



Tips, Tricks &

Building Permits™

LIEN SEARCHES

Need to check for liens in **DADE COUNTY?**

The following steps may come in handy*:

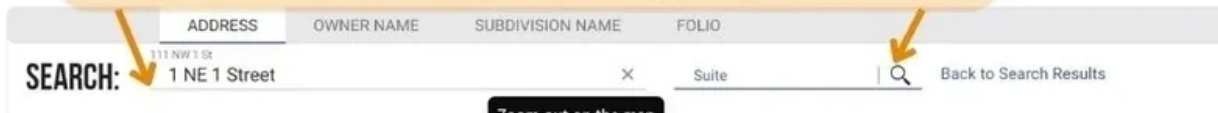
For **help** with permits, planning and zoning, **message us!**

***NOTE: This document is provided for reference purposes only and does not constitute legal advice.**

Step 1: Use the Property Appraiser's website to find the property owner (link in NOTES).



Step 2: Look up property by address



PROPERTY INFORMATION

Folio: 01-0110-050-1000

Sub-Division:
CITY OF MIAMI NORTH BLK 105 PB B-41

Property Address
1 NE 1 ST

Owner
TC METRO MALL INV LLC(FEE & LEASE
SH METRO MALL LLC (FEE & LEASE
1ST ON 1ST GROUP LLC (FEE)

Mailing Address
261 WEST 35 ST STE 201
NEW YORK, NY 10001

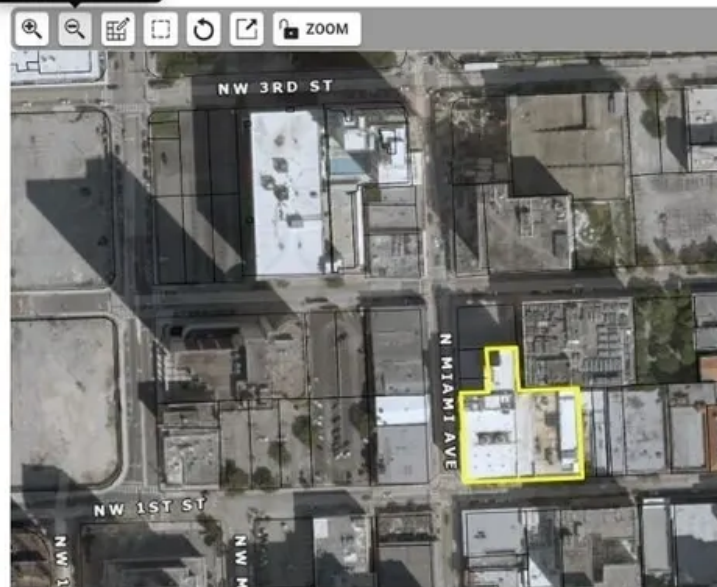
PA Primary Zone
6401 COMMERCIAL

Primary Land Use
1611 COMMUNITY SHOPPING CENTER : RETAIL OUTLET

Beds / Baths /Half 0 / 0 / 0

**Step 3:
Copy the
owner's
name**

Zoom out on the map



Step 4: Go to OFFICIAL RECORDS Website
(see NOTES for LINK)



JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTY

Contact Us

My Account



COUNTY RECORDER'S OFFICIAL RECORD SEARCH

Step 5: Select "NAME" tab

NAME/DOCUMENT SEARCH CFN NUMBER RECORDING BOOK / PAGE

LEGAL DESCRIPTION

Party Name [?] Date Range [?] Document Type [?]

