LAW OFFICES of

MEGAN D. WIDMEYER, P.A.

One East Broward Blvd., Suite 700 FORT LAUDERDALE, FLORIDA 33301

Civil, Real Estate & Family/Juvenile Law Wills, Trusts & Estates / Probate **Alternative Dispute Resolution Services** FL Supreme Court-Qualified Arbitrator

TELEPHONE: (954) 745-7476 CELL: (954) 494-1546 EMAIL: mdwidmeyer@yahoo.com

August 6, 2021

Hernando County Clerk of Court

ATTN: Tax Deeds Division - SURPLUS CLAIMS

20 N. Main St., Room 161 Brooksville, FL 34601

RE: Tax Deed Case No.: 2020-185TD; Cert. No.: 2018-0408800 (Date of Sale 03/10/2021) Surplus Claim of Jamie Ray Holley, Jr., via his Assignee, Get Liquid Funding, LLC

Dear Deputy Clerk:

Please find enclosed the following documents related to a new Claim for Surplus Funds from Tax Deed Case No.: 2020-185TD; Cert. No.: 2018-0408800; related to real property located at 16284 Sanducky St., Brooksville, FL 34604, which was sold at tax deed auction on March 10, 2021:

- 1. Claim to Surplus Proceeds of a Tax Deed Sale executed by Jaime Dacosta, CEO of Get Liquid Funding, LLC (Assignee of Jaime R. Holley, Jr.), along with a copy of his ID; and
- Owner's Claim and Full Assignment of Interest Affidavit executed by Jaime R. Holley, Jr., along with a copy of his ID.

If you have any questions, or need anything else from my office to process this claim, please contact me immediately on my cell phone at (954) 494-1546. Otherwise, I look forward to receiving the surplus funds made payable to "Megan D. Widmeyer P.A. Trust Account" in the coming days.

Thank you again for your time and assistance.

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Very truly yours

Megan D. Widmeyer

Attorney for Owner's Assigned Get Liquid Funding, LLC

encs:

(Holley)
2020-185TD

AFFIDAVIT (TAX DEED SALE - EXCESS PROCEEDS)

TDA# 2018-0408800

RECS MGMT

JAIME DACOSTA, CEO of Get Liquid	Funding, LLC, being first duly sworn, deposes and says:
(Print/Type Name of Affiant)	

1.	That, as further stated in paragraph 3 below, I am one of the person(s) described in F.S. 197.502(4), to wit:		
XX	1. Legal titleholder of record whose address appears on the record of conveyance of the lands to the		
	owner. (Assignee of Titleholder) 2. Lienholder of record whose address appears on the recorded lien. That the lien in the amount of \$\(\) (Includes applicable interest) has not been transferred or satisfied.		
		ess appears on the recorded mortgage.	
	4. Vendee of a recorded contract or vendee who has applied to receive notice.5. Other lienholder who has applied to receive notice.		
		sessed on the tax roll for year in which property was last assessed.	
	* * *	ired by other than a deed (for example, Court Order or Probate),	
	tain real property legally described as:	The North 1/2 of East 1/2 of Lot 1, Block B, POTTERFIELD GARDEN ACRES, Section "JJ," First Addition, Section 12, Township 23 South, Range 18 East, as recorded in Plat Book 6, Page 3, of the Public Records of Hernando County, Florida Together with a 25 foot easement for ingress and egress and or utilities along the	
2.		Westerly boundary of the North 1/2 of East 1/2 of Said Lot 1, Block B operty taxes, the above described real property was sold under the t Court of Hernando County, Florida, on 03/10/2021 all in accordance	
3.	2018-0408800, I am one of those Statutes 197.582(2) to certain undistr	ne above described real property, as connected with Tax Certificate No. persons *described in paragraph 1 above and entitled under Florida ibuted surplus funds as my interests appear. My maximum entitlement which is subject to all other claims by such other persons as described r period.	
4.	Attached, as required, is a copy of n	ny ANotice of Overbid Surplus Monies	
Signat	ture of Affiant:	— / — — — — — — — — — — — — — — — — — —	
	Type address and telephone number of de Email address)	e/o Law Offices of Megan D Widmeyer, P.A.	
		1 E Broward Blvd., Ste. 700, Ft, Lauderdale, FL 33301	
State of	of FLORIDA		
	y of _PALM BEACH	mdwidmeyer@yahoo.com	
	COSTA, CEO, Get Liquid Funding, Ll	d before me this 13 day of April , 202 by LC who is X personally known to me or who has produced ution and who did / did not take an oath.	
Notary	Rhona Karina Torrivilla	Notary Public RECEIVED	
		AUG 1 2 2021	

