

REFRESH FUNDING, LLC, a Florida
Limited Liability Company
Plaintiff,
vs.

IN THE CIRCUIT COURT OF THE
11TH JUDICIAL CIRCUIT IN AND
FOR MIAMI-DADE COUNTY,
FLORIDA

THE BIEN-AIME'S FAMILY, LLC, A
FLORIDA LIMITED LIABILITY
COMPANY; PHILIPPE BIEN-AIME;
UNKNOWN TENANT IN POSSESSION #1;
UNKNOWN TENANT IN POSSESSION #2,
Defendants,

CASE NO.: 2019-035778-CA 08

CIRCUIT CIVIL DIVISION

**PLAINTIFF'S NOTICE OF BREACH OF
COURT APPROVED SETTLEMENT AGREEMENT**

COMES NOW, the Plaintiff, REFRESH FUNDING, LLC, a Florida limited liability company, by and through the undersigned counsel, hereby gives notice to this Court that the Defendants, THE BIEN-AIME'S FAMILY, LLC and PHILIPPE BIEN-AIME (collectively, the "Defendants"), have failed to comply with the express terms of the Court-approved Forbearance and Settlement Agreement.

Specifically, it is undisputed that the Defendants failed to timely pay the 2019 Annual Tax Bill, which remains due and owing, in addition to the fact that year 2020 Real Estate Taxes continue to remain due and owing. See true and correct copies of the 2019 Annual Tax Bill and 2020 Annual Tax Bill that are attached hereto and incorporated herein as Composite Exhibit "A."

Dated: This 21st day of April, 2021

/s/John L. Penson _____

John Penson, Esquire
Bar No.: 111686
John L. Penson, P.A.
1900 Sunset Harbour Dr.
Annex-2nd Floor
Miami Beach, FL 33139
Primary Email: penonservice@gmail.com
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Fax: (305) 675-6390

JOHN L. PENSON, P.A.
1900 Sunset Harbour Drive, 2nd Floor Annex, Miami Beach, FL 33139.
Tel: 305- 532-1400. Fax: 305-675-6390

WE HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by U.S. Mail and E-Mail on this 21st day of April 2021 to:

Philippe Bien-Aime
70 NE 134th Street
North Miami, FL 33161

The Bien-Aime's Family LLC
c/o Philippe Bien-Aime, as Registered Agent
70 NE 134th Street
North Miami, FL 33161

/s/ John L. Penson

John L. Penson, Esquire

JOHN L. PENSON, P.A.
1900 Sunset Harbour Drive, 2nd Floor Annex, Miami Beach, FL 33139.
Tel: 305- 532-1400. Fax: 305-675-6390

COMPOSITE EXHIBIT "A"

JOHN L. PENSON, P.A.
1900 Sunset Harbour Drive, 2nd Floor Annex, Miami Beach, FL 33139.
Tel: 305- 532-1400. Fax: 305-675-6390

Miami-Dade County, Florida

2019 Delinquent Tax Certificate

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

| FOLIO NUMBER | MUNICIPALITY | MILL CODE |
|------------------|--------------|-----------|
| 06-2125-027-1100 | NORTH MIAMI | 0600 |

BIEN-AIMES FAMILY LLC
531 NE 133 ST
NO MIAMI, FL 33161

Property Address
70 NE 134 ST



BILL DETAILS

| DESCRIPTION | AMOUNT |
|----------------------|-------------------|
| Tax Due | 4,588.01 |
| Auction Listing Fee | 15.00 |
| Advertisement Fee | 5.00 |
| Tax Coll. Comm. | 239.72 |
| Delinquency Interest | 206.46 |
| Cert. Redemption Fee | 6.25 |
| Certificate Interest | 252.71 |
| | |
| | |
| Amount Due | \$5,313.15 |

| AMOUNT IF PAID BY (pay only one amount) | | | |
|-----------------------------------------|-------------------------------|-------------------------------|------------------------------------------------------------|
| Certificate Issued: June 15, 2020 | Face: 5,054.19 Rate: 0.25% | Cert #11690 Bidder #739201 | If Received By Please Pay Apr 30, 2021 \$5,313.15 |

Save Time. Pay Online. www.miamidade.gov + RETAIN FOR YOUR RECORDS +

2019 Delinquent Tax Certificate Redemption

06-2125-027-1100
FOLIO NUMBER
70 NE 134 ST
PROPERTY ADDRESS
LEGAL DESCRIPTION
25 52 41 PB 65-15
BREEZESWEPT ESTS 2ND ADDN
LOT 9 BLK 30
LOT SIZE 75.000 X 100
OR 20288-04

BIEN-AIMES FAMILY LLC
531 NE 133 ST
NO MIAMI, FL 33161

+ DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT +



* 1 + 0 6 2 1 2 5 0 2 7 1 1 0 0 + 2 0 1 9 *

Make checks payable to: **Miami-Dade Tax Collector**
(in U.S. funds drawn on U.S. banks)
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 331 28



Duplicate public_user 04/20/2021

| | |
|-----------------------------------|-------------------|
| PAY ONLY ONE AMOUNT | |
| Certificate Issued: June 15, 2020 | |
| Face: 5,054.19 Rate: 0.25% | |
| Cert #11690 Bidder #739201 | |
| If Received By | Please Pay |
| Apr 30, 2021 | \$5,313.15 |

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