

Robert L. Tankel
Scott B. Tankel
Aaron M. Tankel

Tankel Law Group
Attorneys at Law
1022 Main Street, Suite D
Dunedin, FL 34698
www.TankelLawGroup.com

Voice: 727-487-1956
Fax: 727-736-2305

Email: aaron@tankellawgroup.com

November 30, 2021

BY CERTIFIED MAIL RETURN RECEIPT
REQUESTED & BY REGULAR U.S. MAIL

Richard Bloom
20300 Leonard Road
Lutz, FL 33558-5274

File No: 2889_170001_1

Re: **NOTICE OF INTENT TO RECORD A CLAIM OF LIEN**
Gulf Landings Association, Inc.
5925 Seaside Drive, New Port Richey, FL 34652-2022

Dear Unit Owner(s):

Please be advised that this office represents Gulf Landings Association, Inc. We have been authorized to make demand for unpaid homeowners assessments pursuant to §720.3085 F.S. This letter shall serve as the association's notice of intent to record a Claim of Lien against your property no sooner than forty-five (45) days after your receipt of this letter, unless you pay in full the amounts set forth. Any payment received and accepted shall be applied first to any interest accrued, then to any administrative late fee, then to any costs and reasonable attorney's fees incurred in collection, and then to the delinquent assessment. This paragraph applies notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying a payment. The following amounts are currently due on your account to Gulf Landings Association, Inc., and must be paid within forty-five (45) days after your receipt of this letter. Please see attached itemized breakdown of amounts due.

TOTAL OUTSTANDING AS OF TODAY'S DATE: \$8,074.29

Plus Interest accruing at \$0.03 per diem cents per day subsequent to the date of this letter and through the date that the total debt is paid.

Interest accrues at the rate of 18 percent per annum from the date of the first delinquent assessment.

NOTICE UNDER 15 U.S.C. SECT 1601 FAIR DEBT COLLECTION PRACTICES ACT

The amount of the debt is stated above. The amount of the debt contained in this letter is believed to be due and owing. The Association is the creditor to whom the debt is owed. If you wish to dispute the validity of the debt or any portion of the debt, you must notify Tankel Law Group within thirty days after receipt of this notice. If you do not dispute the debt within the thirty day period, the debt will be assumed to be valid by the Association and this law firm. If you notify Tankel Law Group in writing within the thirty day period that you dispute the validity of the debt or any portion of the debt, Tankel Law Group will obtain verification of the debt, and that verification will be mailed to you by this office. **THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** If the amount due is disputed, we would appreciate submission of any documentation or evidence that the amounts due are not correct. Any assessments, costs or fees that may come due in the interim must be paid as well. Should further legal action become necessary in this matter, substantial additional legal fees and costs will be incurred, in addition to those set forth above.

Payment should be in U.S. dollars drawn on a U.S. bank only, payable to "Tankel Law Group Trust Account" and mailed to Tankel Law Group, 1022 Main St., Suite D, Dunedin, FL 34698-5333. If you do not understand your legal rights, I urge you to contact an attorney who is a member of the Florida Bar.

Very Truly Yours,

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- ☐ Robert L. Tankel, Esq.
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Enclosure

IF YOU ARE OR HAVE BEEN IN BANKRUPTCY OR THE BANKRUPTCY HAS BEEN DISCHARGED, THIS IS NOT AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY; THIS IS SENT TO YOU AS OWNER OF THE PROPERTY; THE DEMAND AND REMEDY IS IN REM ONLY.

Page:1

Mailing Address: 20300 Leonard Road
Lutz, FL 33558-5274

[illegible]

11/30/2021 Gulf Landings Association, Inc.
 TLC ID :2889 170001
 Unit Owner :Richard Bloom
 Site Address:5925 Seaside Drive
 New Port Richey, FL 34652-2022

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Mailing Address:20300 Leonard Road
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Ledger Date	Description	Assessment Lienable	Interest	Late Fee	Assessment NonLienable	Legal Fee	Legal Cost	Other Cost	Payment	Balance
	- Lienable									
06/01/21	Assessment	\$67.00								\$6,883.00
06/01/21	Assessment Late Fee			\$15.00						\$6,898.00
07/01/21	Assessment	\$67.00								\$6,965.00
07/01/21	Assessment Late Fee			\$15.00						\$6,980.00
08/01/21	Assessment	\$67.00								\$7,047.00
08/01/21	Assessment Late Fee			\$15.00						\$7,062.00
09/01/21	Assessment	\$67.00								\$7,129.00
09/01/21	Assessment Late Fee			\$15.00						\$7,144.00
10/01/21	Assessment	\$67.00								\$7,211.00
10/01/21	Assessment Late Fee			\$15.00						\$7,226.00
11/01/21	Assessment	\$67.00								\$7,293.00
11/01/21	Assessment Late Fee			\$15.00						\$7,308.00
11/30/21	Assessment interest		\$141.29							\$7,449.29
11/30/21	Demand Fees					\$350.00				\$7,799.29
11/30/21	Rent Demand					\$250.00				\$8,049.29
11/30/21	Demand Cost						\$25.00			\$8,074.29
Totals		\$7,053.00	\$141.29	\$255.00	\$0.00	\$600.00	\$25.00	\$0.00	\$0.00	\$8,074.29

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