STATE OF FLORIDA COUNTY OF HERNANDO

OWNER'S CLAIM FOR AND FULL ASSIGNMENT OF INTEREST IN SURPLUS TAX DEED SALE PROCEEDS TO GET LIQUID FUNDING, LLC

I, Jamie Ray Holley Jr, as Heir/Beneficiary and/or, if I am or become Petitioner and/or Personal Representative of the Estate of Jamie R Holley, Deceased, in a probate or other proceeding, then on behalf of said Estate (collectively referred to herein as "I," "my," etc.), and as Assignor, who resides at 4920 Ferndale Ave Sheffield Lake, OH 44054 hereby fully assign, sell, transfer and convey to Get Liquid Funding, LLC, as Assignee, any and all surplus/overbid sale proceeds to which I may be entitled from the tax deed auction/sale of that certain parcel of real property ("subject real property"), described below, in exchange for good and valuable consideration, which includes but is not limited to the services provided by Assignee in locating and/or obtaining the surplus funds and consulting on and/or otherwise helping me to address matters related to my vacation of the subject real property and/or other related matters as circumstances permit (as determined solely by Assignee and/or its attorney(s)).

In executing this Claim and Full Assignment to Get Liquid Funding, LLC, I hereby attest under oath as follows:

1. I acknowledge that the subject real property has been or will be sold by the Clerk of the Circuit Court/County on or about 03/10/2021 (or at a subsequent date if reset for any reason) in 2020-223TD.

The legal description and other legal information regarding the subject real property is:

Legal Description:

The North½ of East½ of Lot 1, Block B, POTTERFIELD GARDEN ACRES, Section "JJ", First Addition, Section 12, Township 23 South, Range 18 East, as recorded in Plat Book 6, Page 3, of the Public Records of Hernando County, Florida.

Property Address: 16284 SANDUSKY ST, BROOKSVILLE, FL 34604

Parcel ID: R12 223 18 3140 00B0 0011

2. I acknowledge that I have reviewed and understood the following financial disclosure made by Get Liquid Funding, LLC, to the best of its information and belief at the time this Assignment is executed, and that I further understand that subsequently discovered information may for better or worse affect the values approximated below:

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FINANCIAL DISCLOSURE

Approximate ("Approx.") Assessed Value of Subject Real Property: \$

NOTE:

The assessed value may be lower than the actual value of the Subject Real

Property

Approx. amount of known debt encumbering the Subject Real Property: \$5,053.72

Approx. amount of known equity in the Subject Real Property: \$

IF EXECUTED AFTER THE SALE OF THE SUBJECT REAL PROPERTY:

Sale Price: \$ 44,100.00

Approx. amount of Surplus: \$39,046.28

- 3. I further acknowledge that I know that the ultimate amount of surplus funds available for distribution is to be determined by operation of law; and that I may be entitled to receive up to 50% of that amount (which I hereby fully assign to Get Liquid Funding, LLC), subject to any legally superior claims made by subordinate lienholders as defined by Chapter 45, Florida Statutes and named as Defendants in the underlying foreclosure action.
- **4.** I am a legal titleholder or lienholder of record of such real property or a beneficiary or heir at law of such a titleholder or lienholder. I hereby assert and acknowledge my ownership interest as the Owner of Record as defined by Florida Statutes, Section 45.032(1)(a), or as the beneficiary or heir at law of the Owner of Record as defined by Florida Statutes, Section 45.033(2)(b).
- 5. To the best of my information and belief, I am not aware of any other money or mortgages owed on the subject real property that was foreclosed other than the claim that was paid off by the foreclosure (aside from those with liens listed in the public record by subordinate lienholders as defined by Florida Statutes), and to the best of my information and belief I do not owe any other money that is the subject of an unpaid judgment, tax warrant, condominium lien, cooperative lien, or homeowner's association aside from those listed in the public record which have not previously been satisfied.
 - 6. I am not currently in bankruptcy.
- 7. I am with this Affidavit freely, knowingly and voluntarily selling, assigning and transferring all of my rights and/or those of the Estate, as applicable, to and interest in the foreclosure surplus to Get Liquid Funding, LLC, who has provided me/the Estate with services of value and other good and valuable consideration (described and acknowledged above).

