



Bilu Law, P.A.

2760 W. Atlantic Blvd.
Pompano Beach, FL
US
rbilu@bilulaw.com
www.BiluLaw.com
O: (954) 596-0669

INVOICE

Number	3423
Issue Date	8/21/2024
Due Date	8/31/2024
Matter	General Counsel Tax Deed Sale Issue
Email	florida_office@mail.ru

Bill To:

Yulia Abramova
3020 NE 32nd Ave
Suite 305
Fort Lauderdale, FL 33308
USA

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
Review/analyze 6/3/2024 Reviewed client email with attached client documents	Ron S. Bilu	\$450.00	0.30	\$135.00
Communicate (with client) 6/6/2024 Phone Appointment with Client, reviewed client documents and county records	Ron S. Bilu	\$450.00	0.70	\$315.00
Communicate (in firm) 6/6/2024 Discussions with litigation team regarding file facts and next steps to be taken (0.3)	Andrea Valencia	\$450.00	0.30	\$135.00
Communicate (with client) 6/7/2024 Phone Appointment with Client to discuss details of case, reviewed pictures of office sent by Client, video, and link to form required.	Ron S. Bilu	\$450.00	0.40	\$180.00
Review/analyze 6/7/2024 Received, reviewed, and saved documents sent via email by client. (0.2)	Andrea Valencia	\$450.00	0.20	\$90.00
Communicate (other external) 6/14/2024 Traveled to Broward County Tax Collector's office, & obtained & filled out form for records request (0.7)	Ron S. Bilu	\$450.00	0.70	\$315.00

Time Entries	Billed By	Rate	Hours	Sub
Communicate (with client) 6/21/2024 Reviewed and responded to client's email re: status update	Ron S. Bilu	\$450.00	0.20	\$90.00
Appear for/attend 6/24/2024 Traveled to Broward County Tax Collector's office, had meeting with Broward County Tax Collector to discuss case and notice provided regarding the tax deed sale. Reviewed file with clerk, discussed options. (2.0) Discussed the same with NR. (.3)	Ron S. Bilu	\$450.00	2.30	\$1,035.00
Communicate (in firm) 6/24/2024 Discussions re: results of trip to Broward County (.3)	Nicholas Rossoletti	\$450.00	0.30	\$135.00
Communicate (other external) 6/28/2024 Reviewed client documentation. Placed call to Juan, current owner of 4th office due to tax deed sale.	Ron S. Bilu	\$450.00	0.30	\$135.00
Communicate (in firm) 7/3/2024 Discussions with litigation team regarding surplus and quiet title action strategy and next steps to take for same. (0.5)	Andrea Valencia	\$450.00	0.50	\$225.00
Communicate (in firm) 7/3/2024 Conference with AV & NR regarding quiet title action, application for surplus, case strategy, next steps (0.5)	Ron S. Bilu	\$450.00	0.50	\$225.00
Review/analyze 7/7/2024 Reviewed Notice of Tax Deed Sale (0.1) Filled out information/finalized claim accordingly. (0.5)	Andrea Valencia	\$450.00	0.60	\$270.00
Review/analyze 7/7/2024 Email inquiry to partner, R. Bilu, regarding strategy items/title search. (0.1) Reviewed file documents. (0.4) Drafted Summons for Defendant. (0.3)	Andrea Valencia	\$450.00	0.80	\$360.00
Draft/revise 7/7/2024 Drafted Complaint for Quiet Title. (1.0)	Andrea Valencia	\$450.00	1.00	\$450.00
Communicate (in firm) 7/8/2024 Email request to real estate paralegal, A. Chin, requesting title search for property. (0.1) Finalized organization of exhibits to complaint. (0.2) Email to litigation team with status update and drafts of Complaint, TPA Letter, and Surplus Funds Claim. (0.1)	Andrea Valencia	\$450.00	0.40	\$180.00
Review/analyze 7/11/2024 Reviewed & revised drafts of Complaint, TPA Letter, and Surplus Funds Claim (0.8). Reviewed & responded to emails from AV, including email request to real estate paralegal, A. Chin, requesting title search for property. (0.3)	Ron S. Bilu	\$450.00	1.10	\$495.00
Review/analyze 7/15/2024 Reviewed sunbiz annual reports in detail (0.2) and discussed same with partner, R. Bilu (0.2) Email to client with drafts of Quiet Title Complaint, Letter of Authorization, and Surplus Funds paperwork. (0.1)	Andrea Valencia	\$450.00	0.50	\$225.00
Review/analyze 7/15/2024 Reviewed sunbiz annual reports in detail & discussed same with AV.	Ron S. Bilu	\$450.00	0.30	\$135.00

Time Entries	Billed By	Rate	Hours	Sub
Communicate (with client) 7/17/2024 Follow up email/phone call to client regarding initial drafts for documents. (0.2)	Andrea Valencia	\$450.00	0.20	\$90.00
Communicate (with client) 7/18/2024 Revision to Letter of Authorization. (0.1) Email communications with client regarding items to be signed (0.2) Received/reviewed executed documents. (0.2) Communications with staff re outstanding costs for filing of complaint. (0.1)	Andrea Valencia	\$450.00	0.60	\$270.00
Communicate (other outside counsel) 7/23/2024 Prepared for phone call with partner, R. Bilu. (0.2) Phone discussion with partner, R. Bilu, and counsel for Juan, J. Felipe Aristizabal, regarding his client's position and our steps moving forward. (0.3)	Andrea Valencia	\$450.00	0.50	\$225.00
Communicate (other outside counsel) 7/23/2024 Prepared for phone call with associate, A. Valencia. (0.2) Phone discussion with associate, A. Valencia, and counsel for Juan, J. Felipe Aristizabal, regarding his client's position and our steps moving forward. (0.3)	Ron S. Bilu	\$450.00	0.50	\$225.00
Court Submissions 7/23/2024 Filed new case for Quiet Title in Broward County, Florida. (0.5)	Andrea Valencia	\$450.00	0.50	\$225.00
Communicate (with client) 7/23/2024 Communications with client requesting copy of identification as specified in surplus claim form. (0.1)	Andrea Valencia	\$450.00	0.10	\$45.00
Court Submissions 7/24/2024 Received case number for file from clerk of court. (0.1) Revised summons (0.1) and submitted same to court for issuance. (0.1)	Andrea Valencia	\$450.00	0.30	\$135.00
Communicate (other external) 7/25/2024 Received/reviewed executed summons by the Court. (0.1) Prepared service package for ProVest. (0.2) Email to ProVest requesting service of process. (0.1)	Andrea Valencia	\$450.00	0.40	\$180.00
Draft/revise 7/25/2024 Discussions with partner, N. Rossoletti, regarding information provided by Broward County re Surplus claim during first trip downtown (0.5) Phone/email discussions with client regarding surplus claim information and needed items as a result of client omissions. (0.7) Drafted affidavit of representation. (0.2) Re-organized package for submission to Broward County pursuant to instructions provided. (0.6)	Andrea Valencia	\$450.00	2.00	\$900.00
Other 7/25/2024 Trip to Broward County Tax Deed Clerk to submit affidavit re: surplus (1.1); discussions with staff re: rejection of tax deed surplus affidavit (.4); review of updated package re: tax deed surplus (.8); discussions with staff re: expiration of picture id of affiant (.2); return trip to Broward County Tax Deed Clerk to submit updated package for tax deed surplus (1.4); draft/revise email to client re: rejection for expired picture identification (.7); telephone call with partner re: all issues with matter (.5)	Nicholas Rossoletti	\$450.00	5.10	\$2,295.00

Time Entries	Billed By	Rate	Hours	Sub
Communicate (in firm) 7/25/2024 Strategy conference with NR re: issues with paperwork & communications with client, next steps (.5)	Ron S. Bilu	\$450.00	0.50	\$225.00
Other 7/26/2024 Received/reviewed/organized package in preparation for drop off to Broward County Tax Deed Office. (0.4) In person trip to Broward County Tax Deed Office to submit surplus funds claim. (1.0) Email update sent to client. (0.1)	Andrea Valencia	\$450.00	1.50	\$675.00
Communicate (in firm) 7/26/2024 Emails with staff re: finalizing surplus issue (.4)	Nicholas Rossoletti	\$450.00	0.40	\$180.00
Communicate (with client) 7/30/2024 Received, reviewed, and responded to client email regarding offer from Juan to sell property for \$85,000.00. (0.1) Request for paralegal, J, Claros, to schedule phone appointment with OC to discuss. (0.1)	Andrea Valencia	\$450.00	0.20	\$90.00
Time Entries Total			24.20	\$10,890.00

Expenses

Expenses	Billed By	Price	Qty	Sub
Other professionals 7/26/2024 PARKING COST: Dropping off Documents at Broward County - Tax Deed Office.	Andrea Valencia	\$6.35	1.00	\$6.35
Other 7/26/2024 COST: Title Search for properties.	Andrea Valencia	\$350.00	1.00	\$350.00
Expenses Total:			2.00	\$356.35

Total (USD)	\$11,246.35
Payment 5637 8/21/2024 Zelle- Client overpaid Invoice of \$490.39-500-490.39=9.61-7.18.2024	\$-9.61
Payment 5503 8/21/2024 Zelle-Confirmed by RSB 5.29.2024	\$-3,500.00
Balance	\$7,736.74
Total Outstanding	\$7,736.74