



Dear Constituent:

Welcome to the City of Miami! This package is intended to provide you with all open Code Enforcement violations and liens attached to the subject property, or properties, as of the current date and time the following report was created. Closed violations and future violations are not included.

A violation may become a lien when the property owner does not timely remedy the violation. This report may include two types of liens: Certified liens and non-certified liens. Certified liens have a set amount to be paid. Conversely, most non-certified liens continue to accrue interest or a per diem fine; therefore, those liens must be satisfied with the City as quickly as possible.

All outstanding violations and liens must be satisfactorily resolved before the City can issue a Certificate of Use (CU); however, the City inspects all properties prior to the issuance of a CU and those inspections may yield additional items, which must be addressed by the owner at the property prior to issuance of a CU.

This search does not include encumbrances, other liens, restrictions or the like, recorded in the Public Records of Miami-Dade County, Florida. Please contact Miami-Dade County for the aforementioned items.

Code Violation/Lien Inquiry Letter

City of Miami



Adam Thomas
2605 Maitland Center Parkway Suite C
Maitland FL 32751

08/15/2024

Property Search Notice

Per your request (copy attached), the undersigned has searched the records of the Director of Finance in and for the City of Miami, Florida, for any liens and other fees outstanding against the following described property as of: 08/15/2024. The result is valid up to 30 days from the processing date. In addition, due to daily penalty and interest calculations, the amount shown is subject to change as reflected below.

Folio Number: 01-4103-033-2820
Property Address: 52 NW 25 AV
Legal Description: GLENROYAL-AMD PB 5-56 LOT 330 LOT SIZE 50.000 X 143 OR 17637-1957 0597 4

Amount Payable On: 08/14/2024 to 09/14/2024 0.00

This notice does not include liens imposed by federal, state, county or City agencies or boards or any other liens recorded in the public records of Miami-Dade County.

Erica T. Paschal
Finance Director

To ensure proper credit of your payment, include a copy of all pages of the property search findings along with your payment and mail to: City of Miami, Treasury Management/Payment Processing, 444 SW 2nd Avenue, 6th Floor, Room 636-1, Miami, FL 33130.

If you have any questions, please call (305) 416-1570. Please retain this page for your records.

City of Miami



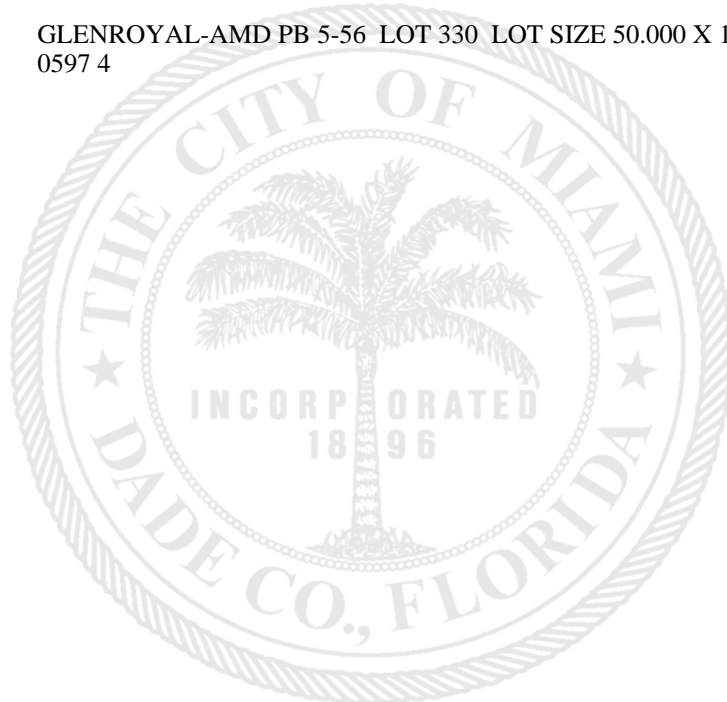
Adam Thomas
2605 Maitland Center Parkway Suite C
Maitland FL 32751

08/15/2024

Folio Number: 01-4103-033-2820

Property Address: 52 NW 25 AV

Legal Description: GLENROYAL-AMD PB 5-56 LOT 330 LOT SIZE 50.000 X 143 OR 17637-1957
0597 4



Property Search Findings - Pending Liens

Lien No. (Case Number)	Description	Address
------------------------	-------------	---------

If you have any questions, please call (305) 416-1570. Please retain this page for your records.

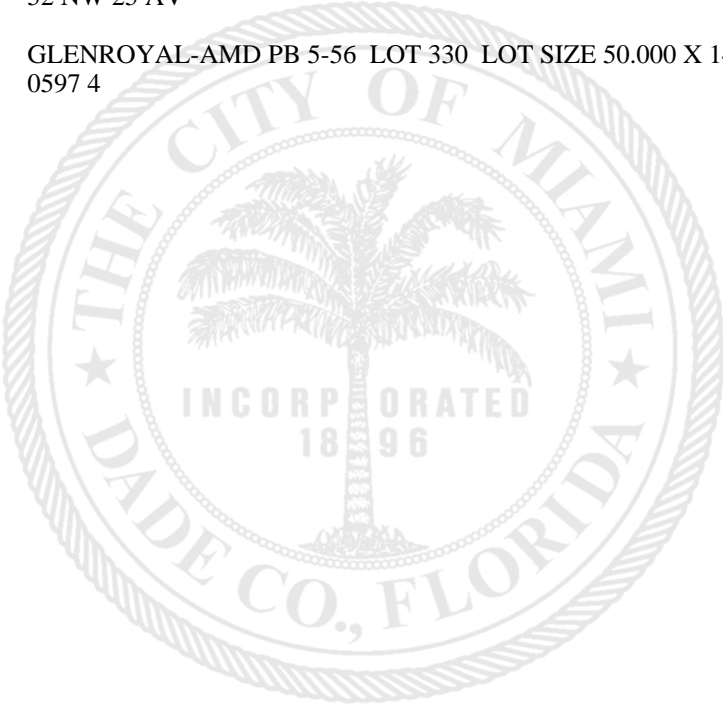
City of Miami



Adam Thomas
2605 Maitland Center Parkway Suite C
Maitland FL 32751

08/15/2024

Folio Number: 01-4103-033-2820
Property Address: 52 NW 25 AV
Legal Description: GLENROYAL-AMD PB 5-56 LOT 330 LOT SIZE 50.000 X 143 OR 17637-1957 0597 4



Property Search Findings - Open Invoices

Invoice	Customer No.	Lien No.	Description	Amount Due
			Sub-Total	0.00

If you have any questions, please call (305) 416-1570. Please retain this page for your records.



Violations Detail Report

Folio Number: 01-4103-033-2820

NO OPEN VIOLATIONS FOUND.