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- **8.** If, based upon information and belief, an owner/heir/beneficiary other than me (*through my Assignee*, *Get Liquid Funding*, *LLC*)/the Estate is entitled to a portion of the surplus, then their names and addresses/email addresses (if known) are:
- **9.** In executing this assignment, I acknowledge that I have been informed by Assignee that:
- A. I UNDERSTAND THAT I AM NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND I DO NOT HAVE TO ASSIGN MY/THE ESTATE'S RIGHTS TO ANYONE ELSE IN ORDER TO CLAIM ANY MONEY TO WHICH I/THE ESTATE MAY BE ENTITLED. WITH THAT UNDERSTANDING, I HAVE WITH THIS AFFIDAVIT FULLY ASSIGNED MY AND/OR THE ESTATE'S INTEREST IN THIS SURPLUS TO GET LIQUID FUNDING, LLC, AND FURTHER CONSENT TO HAVE THEIR ATTORNEY (AS SELECTED IN THEIR SOLE DISCRETION) MANAGE THIS CLAIM.
- **B.** I further acknowledge that I know I have the right to consult with an independent attorney of my choice before executing this Assignment, that I have had ample opportunity to do so, and that all my legal questions about the contents of each term of this Claim and Full Assignment of Interest in Surplus Funds have been asked and answered to my satisfaction prior to my execution of same.
- 10. I further waive notice of my/the Estate's appearance at any and all hearings held in this matter, whether via interpleader or otherwise (unless ordered by the Court to appear, in which case I agree to appear as ordered), as I have assigned/sold/transferred/conveyed my/the Estate's interest in the surplus to Get Liquid Funding, LLC in part to avoid having to deal with the court aspects of this process.
- 11. I acknowledge that I am making the above representations under oath and under penalty of perjury, in order for my chosen Assignee, Get Liquid Funding, LLC, to receive payment of such surplus funds. I further understand that, if it is later discovered or determined that payment of such surplus funds to said Assignee was in error, I/the Estate may be personally liable-- and not the Assignee, whom I hereby indemnify-- for the repayment of such surplus funds to the Clerk and/or County in which the subject real property is located.

I hereby swear or affirm under penalties of perjury that I have read and fully understood the foregoing, and that it is true and correct to the best of my knowledge and belief.

Jamie Ray Holley

Jamie Ray Holley Jr Date Individually and/or on behalf of the Estate of Jamie R Holley, Deceased

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STATE OF Florida	
COUNTY OF Palm Beach	
of04/15/2021, 20; by r ORx Online Notarization by <u>Jamie</u> the Estate of Jamie R Holley, Deceased, w OR _XX who providedOhio Driver License and who by me was first duly sworn and c	n to and subscribed before me this day neans of [CHECK ONE] physical presence Ray Holley Jr individually and/or on behalf of the [CHECK ONE] is personally known to me as valid identification; autioned, states that he/she/they executed the erstood, true and correct to the best of their
Rhona Karina Torrivilla Commission # GG107814 Notary Public - State of Florida My Commission Expires May 23, 2021	LIC STOWNINGER10.:

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Recovery Agreement - Jamie Ray Holley Jr as Heir and or on behalf of the Estate of Jamie R Holley 1.docx

DocVerify ID:

72CFDCCC-7EDF-444E-A7AB-97231CCEC5CA

Created:

April 15, 2021 11:00:54 -8:00

Pages:

15

Remote Notary:

Yes / State: FL

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E-Signature Summary

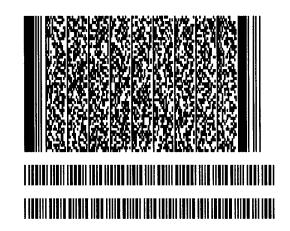
E-Signature 1: Jamie Ray Holley (JRH)

April 15, 2021 11:35:40 -8:00 [17A2FE04C267] [75.118.56.63] Jamie.Holley.Blu@gmail.com (Principal) (ID Verified)

E-Signature Notary: Rhona Torrivilla (tor)

April 15, 2021 11:35:40 -8:00 [46E36B9AD7FF] [104.4.188.147] torrivilla.office@gmail.com

I, Rhona Torrivilla, did witness the participants named above electronically sign this document.



