United States Bankruptcy Court
Southern District of Florida

In re:
2045 SW 127 Avenue, LLC
Debtor

Case No. 24-14947-PDR
Chapter 11

CERTIFICATE OF NOTICE

District/off: 113C-0 | User: admin | Page 1 of 2
Date Rcvd: Jul 16, 2024 | Form ID: pdf001 | Total Noticed: 16

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 18, 2024:

Recip ID		Recipient Name and Address
db	+	2045 SW 127 Avenue, LL[redacted] 33134-5402
cr	+	Genuine Investments Land Trust, c/o Cohen Legal Services, PA, 1801 NE 123rd Street, Suite 314, North Miami, FL 33181-2883
97391061		Eryck Dzosti, [redacted] San Ignacio, Apt 14 151, [redacted]
97436077	+	Eryck Dzotsi, c/o Cohen Law, 2332 Galiano Street, Ste 200, Coral Gables, FL 33134-5402
97447261	+	Genuine Investments Land Trust, 1615 Forum Place, Suite 3A, West Palm Beach, FL 33401-2316
97391063	+	Kameka Management Solutions, Inc., [redacted]
97391064	+	Karim Kameka - Registered Agent, K[redacted] 33024-6731
97391065	+	Keith R. Gaudioso, Esq., 2332 Galiano St Second Floor, Miami, FL 33134-5402
97447263	+	Patrick St Fleur, DBA Spotlite Images, Geoffrey D. Ittleman, Esq., 955 S Federal Hwy #339, Fort Lauderdale, FL 33316-1222
97447262	+	Rachamin Cohen, Esq., Cohen Legal Services, P.A., 1801 NE 123 Street, #314, North Miami, FL 33181-2883

TOTAL: 11

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID		Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	+	Email/Text: [redacted]	Jul 16 2024 22:33:00	Broward County Tax Collector, 115 S Andrews Ave, Ft Lauderdale, FL 33301-1801
smg		EDI: FLDEPREV.COM	Jul 17 2024 02:21:00	Florida Department of Revenue, POB 6668, Tallahassee, FL 32314-6668
smg		EDI: IRS.COM	Jul 17 2024 02:21:00	IRS, POB 7346, Philadelphia, PA 19101-7346
ust	+	Email/Text: [redacted]	Jul 16 2024 22:34:00	Office of the US Trustee, 51 S.W. 1st Ave., Suite 1204, Miami, FL 33130-1614
97392965	+	Email/Text: [redacted]	Jul 16 2024 22:33:00	Broward County, c/o Records, Taxes & Treasury, Attn: Bankruptcy Section, 115 S. Andrews Ave. A-100, Ft. Lauderdale, FL 33301-1888

TOTAL: 5

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		Kameka Management Solutions, Inc, Cohen Law, 2332 Galiano St., Ste 200, Coral Gables
cr	*+	Broward County, c/o Records, Taxes & Treasury, Attn: Bankruptcy Section, 115 S. Andrews Ave. A-100, Ft. Lauderdale, FL 33301-1888
97391062	*+	Internal Revenue Service, POB 7346, Philadelphia, PA 19101-7346

TOTAL: 1 Undeliverable, 2 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities

in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 18, 2024 Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 16, 2024 at the address(es) listed below:

Name	Email Address
Barry S. Mittelberg	[redacted]
J. Steven Wilkes	on behalf of U.S. Trustee Office of the US Trustee [redacted]
Keith Richard Gaudioso	on behalf of Creditor Eryck Dzotsi [redacted]
Keith Richard Gaudioso	on behalf of Creditor Kameka Management Solutions Inc [redacted]
Martin P Ochs	on behalf of U.S. Trustee Office of the US Trustee [redacted]
Office of the US Trustee	[redacted]
Rachamin Cohen	on behalf of Creditor Genuine Investments Land Trust [redacted]
Scott Andron	on behalf of Creditor Broward County [redacted]

TOTAL: 8

ORDERED in the Southern District of Florida on July 15, 2024.

Peter D. Russin

Peter D. Russin, Judge
United States Bankruptcy Court

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF FLORIDA
FORT LAUDERDALE DIVISION
www.flsb.uscourts.gov

In re:
2034 SW 127 Avenue, L.L.C.
EIN: [redacted]
_____/

Case No.: 0:24-bk-14947-PDR
Chapter: 11

ORDER DISMISSING CHAPTER 11 BANKRUPTCY CASE RESOLVING THE MOTION TO CONVERT CASE TO CHAPTER 7 OR APPOINT A TRUSTEE AS FILED BY UNITED STATES TRUSTEE

THIS CASE comes before this Court at 2:30 p.m. on July 11, 2024, to consider and rule upon the Expedited Motion to Convert Case to Chapter 7 or to Appoint a Chapter 11 Trustee, filed by the U.S. trustee. (D.E. # 10). At the hearing, the Debtor has no objection to dismissal of the case and the U.S. trustee did not oppose that relief. This Court may grant such relief in response to and resolution of a motion filed under 11 U.S.C. § 1112(b)(1-4). Upon a review of

the case record as a whole, the Motion, and the statements made at the hearing, this Court determines that dismissal is in the best interests of creditors and the estate. Accordingly, it is:

ORDERED that:

1. The Motion seeking relief under 11 U.S.C. § 1112(b)(1-4), (D.E. # 10), is **GRANTED** as follows.

2. This case is **DISMISSED** effective immediately upon entry of the order.

3. No debts, liabilities, or obligations are discharged. The automatic stay, if any, is terminated. All unresolved motions, if any, are denied as moot. All other meetings, court hearings, or scheduling conferences, if any, are cancelled.

4. The Debtor must file all outstanding operating reports within 21 days of the entry of this Order. The Clerk of this Court will accept those filings without need for this case to be reinstated or reopened.

5. The Debtor must promptly remit payment all court fees and charges assessed and arising under chapter 123, section 1930, title 28, United States Code, including but not limited to quarterly fees assessed under 28 U.S.C. § 1930(a)(6), no later than 21 days of the entry of this Order. This requirement to remit assessed quarterly fees within 21 days, includes the quarterly fees that will be assessed for the third calendar quarter of 2024.

6. Any professional seeking a determination that the compensation sought and the reimbursement of expenses were actual, necessary, and reasonable, must file appropriate application with this Court within 14 days of the entry of this Order. Failure to timely file an application for compensation will result in this Court taking no action on adjudicating whether to approve such fee application and fees arising in or in connection with this bankruptcy case will be approved.

7. Upon expiration of the time to file applications or the final adjudication on those applications has been made, whichever is later, the Clerk may proceed to close this case.

8. This Court retains and reserves jurisdiction to adjudicate and enforce the provisions of this Order.

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Clerk's Office to serve Order upon all parties via BNC or CM/ECF Notice of Filing, which this Court determines to be adequate and sufficient notice and service under Rules 2002 and 9022.

Order submitted by:

J. Steven Wilkes (Ala. Bar. No. WIL-278)
Trial Attorney
U.S. Department of Justice
Office of the United States Trustee, Region 21
501 E. Polk Street, Suite 1200
Tampa, FL 33602
[redacted] / fax [redacted]