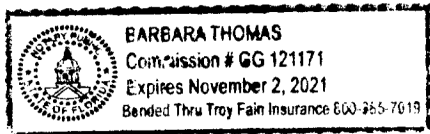
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Guillermo Garcia

Sworn to and subscribed before me this
 2 day of JANUARY, A.D. 2020

Barbara Thomas

(SEAL)
 GUILLERMO GARCIA personally known to me



**NOTICE OF APPLICATION
 FOR TAX DEED**
 Pursuant to F.S. Chapter 197
 TC-172196
 FILE NO. 2018A00211
 Dated: December-30-2019

NOTICE IS HEREBY GIVEN that CONSOLIDATED TELEPHONE CO MAN CASTANEDA, holder of Certificate number 10316 issued June 01, 2015, has filed said certificate and has made application for a tax deed to be issued on property in Miami-Dade County, Florida, described as:

FOLIO NUMBER: 04-3002-207-0640
 COURTYARDS II CONDO UNIT
 202 BLDG J UNDIV 1/88 INT IN
 COMMON ELEMENTS OFF REC
 22821-4296

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

MSC HOLDINGS GROUP, LLC

Unless such certificate shall be redeemed according to law the property will be sold to the highest bidder for cash online at www.miamidade.realforeclose.com on January 16, 2020 at 2:00 P.M.

HARVEY RUVIN,
 Clerk of Courts
 Miami-Dade County, Florida
 (Circuit Court Seal)
 1/2 20-118/0000447625M

HARVEY RUVIN
 CLERK, CIRCUIT & COUNTY CTS
 MIAMI-DADE COUNTY, FL
 CIVIL DIVISION #201

FILE FOR RECORD
 2020 JAN -3 AM 10:54

CERTIFICATE OF MAILING

OR BK 31784 PG 4620
LAST PAGE

TAX DEED FILE NO: 2018A00211

I, HARVEY RUVIN Clerk of the Circuit Court in and for Miami Dade County, Florida, DO HEREBY CERTIFY that on October 08, 2019 I mailed a copy of the attached NOTICE OF APPLICATION FOR TAX DEED to the following:

S C R R
h e e e
e r g g
r t t u

NAMES

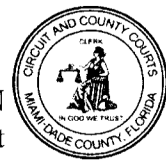
ADDRESSES

		X	CONSOLIDATED TELEPHONE CO IVAN CASTANEDA	780 NW 42 AVE FL SUITE 300 MIAMI FL, 33126-5597
X	X	X	MSC HOLDINGS GROUP, LLC	2183 N. POWERLINE RD #1 POMPANO BEACH FL, 33069
X	X	X	MSC HOLDINGS GROUP LLC C/O SPIEGEL & UTRERA, P.A. (REGISTERED AGENT)	1840 SW 22ND ST. 4TH FLOOR MIAMI FL, 33145
X			MSC HOLDINGS GROUP, LLC	VACANT LOT W 51ST PL & W 12TH LN HIALEAH FL, 33012

I hereunto set my hand and affix my official seal on October 08, 2019

Harvey Ruvín

HARVEY RUVIN
Clerk Of Circuit Court





Account Summary

Real Estate Account #04-3002-207-0640



Owner:

ANGELIA LEVY

Situs:

(unknown)

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

BILL	AMOUNT DUE
2020 Annual Bill	\$659.55
<input type="button" value="Add To Cart"/>	
	Print (PDF)

Account History

BILL	AMOUNT DUE
2020 Annual Bill ⓘ	\$659.55 Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Print (PDF)
2018 ⓘ	
2018 Annual Bill	\$0.00 Print (PDF)
Certificate #9877	
	Paid \$728.07
2017 ⓘ	
2017 Annual Bill	\$0.00 Print (PDF)
Certificate #8921	
Total Amount Due	\$659.55

BILL	AMOUNT DUE
	Paid \$736.95
<u>2016</u> ⓘ	
<u>2016 Annual Bill</u>	
<u>Tax Deed Application #172196</u>	
	Paid \$0.00
<u>2015</u> ⓘ	
<u>2015 Annual Bill</u>	
<u>Tax Deed Application #172196</u>	
<u>2014</u> ⓘ	
<u>2014 Annual Bill</u>	\$0.00
<u>Tax Deed Application #172196</u>	
<u>2013 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
Total Amount Due	\$659.55



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

Real Estate Account #04-3002-207-0640



Owner:

ANGELIA LEVY

Situs:

(unknown)

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

2020 Annual Bill

MIAMI-DADE COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE
2020 Annual Bill	\$659.55
<input type="button" value="Add To Cart"/>	
Print (PDF)	

If received by:

May 28, 2021

Please pay:

\$659.55

Combined taxes and assessments: \$620.92

Delinquent Taxes must be paid by Cashier's Check, Money Order, or Certified Funds. Amount due may be subject to change without notice.

Mail payments to: 200 NW 2nd Avenue, Miami, FL 33128

Ad Valorem Taxes

MILLAGE
19.32590

TAX
\$620.92

Non-Ad Valorem Assessments

AMOUNT

No Non-Ad Valorem Assessments.

Parcel Details

Owner:	ANGELIA LEVY
Situs:	(unknown)
Account	04-3002-207-0640
Millage code	0400 - HIALEAH
Millage rate	19.32590
Assessed value:	\$32,129
School assessed value:	\$32,129

2020 ANNUAL BILL

Ad valorem:	\$620.92
Non-ad valorem:	\$0.00
Total Discountable:	\$620.92
No discount NAVA:	\$0.00
Total tax:	\$620.92

LEGAL DESCRIPTION

COURTYARDS II CONDO UNIT 202 BLDG J UNDIV 1/68 INT IN COMMON ELEMENTS OFF REC 22821-4296

LOCATION

Range:	40E
Township:	53S
Section:	02
Block:	40
Use code:	0007

Miami-Dade County Tax Collector
200 NW 2nd Avenue, Miami, FL 33128



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/18/2021

Property Information	
Folio:	04-3002-207-0640
Property Address:	
Owner	ANGELIA LEVY
Mailing Address	5454 NW 169 TER MIAMI GARDENS, FL 33055 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	0007 VACANT RESIDENTIAL: CONDO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$32,129	\$32,129	\$32,129
Assessed Value	\$32,129	\$32,129	\$32,129

Benefits Information				
Benefit	Type	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
COURTYARDS II CONDO UNIT 202 BLDG J UNDIV 1/68 INT IN COMMON ELEMENTS OFF REC 22821-4296

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$32,129	\$32,129	\$32,129
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$32,129	\$32,129	\$32,129
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$32,129	\$32,129	\$32,129
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$32,129	\$32,129	\$32,129

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/17/2020	\$6,100	31784-4618	Corrective, tax or QCD; min consideration
03/26/2014	\$4,100	29084-1886	Corrective, tax or QCD; min consideration
01/14/2010	\$3,000	27149-4649	Corrective, tax or QCD; min consideration
06/01/2004	\$4,600,000	22484-4175	Deeds that include more than one parcel

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

Version: