

Claim To Receive Surplus Proceeds of Tax Deed Sale

In Re: Tax Deed File No. 51195
Date of Sale: 03/20/2024
Folio No. 494330-AL-0630
STATE OF Florida
COUNTY OF Broward

Description of Property:

Condominium unit no DU40 of the tides at bridgestone square
condominium according to the declaration of condominium
hereof as a recorded in official records book 38350, page 280, and all
exhibits and amendments thereof public records of Broward county, Florida
Complete and return (by mail or in person) to:

RTT/Tax Deed Surplus Process
115 S Andrews Avenue Room GC114
Fort Lauderdale, FL 33301
taxdeeds@broward.org

NOTE: The Records, Taxes and Treasury Division must pay all valid liens before distributing surplus funds to a titleholder.

CLAIMANT NAME 3020 Property 305 LLC
CONTACT NAME and PHONE No. (if applicable) Ron S. Bilu, Andrea Valencia
Nicholas Rosdette (954) 596-0669
ADDRESS 2760 W Atlantic Blvd, Pompano Beach, FL 33069
PHONE No and E-MAIL ADDRESS (954)-596-0669 R.bilu@bilu-law.com

☐ I am not making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

☒ I claim Surplus proceeds resulting from the above tax deed sale.

I am a (check one): ☐ Lienholder ☒ Titleholder

LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property).

h/r
TYPE OF LIEN (check one): ☐ Mortgage ☐ Court Judgment ☐ Other

n/e DESCRIBE TYPE OF LIEN IN DETAIL: _____

IF THE LIEN IS RECORDED IN THE COUNTY'S OFFICIAL RECORDS, LIST THE FOLLOWING IF KNOWN:

Recording Date: _____ Instrument# _____ Book _____ Page _____

Original Amount of Lien \$ _____ Amount Due \$ _____ Principal Remaining Due

\$ _____ Interest Due \$ _____ Fees and Costs Due Including late fees) \$ _____

Attorney Fees \$ _____ TOTAL AMOUNT CLAIMED \$ _____

TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property)

NAME: 3020 Property 305, LLC

CURRENT ADDRESS 3020 NE 32 Ave, #305, Fort Lauderdale, FL 33308

CURRENT PHONE No and E-MAIL ADDRESS 347-445-2050; Florida-office@mail.ru

NATURE OF TITLE (check one): _____ Deed _____ Court Judgment _____ Other (describe in detail) _____

IF YOUR FORMER TITLE IS RECORDED IN THE COUNTY'S OFFICIAL RECORDS, LIST THE FOLLOWING IF KNOWN:

Recording Date: 08/16/2016 Instrument# 113873377 Book — Page —

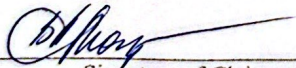
AMOUNT OF SURPLUS TAX DEED SALE PROCEEDS CLAIMED \$ 56,817.41

DOES THE TITLEHOLDER CLAIM THE SUBJECT PROPERTY WAS HOMESTEAD PROPERTY? (check one) _____ YES X NO.

Before me, the undersigned authority, personally appeared Viktoriya Maksimovskaya who

first being duly sworn, depose and say:

My name is Viktoriya Maksimovskaya. I am over the age of eighteen (18) years.



Signature of Claimant

(IF A CORPORATION, PLEASE INCLUDE CORPORATE SEAL AND ATTACH DOCUMENTS SHOWING THAT PERSON SIGNING HAS THE AUTHORITY TO BIND THE CORPORATION)

Individual Acknowledgement:

State of FLORIDA

County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____ by _____, who

Is personally known to me or who produced a _____ as identification, regarding the attached instrument described as _____, and to whose signature(s) this notarization applies.

Notary public signature

Notary public printed name

Corporate Acknowledgement:

State of FLORIDA

County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of July, 2024 by Viktoriya Maksimovskaya authorized _____, of _____

3020 Property 305 LLC Corporation, on behalf of the corporation state or place of incorporation. He/she,

Is personally known to me or who produced a FL DL as identification, regarding the attached instrument described as Notice of surplus funds from tax deed, and to whose signature(s) this notarization applies.

RAA
Notary public signature

Robert Aronov
Notary public printed name



Robert Aronov
Comm.: HH 227991
Expires: Feb. 13, 2026
Notary Public - State of Florida

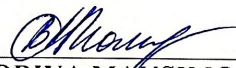
Third-Party Authorization Letter to Bilu Law, P.A,

Dated: July 25, 2024

Re: Property Located at 3020 N.E. 32nd Avenue, Fort Lauderdale, FL 33308

I, VIKTORIYA MAKSIMOVSKAYA, as Authorized Representative of 3020 Property 305, LLC, hereby authorize Bilu Law, P.A., attorney Ron S. Bilu, attorney Nicholas G. Rossoletti, and attorney Andrea Valencia, to act on my behalf in any and all manners relating to the surplus action related to tax deed 51195, notice dated March 29, 2024, relating to the property located at 3020 N.E. 32nd Avenue, Fort Lauderdale, FL 33308. If you have any questions regarding this authorization, or need further details, please do not hesitate to contact me directly at (407) 453-1632 or via email at Infousmiami@gmail.com.

Respectfully,


VIKTORIYA MAKSIMOVSKAYA