OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

# Memorandum

MIAMI-DADE COUNTY

**Date:** April 21, 2015

Agenda Item No. 10(A)(5)

Resolution No. R-326-15

**To:** Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez
Mayor

**Subject:** Resolution Approving the Issuance by the Housing Finance Authority of Miami-Dade County of its Multifamily Mortgage Revenue Bonds for Biscayne River Village I Apartments for the purpose of Section 147(f) of the Internal Revenue Code of 1986

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As outlined in the enclosed memorandum from the Housing Finance Authority of Miami-Dade County (HFA), the attached resolution authorizes the HFA to issue Multifamily Mortgage Revenue Bonds (Bonds) in one (1) or more series in an aggregate principal amount not to exceed $18,400,000.00 for the construction of Biscayne River I Apartments (Project).

The principal and interest on the Bonds shall not constitute a debt, liability or a general obligation of the HFA, County, the State of Florida or any political subdivision of each, but shall be the responsibility of the owner of the Project.

As stipulated in Section 147(f) of the Internal Revenue Code of 1986, as amended (Code), the Board of County Commissioners, as the highest governing body, must approve the issuance of the Bonds by the HFA as required by the Code after a public hearing. The public hearing was held by the HFA and such public hearing disclosed no reason why the Bonds should not be issued.

The Series 2015 Bonds are expected to be issued by August of 2015.

Attachments

Edward Marquez
Deputy Mayor

# Memorandum

MIAMI-DADE COUNTY

Date: March 11, 2015

To: Honorable Carlos Gimenez
Mayor

From: Don Horn, Chairman Don Horn/CG
Housing Finance Authority of Miami-Dade County

Subject: Resolution Approving the Issuance of Multifamily Mortgage Revenue Bonds for Biscayne River Village I Apartments for the purpose of Section 147(f) of the Internal Revenue Code of 1986

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The Housing Finance Authority of Miami-Dade County (the "Authority") requests that the attached Resolution be placed on the appropriate agenda for consideration by the Board of County Commissioners ("BCC") for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"). The Resolution approves the issuance by the Authority of its Multifamily Mortgage Revenue Bonds ("Bonds") in an aggregate principal amount not to exceed $18,400,000 to finance the construction of the Biscayne River Village I Apartments (the "Project").

**Scope**
The Project is located in Commission District 5 at 395 NW 1st Street, in Miami, Florida (the "County").

**Funding Impact/Funding Source**
Neither the County nor the Authority has any liability with respect to the repayment of the Bonds. The developer/owner of the Project is solely responsible for repayment of principal and interest on the Bonds.

**Track Record/Monitoring**
Biscayne River Village I Apartments will be owned by Biscayne River Village I, LLC, a Florida limited liability company, or such successors in interest in which Workforce Housing Foundation, Inc., a Florida not-for-profit corporation, is the sole member (the "Owner")

**Background**
The Code requires that a public hearing be held which the Authority conducted on January 6, 2015 and that the BCC approve the issuance of the Bonds by the Authority after considering the results of the public hearing. A written report regarding the public hearing will be provided to the appropriate BCC committee and the BCC at the time the Resolution is considered. The approval by the BCC is necessary in order to close the bond financing. The Bonds are expected to be issued by August 2015.

The Project serves a public purpose in that it will provide 82 apartment units to be occupied in part by persons or families of low, moderate and middle income.

Attachment

# MEMORANDUM
(Revised)

**TO:** Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

**DATE:** April 21, 2015

**FROM:** R. A. Cuevas, Jr.
County Attorney

**SUBJECT:** Agenda Item No. 10(A)(5)

**Please note any items checked.**

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

✓ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____ ) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 10(A)(5)
4-21-15

RESOLUTION NO. R-326-15

RESOLUTION APPROVING THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE DEBT OBLIGATIONS BY THE HOUSING FINANCE AUTHORITY OF MIAMI-DADE COUNTY (FLORIDA), IN ONE OR MORE SERIES, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $18,400,000.00 TO FINANCE OR REFINANCE ALL OR PORTION OF THE COSTS OF THE CONSTRUCTION OF A MULTIFAMILY HOUSING PROJECT TO BE KNOWN AS BISCAYNE RIVER VILLAGE I FOR PURPOSES OF SECTION 147(F) OF INTERNAL REVENUE CODE OF 1986, AS AMENDED