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AFFIDAVIT (TAX DEED SALE - EXCESS PROCEEDS) TDA# 2018-0408800

Jamie Ra	y Holley Jr, as Heir and/ or on behalf of the Estate of Jamie R Holley,, }	peing first duly sworn, depo	ses and says:	
	Print/Type Name of Affiant)			
1.	That, as further stated in paragraph 3 below, I an	n one of the person(s) descri	bed in F.S. 197.502(4), to wit:	
<u>x</u>	Legal titleholder of record whose address a owner.	appears on the record of co	onveyance of the lands to the	
	2. Lienholder of record whose address appears on the recorded lien. That the lien in the amou of \$ (Includes applicable interest) has not been transferred or satisfied.			
	4. Vendee of a recorded contract or vendee who	has applied to receive not	ice.	
	5. Other lienholder who has applied to receive to6. Person to whom property was assessed on th		property was last assessed.	
	7. OTHER: If property was acquired by oth certified copies of all pertinent documents are at	er than a deed (for examp		
of cert	ain real property legally described as: The North ½ First Addition, Section 1: the Public Records of He	2, Township 23 South, Range 18 East	RFIELD GARDEN ACRES, Section "JJ" , as recorded in Plat Book 6, Page 3, of	
2.	That, because of delinquent real property taxes administration of the Clerk of Circuit Court of H with and pursuant to law.			
3.	That at the aforesaid time of sale of the above des 2018-0408800 , I am one of those persons des Statutes 197.582(2) to certain undistributed sentitlement to such funds is \$39,046.28, which described in F.S. 197.502(4) within a two year	scribed in paragraph 1 abour surplus funds as my inter n is subject to all other cla	ve and entitled under Florida ests appear. My maximum	
4.	Attached, as required, is a copy of my ANotice	of Overbid Surplus Monies	.@	
Signat	ure of Affiant:	Jamie Ray Holley Supres on 2021/04/15 1/20/07 4 50	<u> </u>	
Print/Type address and telephone number of Affiant:		c/o Get Liquid Funding's atty: Law Of	fices of Megan D Widmeyer, P.A.,	
(incluc	le Email address)	1 E Broward Blvd., Suite 700 Fort Lauderdale FL 33301		
		Email: mdwidmeyer@yahoo.com	; Office : (954) 494-1546	
State of County	ofy of Palm Beach			
The fo	regoing instrument was acknowledged before me			
Jaime Ra		personally known to no did / did not take an oath	me or who has produced	
Ohio Driv	er's License	no dia 7 dia not take an oata	•	
	arina Torrivilla	Matan Dyblic		
otary Pu	sion # GG107814 ublic - State of Florida	04/8 11:35-40 +900	RECEIVED	
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cVerify ID: 72CEDCCC-7EDF-444F-A7AB-97231CCEC5CA

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Recovery Agreement - Jamie Ray Holley Jr as Heir and or on behalf of the Estate of Jamie R Holley 1.docx

DocVerify ID:

72CFDCCC-7EDF-444E-A7AB-97231CCEC5CA

Created:

April 15, 2021 11:00:54 -8:00

Pages:

15

Remote Notary:

Yes / State: FL

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E-Signature Summary

E-Signature 1: Jamle Ray Holley (JRH)

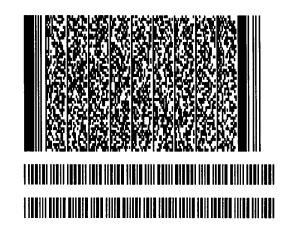
April 15, 2021 11:35:40 -8:00 [17A2FE04C267] [75.118.56.63] Jamie Holley Blu@gmail.com (Principal) (ID Verified)

E-Signature Notary: Rhona Torrivilla (tor)

April 15, 2021 11:35:40 -8:00 [46E36B9AD7FF] [104.4.188.147]

torrivilla office@gmail.com

I, Rhona Torrivilla, did witness the participants named above electronically sign this document.