TC METRO MALL INV MM/DD/YYYY to MM/DD/YYYY LIEN - LIE

Step 6: Enter Owner Name

I'm not a robot

Step 7:

COUNTY RECORDER'S OFFICIAL RECORD SEARCH

← BACK TO SEARCH

Search Criteria +

☰ Search Results

Documents: 24

Clerk's File No	Doc Type	Rec Date	Rec Book/Page	Plat Book/Page	Blk	Legal	Misc Ref
2021 R 63824	LIE	1/27/2021	32313 / 3826				
2021 R 116477	LIE	2/16/2021	32351 / 1922				

Step 8:
Click the
first result

Step 9: Click here

Clerk's File No.: 2021 R 63824, Group: 1

 CFN DETAILS

 DOCUMENT IMAGE

 ORDER CERTIFIED COPIES

 REDACTION REQUEST

First Party (Code):	THUNDER DEMOLITION INC (D)	Second Party:	TC METRO MALL INV LLC	Rec Book/Page:	32313 / 3826	Rec Date:	01/27/2021
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Orig. CFN No:		Orig. Book/Page:		Misc Reference:	
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Document Type:	LIE	Entry Date:	01/25/2021	Pages:	1
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Subdivision Name:		Legal Description:		Block No:		Folio No:	
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Plat Book/Page:		Section:		Township:		Range:	
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First Party (Code):	TC METRO MALL INV LLC (R)	Second Party:	THUNDER DEMOLITION INC	Rec Book/Page:	32313 / 3826	Rec Date:	01/27/2021
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Orig. CFN No:		Orig. Book/Page:		Misc Reference:	
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Plat		Section:		Township:		Range:	
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ALMOST THERE

Clerk's File No.: 2021 R 63824, Group: 1

CFN DETAILS

DOCUMENT IMAGE

ORDER CERTIFIED COPIES

REDACTION REQUEST

1 of 1 Automatic Zoom

CFN: 20210063824 BOOK 32313 PAGE 3826
DATE 01/27/2021 08:39:11 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Lien #1

WARNING!
THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD. THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.

CLAIM OF LIEN

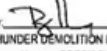
STATE OF FLORIDA
COUNTY OF MIAMI DADE

PREPARED BY/RETURN TO:
Ronny Herrera
THUNDER DEMOLITION INC
7373 NE 3RD CT
MIAMI FL 33138
305-757-9444

BEFORE ME, the undersigned authority, personally appeared Ronny Herrera, who, being duly sworn deposes and says that Ronny Herrera is the PRESIDENT of the lienor herein, THUNDER DEMOLITION INC, 7373 NE 3RD CT MIAMI FL 33138 and that in accordance with a contract with EMERALD CONSTRUCTION CORPORATION. The Lienor furnished labor, services, or materials consisting of DEMOLITION CONTRACTORS on the following described real property in MIAMI-DADE COUNTY, Florida:

METRO MALL 1 NE 1 ST MIAMI FL 33132-2433	MIAMI NORTH PB B-41 S1/2 LOT 9 LESS S25FT 1.25IN OF W3IN ML & LOTS 11 & 12 LESS N8IN ML OF LOT 11 & ALL LOTS 13 & 14 BLK 105 PARCEL ID 01-0110-050-1060 MIAMI-DADE COUNTY FL
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Owned by TC METRO MALL INV LLC(FEE & LEASE) SH METRO MALL LLC (FEE & LEASE) 1ST ON 1ST GROUP LLC (FEE) of a total value of \$201,300.00 of which there remains an unpaid balance of \$36,100.00 (including interest if contract permits). Furnishing the first of the items on November 3rd, 2020 and the last of the items on December 11th, 2020, and (if the lien is claimed by one not in privity with the owner) that the Lienor served Notice to Owner to all parties involved on December 7th, 2020 as required by Florida Statutes. The negligent inclusion or omission of any information in the Claim of Lien, which has not prejudiced the owner, does not defeat an otherwise valid lien.

By 
THUNDER DEMOLITION INC
Ronny Herrera, PRESIDENT

STATE OF FLORIDA
COUNTY OF MIAMI DADE

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take

Repeat Steps 6-7 for additional liens

***Step 10:
Verify with the
County, City
and a qualified
professional.***