**WHEREAS,** this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

**WHEREAS,** Biscayne River Village I, LLC, has applied to the Housing Finance Authority of Miami-Dade County (Florida) (the "Authority") for multifamily mortgage revenue bond financing assistance in an aggregate principal amount not to exceed $18,400,000.00, in one or more series (the "Debt") to finance or refinance the construction of Biscayne River Village I, located at 395 NW 1st Street, in Miami, Miami-Dade County, Florida, an approximately 82-unit rental housing project to be occupied by households with income below 120% of the area median income (the "Project") to be owned by Biscayne River Village I, LLC, a Florida limited liability company (the "Borrower"), or such successors in interest in which Workforce Housing Foundation, Inc., a Florida not-for-profit corporation, is the sole member; and

**WHEREAS,** the Authority passed Resolution No. HFA 2014-30 on December 15, 2014, attached hereto as Exhibit A, approving the financing of the Project and took further action recommending approval, subject to a favorable Public Hearing, for the purposes of TEFRA (as

hereinafter defined) and otherwise, by the Board of County Commissioners of Miami-Dade County, Florida of the Project and the proposed multifamily housing revenue debt obligations; and

**WHEREAS,** the Authority conducted a Public Hearing on January 6, 2015, notice of which hearing was published on December 19, 2014, in *The Miami Herald* (a copy of said notice is attached hereto as Exhibit B and incorporated herein), for the purpose of considering the issuance of the Debt by the Authority, in conformance with the requirements of the Tax Equity and Fiscal Responsibility Act of 1982 ("TEFRA") and Section 147(f) of the Internal Revenue Code of 1986, as amended, and such public hearing disclosed no reason why the Debt should not be issued; and

**WHEREAS,** the Board of County Commissioners concurs in the findings of the Housing Finance Authority of Miami-Dade County (Florida), that the Project will inure to the benefit of the citizens of Miami-Dade County, Florida,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

Section 1. The issuance of the Debt in an aggregate principal amount not to exceed $18,400,000.00 for the purpose of financing all or a portion of the costs of the Project, as previously described, is approved.

Section 2. The Debt and the interest on the Debt shall not constitute a debt, liability or general obligation of the Authority, the County or of the State of Florida or of any political subdivision thereof, but shall be payable solely from the revenues or other moneys specifically provided by the Borrower for the payment of the Debt and neither the faith and credit nor any taxing power of the County or of the State of Florida or of any political subdivision thereof is pledged to the payment of the principal or interest on the Debt. The Authority has no taxing power.

The foregoing resolution was offered by Commissioner **Esteban L. Bovo, Jr.** , who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

| | | | |
|---|---|---|---|
| Jean Monestime, Chairman | | | **aye** |
| Esteban L. Bovo, Jr., Vice Chairman | | | **aye** |
| Bruno A. Barreiro | **aye** | Daniella Levine Cava | **aye** |
| Jose "Pepe" Diaz | **aye** | Audrey M. Edmonson | **aye** |
| Sally A. Heyman | **aye** | Barbara J. Jordan | **aye** |
| Dennis C. Moss | **aye** | Rebeca Sosa | **aye** |
| Sen. Javier D. Souto | **absent** | Xavier L. Suarez | **aye** |
| Juan C. Zapata | **absent** | | |

The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of April, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. dsh