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DOUG CHORVAT, JR. CLERK OF CIRCUIT COURT - HERNANDO COUNTY

20 N. Main Street - RM# 161 - Tax Deed Division

Brooksville, Florida 34601

Phone: 352-540-6772 Fax: 352-754-4243

NOTICE OF ADDITIONAL INFORMATION NECESSARY TO PROCESS CLAIM

TO: JAMIE R HOLLEY 16276 SANDUSKY ST BROOKSVILLE, FL 34604-8004

	im of C	2020-223TD Overbid Surplus Monies 03/10/2021	CERTIFICATE NUMBER:	2018-0408800
DESCRI	PTION	OF PROPERTY:	POTTERFLD GDN AC SEC JJ CLASS 1 SUB AS APPROVED KEY # 01001221	1ST AD BLK B N1/2 OF E1/2 OF LOT 1 AKA A PAR IN BY PLANNING DEPT (S-98-060)
Unfortun	ately, v	ve need additional informa	onies on the above referenced tax ation in order to properly process nit in order for us to process yo	your request. See items checked ($\sqrt{\ }$) below for any
	All cla conve	ims for surplus must be nience)	sworn. Please submit a Nota	rized Statement of Claim (attached for your
<u></u>	PROE Admir	ATE: Please submit a istration or other order	certified copy of the Order of the court indicating the right	Family Administration, or Order of Summary ful ownership of the property in question.
	RIGH [*] for:	FOF SURVIVORSHIP:	Please submit a certified cop	y of the death certificate
	The Cl liens h proper	erk's Office is prohibited ave been satisfied. Pleasery. If you are unable to	by law form disbursing funds to i e provide proof of satisfaction as provide the requested evidence, i	rior to yours. This is typically in the form of a mortgage. nferior lien holders unless you can establish that any superior to the mortgage or other superior claims that may exist on this is likely that the Clerk will be required to wait the one year urt to ascertain the appropriateness of paying your claim.
	MORT amoun	GAGE/LIEN PAYOFF: t as of the date of the clair	Please provide a notarized state n.	ment on the lienholder's letterhead indicating the payoff
$\overline{\lambda}$	Other: Summ	Before entitlement can ar Administration) show	be determined, we will need a ring Jamie Ray Holley Jr as th	certified copy of the probate order (ie: Order of e heir to Jamie R Holley's estate.

Pursuant to Sections 197.582, 197.473 and 717.113, Florida Statutes excess proceeds are considered "unclaimed" once they have been held for one year from the date of surplus

Dated this 25th day of August, 2021

LAW OFFICES of MEGAN D. WIDMEYER, P.A.

One East Broward Sivd., Suite 700 PORT LAUDERDALE, PLORIDA 33301

Civil, Real Estate & Family / Juve Wille, Trust & Estates / Prot stive Die

TELEPHONE: (964) 745-747 CELL: (954) 494-1546

Hernando County Clerk of Circuit Court ATTN: TAX DEED DIVISION 20 N. Main Street - RM#161 Brooksville, FL 34601

January 16, 2024

RE: Tax Deed No.: 2020-223TD (2018-0408800); (Date of Sale: 03/10/2021)

Surplus Claim of Owner Jamie Holley, individually and o/b/o the Estate of Jamie Holley, as assignor, via their Assignee, Get Liquid Funding, LLC

Dear Deputy Tax Deed Clerk:

Please find enclosed the following documents related to a Claim for Surplus Funds for Tax Deed No.: 2020-223TD (2018-0408800), related to real property with STRAP number R12 223 18 3140 00B0 0011 located at 16284 Sandusky St., Brooksville, FL, 34604, which was sold on or about March 10, 2021.

