

## History of the Property at 8701 Gatehouse Road

**Feb. 2003** - Purchased by Konrad Landauer

**Mar. 2004** - Lien filed by JCC for non-payment of dues (lien satisfaction not recored)

**Mar. 2006** - Lien filed by JCC for non-payment of dues again

**Sep. 2006** - JCC attempts first foreclosure action

**Dec. 2006** - Mr. Landauer takes out a 2nd mtg and satisfies lien by Feb. 2007

**2007** - Last time Mr. Landauer paid property taxes with any regularity.

From **2008-2023**, **12** tax certificates were issued to investors on his unpaid taxes  
(*I have never seen this go on for so long, I do not know why the County did not foreclose*)

**Apr. 2008** - City of Plantation files a lien for accrued code violations \*

**May 2014** - Lien filed by JCC, over \$2600 owed in HOA fees

**2014** - IRS files a lien, in excess of \$12,000 owed to Federal Government

**Oct. 2015** - JCC initiates another foreclosure action (this appears to linger)

**2018** - Lien filed by JCC for \$1547 in fees owed

Foreclosure process started, property is set for auction May 2019

Note: in subsequent court filings it is documented that attempts to serve Mr. Landauer in 2018 were numerous and contact was made with Mr. Barry Hill who alternately said he was a house sitter, then a resident and finally admitted he was instructed by Mr. Landauer not to accept any summons'.

**Mar. 2021** - IRS lien is satisfied

**2022** - Lien filed by JCC

**April 2023** - Judge dismisses JCC case due to inaction (they had let it linger for over 208 days)

**May 2023** - JCC reopens foreclosure proceedings

**April 2024** - Final judgement. Judge states the Defendant was duly served. Owes \$15,000 to HOA

**May 2024** - Kalvaitis Holdings,LLC purchases from foreclosure sale for \$162,500

**Aug 2024** - E Lee Creations, LLC purchases for \$780,000

### **A few things to note:**

Mr. Landauer filed an appeal only AFTER the property was sold at auction. The Judge ruled that this was SIX YEARS after the process server had been to the home (which he apparently knew about).

There was documentation in the court filing that the attorneys for JCC made diligent attempts to find/contact him thru multiple databases and even attempted mediation. This was a long process.

In the court filings, it was also alleged that the property was being advertised on AirBnb, in violation of HOA docs. Mr. Landauer was asked to remove the listings and did not comply. I can confirm this, as the property was in violation with the City for appearing on multiple vacation rental platforms and not properly registering, going back to 2021.

\*I checked the property's history with our City database. Beginning in 2005, just two years after purchase, Mr. Landauer began racking up 40 code/building violations over the course of 19 years. This was often deemed a "nuisance" property.

It appears to me, that despite a few instances where this process may have languished, the HOA demonstrated due diligence with a property owner who was not responsive over the course of many years. It is sad, but it appears that the gentleman was facing multiple financial struggles and was avoiding much of it by staying in Austria, according to the court documents.