David Stephen Hope

# Exhibit A

RESOLUTION NO. HFA 2014-30

RESOLUTION EXPRESSING THE INTENT OF THE HOUSING FINANCE AUTHORITY OF MIAMI-DADE COUNTY (FLORIDA) TO PROCEED WITH THE DEVELOPMENT OF A MULTIFAMILY RENTAL HOUSING PROJECT AND THE FINANCING THEREOF THROUGH THE ISSUANCE OF ITS NOT TO EXCEED $18,400,000 MULTIFAMILY HOUSING REVENUE DEBT OBLIGATIONS FOR THE BENEFIT OF BISCAYNE RIVER VILLAGE I, LLC, AUTHORIZING PUBLICATION OF A TEFRA NOTICE, AUTHORIZING A TEFRA HEARING AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Housing Finance Authority of Miami-Dade County (Florida) (the "Authority") has determined that there exists a shortage of safe and sanitary housing for persons and families of low, moderate and middle income, within Miami-Dade County, State of Florida; and

WHEREAS, such housing shortage will be partially alleviated by the construction by a private owner of a workforce housing multifamily rental housing project to consist of approximately 82 units, to be occupied by households with income below 120% of the area median income, located at 395 NW 1st Street, in Miami, Miami-Dade County, Florida, to be known as Biscayne River Village I (the "Project"); to be owned by Biscayne River Village I, LLC, a Florida limited liability company, or such successors in interest in which Workforce Housing Foundation, Inc., a Florida not-for-profit corporation, is the sole member (the "Owner"); and

WHEREAS, in order to provide financing for the construction of the Project, the Authority intends to issue its tax-exempt multifamily housing revenue debt obligations for the benefit of the Owner, in one or more series or issues, pursuant to a plan of finance, in the amount currently estimated not to exceed $18,400,000 (herein the "Debt Obligations"), and to enter into a Borrower Loan or Financing Agreement, a Trust Indenture or Funding Loan Agreement, a Regulatory

Agreement as to Tax-Exemption or Land Use Restriction Agreement and other necessary documents with respect to the Project; and

WHEREAS, the Authority deems it necessary to cause the publication of a Notice of Public Hearing for the Project in accordance with the requirements of the Tax Equity and Fiscal Responsibility Act of 1982 ("TEFRA") and Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), which publication the Authority hereby determines to be in the public interest;

NOW, THEREFORE, BE IT RESOLVED by the members of the Housing Finance Authority of Miami-Dade County (Florida), a lawful quorum of which duly assembled, as follows:

SECTION 1. The Authority hereby expresses its intention to approve at a later date, by appropriate resolution, and upon compliance by the Owner with the Authority's "Guidelines for Tax-Exempt Multifamily Housing Financing" with final approval of the Architectural Design and Review Advisory Committee and with certain other conditions to be described to the Owner by the Authority's staff, the financing of the development of the Project through the issuance of its Debt Obligations and the execution of the necessary documents, including one or more Trust Indenture or Funding Loan Agreements, Borrower Loan or Financing Agreements and a Regulatory Agreement as to Tax-Exemption or Land Use Restriction Agreement and/or such other documents as they deem necessary to effect the tax exempt issuance of the Debt Obligations; provided, however, such Debt Obligations shall not be issued unless the Debt Obligations, if publicly offered, are rated at least A or better by either Standard & Poor's Corporation or Moody's Investors Service or both, if both rate the Debt Obligations, or, alternatively, the Debt Obligations, if not rated, are sold by private placement to institutional investors.

SECTION 2. This Resolution shall constitute a declaration of the official intent of the Authority, within the contemplation of Section 1.150-2 of the Income Tax Regulations promulgated by the Department of the Treasury, to permit the Owner to use proceeds of the Debt Obligations to reimburse itself for certain acquisition, construction, planning, design, legal or other costs and expenses originally paid by the Owner in connection with the Project with funds other than proceeds of the Debt Obligations prior to the issuance of the Debt Obligations (the "Advanced Funds").

The Owner has represented to the Authority that all of the expenditures initially to be made with the Advanced Funds and then to be reimbursed by the Owner from proceeds of the Debt Obligations will be for costs of a type properly chargeable to the capital account of the Project under general income tax principles, non-recurring working capital expenditures (of a type not customarily payable from current revenues), or costs of issuing the Debt Obligations. Other than any preliminary expenditures for architectural, engineering, surveying, soil testing, costs of issuing the Debt Obligations or similar purposes that may have been paid more than sixty days prior to the date of this Resolution, no expenditures to be reimbursed have been paid more than sixty days earlier than the date of this Resolution.