1. File #189793503, Case Number: 2022-CP-001183 Order of Summary Administration for the Estate of James R. Holley, Sr. a/k/a Jamie Holley

If you have any questions, or need anything else from us to process this claim, please contact the attorney directly on her cell phone at (954) 494-1546 or via email at megan@widmeverlaw.com. Otherwise, we look forward to receiving the requested surplus funds made payable to "MEGAN D. WIDMEYER P.A. TRUST for Jamie Holley" at the close of the Claims period.

Payable to:

Megan D. Widmeyer, P.A. Trust for Jamie Holley One East Broward Blvd., Suite 700 Fort Lauderdale, Florida 33301

Thank you in advance for your time and assistance.

Very truly yours,

Jessica Rodriguez Paralegal for the Firm

encs:

From: <u>Jon Jouben</u>
To: <u>Tina Pedersen</u>

 Cc:
 Pam Hare; Lisa Morgan; Camille Johnson

 Subject:
 RE: TD 2020-223 (LR 24-059)

 Date:
 Monday, January 29, 2024 10:25:10 AM

Attachments: image001.png

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tina:

Yes, the Order of Summary Administration authorizes the Clerk's Office to distribute the surplus funds. The Clerk's Office should make payment to the Megan D. Widmeyer, P.A., Trust for Jamie Holley o/b/o The Estate of Jamie Holley.

Jon

Jon Jouben, Esq.
County Attorney
Board Certified in City, County, and Local Government Law
Hernando County Attorney's Office
20 North Main Street, Suite 462
Brooksville, Florida 34601
(352) 754-4122
(352)754-4001 - Fax
jjouben@co.hernando.fl.us

From: Lisa Morgan <LMorgan@co.hernando.fl.us>

Sent: Thursday, January 25, 2024 4:33 PM
To: Jon Jouben <JJouben@co.hernando.fl.us>
Cc: Pamela Hare <PHare@co.hernando.fl.us>

Subject: Re: TD 2020-223 (LR 24-059)

Please see attached and below.

Thank you!

Kind regards,

Qisa Morgan

Paralegal

Hernando County Attorney's Office 20 North Main Street, Suite 462 Brooksville, FL 34601-2850 P 352-754-4122 Ext. 20132

F 352-754-4001

Email: lmorgan@co.hernando.fl.us



From: Tina Pedersen < tpedersen@hernandoclerk.org>

Sent: Thursday, January 25, 2024 4:19 PM

To: Pamela Hare <PHare@co.hernando.fl.us>; Lisa Morgan <LMorgan@co.hernando.fl.us>; Camille Johnson

<<u>ciohnson@hernandoclerk.org</u>> **Subject:** Re: TD 2020-223 (LR 24-059)

Hello.

Please see the attached legal request with the supporting documents.

Thank you,

Tina Pedersen
Official Records | Senior Customer Service Specialist
Office of Doug Chorvat Jr., Clerk of Circuit Court and Comptroller
Phone: (352)540-6772 | Email: tpedersen(a hernandoclerk.org
20 N Main Street, Brooksville, FL 34601

Visit our Website | Facebook | Twitter | How are we doing? | Property Fraud Alert

NOTICE:

Please note: Florida has a very broad Public Records Law. Most written communications to or from the Clerk's Office are public records available to anyone upon request. Your e-mail, including your e-mail address, may therefore, be subject to public disclosure.

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Please note: Florida has a very broad Public Records Law. Most written communications to or from the Clerk's Office are public records available to anyone upon request. Your e-mail, including your e-mail address, may therefore, be subject to public disclosure.

DOUG CHORVAT, JR., CLERK OF CIRCUIT COURT CHECK REQUEST

		Check #:
Please Pay:	\$ 38,411.13	Date February 14, 2024
Make Check To:	MEGAN D WIDMEYER PA TRUST ACCOUNT 1 EAST BROWARD BLVD STE 700 FT LAUDERDALE, FL 33301	
Category:		
T/D Sale Date:	March 10, 2021	
TDA #:	2020-223TD	
Certificate #:	2018-0408800	
Note: Surplus	Funds-	
	Shanging Ide	Deputy Clerk Signature
	- P	Supervisor's Signature
***************************************	FINANCE ACCOUNTING	
VENDOR:		DATE PAID:

(FINANCE APPROVAL)

GL ACCOUNT: 651-2206001