SECTION 3. The intent period for the Project shall have a term of one (1) year from the date of adoption of this Resolution (the "Intent Period"). The Intent Period is subject to extension by the Authority upon compliance by the Owner or certain requirements established by the Authority, including, the payment of an additional fee to the Authority and bond counsel at the termination of the Intent Period.

SECTION 4. The publication of a Notice of Public Hearing for purposes of TEFRA is hereby authorized to be published and the staff of the Authority is hereby authorized to conduct on behalf of the Authority the TEFRA hearing regarding the issuance of the Debt Obligations as required by Section 147(f) of the Code, and to make a report to the Board of County Commissioners of Miami-Dade County of the public hearing. The Board of County Commissioners of Miami-Dade County is hereby respectfully requested to approve the issuance of the Debt Obligations by the Authority to finance the Project for purposes of Section 147(f) of the Code.

SECTION 5. It is expressly stated and agreed that the adoption of this Resolution is not a guaranty, express or implied, that the Authority shall approve the closing and issue its Debt Obligations for the Project. This Resolution is qualified in its entirety by the provisions of Chapter 159, Part VI, Florida Statutes, or any subsequently enacted or effective Executive Order. The Owner shall hold the Authority and its past, present and future members, officers, staff, attorneys, financial advisors, and employees harmless from any liability or claim based upon the failure of the Authority to close the transaction and issue the Debt Obligations or any other cause of action arising from the adoption of this Resolution, the processing of the financing for the Project, the issuance of the Debt Obligations except for the gross negligence and willful and wanton misconduct of the Authority.

SECTION 6. The Authority has no jurisdiction regarding zoning and land use matters and the adoption of the Resolution is not intended to express any position or opinion regarding same.

SECTION 7. All resolutions and orders or parts thereof, of the Authority, in conflict herewith are, to the extent of such conflict, hereby modified to the extent of such conflict, and this Resolution shall take effect from and after its passage, the public welfare requiring it.

SECTION 8. It is found and determined that all formal actions of this Authority concerning and relating to the adoption of this Resolution were taken in an open meeting of the members of this Authority and that all deliberations of the members of this Authority and of its committees, if any which resulted in such formal action were taken in meetings open to the public, in full compliance with all legal requirements.

[Remainder of page intentionally left blank]

The roll being called on the question of adoption of the Resolution, the vote thereon resulted as follows:

AYES: 6

NAYS: 0

ABSTENTIONS: 0

This Resolution shall become effective immediately upon its adoption. The presiding officer declared said Resolution adopted and approved in open meeting.

Adopted this 15th day of December, 2014.

(Seal)

HOUSING FINANCE AUTHORITY MIAMI-DADE COUNTY FLORIDA 1978

HOUSING FINANCE AUTHORITY OF MIAMI-DADE COUNTY (FLORIDA)

Chairman

Attest:

Secretary/Treasurer

Approved as to form and legal sufficiency by the Miami-Dade County Attorney

By:

Assistant County Attorney
for Miami-Dade County, Florida

# Exhibit B

Miami Herald
MEDIA COMPANY

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared:

Marcela Viola

who on oath says that he/she is

CUSTODIAN OF RECORDS

of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement that was published in the classified Section in said newspaper in the issue of:

December 19th, of 2014

Affiant further says that the said The Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered as second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspapers(s).

Sworn to and subscribed before me this
27th day of January, 2015

My Commission
Expires: August 1, 2018
Silvia Sendra

Notary

SILVIA SENDRA
MY COMMISSION # FF 108693
EXPIRES: August 1, 2018
Bonded Thru Notary Public Underwriters

MIAMI HERALD

# CLASSIFIEDS

To advertise, please call 1-866-860-6000 or visit MiamiHerald.com/c

Biscayne River Village I

## LEGALS

### LEGAL NOTICES

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Housing Finance Authority of Miami-Dade County (Florida) (the "Authority") will conduct a public hearing to which all interested persons are invited:

DATE AND TIME: Tuesday, January 6, 2015 at 10.00 a.m.

PLACE: 7855 NW 12th Street, Suite 102, Miami, Florida 33126.

PURPOSE: To conduct a public hearing concerning the proposed issuance of debt by the Authority to finance the construction of the following multi-family rental property in the aggregate face amount of not to exceed $10,400,000 for Biscayne River Village I:

Biscayne River Village I, 82 units located at 395 NW 1st Street, in Miami, Miami-Dade County, Florida. The owner is Biscayne River Village I, LLC, a Florida limited liability company, or such successor in interest in which Workforce Housing Foundation, Inc., a Florida not-for-profit corporation, or its wholly owned subsidiary, is the sole member.

All interested persons are invited to attend said hearing and, either personally or through their representatives, present oral or written comments and discussion concerning the proposed issuance of the bonds to finance the listed property, Biscayne River Village I.

Any person who decides to appeal any decision made by the Authority at this hearing, or by the Board of County Commissioners of Miami-Dade County, Florida with respect to the approval of the issuance of the bonds, he or she will need a record of the proceedings, and he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

HOUSING FINANCE AUTHORITY OF MIAMI-DADE COUNTY (FLORIDA)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Housing Finance Authority of Miami-Dade County (Florida) (the "Authority") will conduct a public hearing to which all interested persons are invited:

DATE AND TIME: Tuesday, January 06, 2015 at 10.00 a.m.

PLACE: 7855 NW 12th Street, Suite 102, Miami, Florida 33126.

PURPOSE: To conduct a public hearing concerning the proposed issuance of debt by the Authority to finance the acquisition and rehabilitation of the following multi-family rental property in the aggregate face amount of not to exceed $15,000,000:

Las Palmas Apartments, 196 units located at 740 NW 25 th Avenue, in the Little Havana area of unincorporated Miami-Dade County, Florida. The owner will be Las Palmas VOA Affordable Housing, L.P., a Florida limited partnership, or such successor in interest in which Volunteers of America National Services, a Minnesota non-profit corporation, or its wholly owned subsidiary, is a managing member or general partner and/or controlling stockholder.

All interested persons are invited to attend said hearing and, either personally or through their representatives, present oral or written comments and discussion concerning the proposed issuance of debt to finance the listed property, Las Palmas Apartments.

Any person who decides to appeal any decision made by the Authority at this hearing, or by the Board of County Commissioners of Miami-Dade County, Florida with respect to the approval of the issuance of the debt, he or she will need a record of the proceedings, and he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

HOUSING FINANCE AUTHORITY OF MIAMI-DADE COUNTY (FLORIDA)

### FICTITIOUS NAMES

FICTITIOUS NAME Elvis Vasquez ...

### FICTITIOUS NAMES

FICTITIOUS NAME Olevrion Holdings, Corp intends to register StonieStan as a fictitious name with the State of Florida.

NOTICE OF FICTITIOUS NAME Miami Jewish Health Systems, Inc. intends to do Rotonoff Comprehensive Rehabilitation Center as a fictitious name with the State of Florida.

STERI CLEAN DIMATTINA HOLDINGS LLC. PLANS TO DO BUSINESS AS STERI CLEAN

UPTOWN BOXING & FITNESS LLC intends to register and operate under the name Mickey Demos Boxing & Fitness

## ANNOUNCEMENTS

### LOST

ART PAD LOST, 1998 IN HOTEL Tommy Bren' drawings of Ecuador. 607-277-3037 margolbring@hotmail.com

### MISCELLANEOUS

SAINT EXPEDITE Thank You For Your Quick Help!

## PETS / ANIMALS

### CATS

Cute, energetic playful kitten needs good home 305-993-8295 / 786-254-7691

LOST FOUR QUARTERS APYS CALICO BLACK TAN GOLD

305-310-7792 mimora@netzero.net

ATTENTION!

SAVANNAH KITTENS

MARBLES $500 BROWN SPOTTED $750 RETIRED BREEDERS $200 KATHLEEN 561-644-5007 LAKEWORTH

### DOGS

A Teacup Puppy - Home of the world's cutest teacup puppies guaranteed!! 954-353-7864

Aussie (Australian Shepherd) - Minis, tiny Collie look alike, rare colors, great pets and coats, Health guar, $1250 Call now 954-353-7864

Boston - Small toys, black/white, choc/white, stocky, stunning breed, Health guar, $950 & Up, Call now 954-353-7864

Cavalier King Charles - dog of the king, diff. colors, small toys. Health guarantee. $1250 & up Call 954-353-7864

Chihuahua Teacup - Rare white color, 5 months, Adorable! $400 firm Dog Lover Only ☎786-499-4595

Chihuahua - Pockets, teacups, appleheads, rare colors, long Health guar, $950 & up. Call now 954-353-7864

Dachshund - Minis, real small, short & long hair, different colors, loving, Health guar, $950 Call now 954-353-7864

English Bulldog - Minis, small standards, unique markings & colors, super stocky, health guar, $2050 < call 954-353-7864

Place your own ad, 24/7 MiamiHerald.com/Classific

### DOGS

ATTENTION!

DOBERMAN PINCHER PUPPIES MUST SELL.

All Male,5 Puppies,2 Babies,Black and Tan,$250.00 Tails Docked and Declawed,to Good Home Only! AKC Papers.Contact: squidbuds@yahoo.com $250, 305-290-1095 squidbuds@yahoo.com

French bulldog akc F tan & white 786-337-2644 305-403-0215

French Bulldogs - Specializing in minis, great colors, clown breeds, stocky, health guar, $1850 & up. Call 954-353-7864

Havanese - Cuban Havanese, tiny toys, super smart, non-shedding, different colors, $1250 & up. Call 954-353-7864

Labradors akc all colors $850 - 786-337-2644

Maltese - Pockets, teacups, toys, stunning snow balls, perfect faces, Health guar, $950 & up. Call now 954-353-7864

Miniature Pinscher - tiny toys, all 3 colors, little Doberman look alike, $950. Call now 954-353-7864

Papillon - Tiny tiny toys, voted #1 dog for elderly, great coats & beautiful faces, $950 & Up call 954-353-7864

Pomeranian - pockets, teacups, toys, teddy bears, unusual colors, Health guar, $950 & up, Call now 954-353-7864

Poodle - Hard to find pockets & t-cups, toys, minis, rare colors, Health guar, $950 & up, Call now 954-353-7864

Pug akc M & F - fawn 786-337-2644

Pug - Tans & Blacks, stocky, clown breed, beautiful pups, health guar, $950 & up, Call now 954-353-7864

Schnauzer - Minis, super small schnauzers, rare colors, stunning pups,$950 & up. Call now 954-353-7864

Shih Tzu - Super tiny imperials, beautiful colors, faces to die for, Health guar, $950 & up call 954-353-7864

Yorkie AKC reg . 2 purebred rare color, blonde & light golden grow, gorgeous, baby doll faces, charting to be 5lb.Mom is a blonde yorkie & dad carries a blonde gene, both parents on premises,$2,000 ☎954-200-1101

Yorkie AKC reg. Tiny teacups, 2 boys, beatiful faces, short bodies, short legs, apparatus on premises,$1,200 ☎954-200-1101

Yorkie - pockets, teacups, toys, fabulous coats, baby doll faces, Health guar, $950 & up. Call now 954-353-7864

### PETS LOST & FOUND

LOST- BUDDY was last seen 7/14/14 between 79th St 22nd Ave. Scared of Thunderstorm, black & brown short & fat ears stick up, wearing blue collar with name address phone #, $1,000reward, family devastated ☎ 305-836-4146 help us please!

ATTENTION!

LOST DOG

Scotty missing from Coconut Grove. Small brown, Yorkie-Poodle mix. 7lbs w/ a blue collar decorated with bones. 305-495-2694 michelle@kourmine.net

Place Your Own Classified Ad 24/7 Miami Herald

## AUCTIONS

### AUCTIONS

ABSOLUTE AUCTION ARGENTANGO GRILL

Monday, Dec. 22 @ 11 am 1822 S. Young Circle Hollywood, FL 33020 SHORT NOTICE SALE.. EVERYTHING GOES! Toby Neverett Auctioneers Neverettauctions.com 561-706-7218 au872 ab620 $100 cash deposit to register, Buyers Premium & taxes apply

Auction Company of America

BY ORDER OF JOSE RIOS DEMOLITION AUCTION Doral Isles Mansion Contents, Fixtures, Appliances & more 11300 NW 68 St. - Doral, FL •Must enter thru gate at: NW 107 Ave & NW 66 St• 11AM • SATURDAY • DEC 20 NOON • SUNDAY • DEC 21 CA/CC's/15% BP/305-866-9155 Ck our website for list of items: AuctioncompanyofAmerica.com AB1 & 1144/AU 2

## GARAGE SALES

### DADE GARAGE SALES / FLEA MARKETS

BELLE MEADE GARAGE SALE-756 NE 72 TER-SAT/SUN-9AM-NOON

CORAL GABLES Saturday, 10-2, 1502 Alhambra St Just in time for the Holidays! Selling china, toys, legos, American girls with their clothing plus more!

Coral Gables Estate Sale, SAT ONLY 8 -3 pm, 3258 Riviera Dr, Furniture, designer goods, clothing, books & much more!

ESTATE SALE & BAZAAR Sat, 8-4 / 9853 E. Fern St. (SW 177 St & US-1) Multiple family, antiques, vintage, jewelry. Don't miss this one!!!

FLEA MARKET, DECEMBER AMERICAN LEGION 14901 West Dixie Hwy Vendors wanted. 7am setup $10 Open 8 AM-4 PM, SAT 20th

Huge Garage/Warehouse Sale 19151 SW 108 AVE # 23 SAT Only 8am -3pm Furniture, Tools, Clothing, House hold items, Scooter, ATV

KEYSTONE POINT Saturday, Sunday, 9am to 4pm, 13200 Biscayne Bay Terrace Cribs, hutch/dresser, recliner, kids storage bins, lego table, tvs,inflatable boat, Xmas tree, bikes

ATTENTION!

MIAMI Saturday, 10 am to 4 pm, 4651 sw 72 ave Miami Florida 33155 Huge office garage sale including office furniture, sofas, tables, desks, chairs, plasma monitors, paintings, frames, racks, projectors and much more! Call for a private showing at 305-301-3733.

SHENANDOAH Sunday, 8am - 1pm, 1675 SW. 11th Terrace Super Fun Yard Sale- Furniture/Toddler Items/Bird Cage/Books/Spiritual Items

S. MIAMI SUN. 10 - 4, 4215 SW 72 Ave. CASA TWILL's "Who Needs Paris" FLEA MARKET is back! HUGE outdoor VINTAGE, ANTIQUE & FUNKY for the body and home!

SURFSIDE Saturday, Sunday, 8AM-3PM, 909 Surfside Blvd Crafts, frames, Christmas accessories, household items, movies & clothes .

SW MIAMI Saturday, 7-3, 221 Flagami Blvd antique items, clothes, furniture, custom jewelry, new items for gifts.

## MERCHANDISE

### ARTS & ANTIQUES

COLLECTOR will buy Paintings Sculptures CASH PAYMENT Tel 305 790 8962 Email atouhoula@olda.com

Courteous Palm Beach Cash Buyer of Antiques, Paintings,

### ARTS & ANTIQUES

Miami Beach Lincoln Road Antique Collectible Show Sunday, December 21st 9am-5pm Call For Info• 305-673-4991

LOOK CLOSELY

WANTED ALL U. S. COINS, CURRENCY, GOLD SILVER, STAMPS COMIC BOOKS, & COLLECTIBLES, 305-505-4042

### BARGAINS / SUPER SAVERS ($100 OR LESS)

4 WHEEL WALKER(BLUE) $45 954-922-6405 Jerryboy3@att.net

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