



June 25, 2021

Hernando County Clerk of the Circuit Court
ATTN: Tax Deed Department
20 N. Main Street, RM 161
Brooksville, Florida 34601

ATTENTION: Tax Deed Department

Re: Tax Deed ID: 2020001894/Jeannette A Jeney, Trustee

Gentlemen:

Please accept the enclosed documents as our claim for surplus funds from a tax deed sale which occurred on June 18, 2021, for the above-mentioned tax deed file:

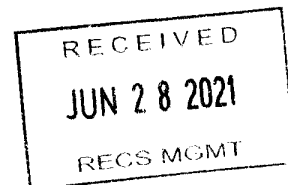
- Affidavit of Claim for Tax Deed Surplus Funds for Wesley Blamick;
- Assignment of Interest signed by Wesley Blamick, Successor Trustee;
- Photo Identification for Wesley Blamick;
- Photo identification of Jeffrey Paine, Managing Member of Jupiter Asset Recovery, and W9 form;
- Copy of Certificate of Death for Jeannette Jeney, Robert Steele Emerson Blamick & Joseph E. Blamick
- Copy of Jeannette A Jeney Trust dated March 5, 2001.

Wesley Blamick is the successor Trustee of the Jeannette A. Jeney Trust Dated March 5, 2001, the owner of the property on the date of the tax deed sale. Wesley Blamick became the successor Trustee upon the deaths of Robert Blamick and Joseph Blamick, whose death certificates are included with this package. Please refer to Article VIII of the included trust document.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jeffrey Paine", written over a horizontal line.

Jeffrey Paine
JP/gp
Enclosures



AFFIDAVIT (TAX DEED SALE - EXCESS PROCEEDS) TDA# 2021-028TD

Jupiter Asset Recovery, LLC as assignee for Wesley

Blamick, Successor Trustee, 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:
- ___ 1. Legal titleholder of record whose address appears on the record of conveyance of the lands to the owner.
 - ___ 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.
 - ___ 3. Mortgagee of record whose address 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.
 - ___ 6. Person to whom property was assessed on the tax roll for year in which property was last assessed.
 - xx 7. OTHER: If property was acquired by other than a deed (for example, Court Order or Probate), certified copies of all pertinent documents are attached.

of certain real property legally described as:

- 2. That, because of delinquent real property taxes, the above described real property was sold under the administration of the Clerk of Circuit Court of Hernando County, Florida, on 6/16/2021 all in accordance with and pursuant to law.
- 3. That at the aforesaid time of sale of the above described real property, as connected with Tax Certificate No. 2018-0513900, I am one of those persons described in paragraph 1 above and entitled under Florida Statutes 197.582(2) to certain undistributed surplus funds as my interests appear. My maximum entitlement to such funds is \$ 12,002.80, which is subject to all other claims by such other persons as described in F.S. 197.502(4) within a two year period.
- 4. Attached, as required, is a copy of my ANotice of Overbid Surplus Monies.®

Signature of Affiant:

[Signature]

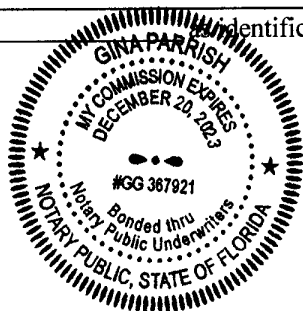
Print/Type address and telephone number of Affiant:
(include Email address)

Jeffrey Paine
901 Northpoint Pkwy., Ste 310, WPB, FL 33407
jupiterassetrecovery@gmail.com/561-249-1931

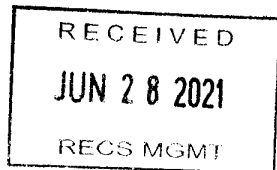
State of FLORIDA
County of PALM BEACH

The foregoing instrument was acknowledged before me this 25 day of June, 2021 by Jeffrey Paine, who is personally known to me or who has produced identification and who did / did not take an oath.

Notary Seal



[Signature]
Notary Public Gina Parrish





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 SURPLUS

TO: WESLEY E BLAMICK
7049 CARMEL DR
TALLAHASSEE, FL 32309

RE: TDA#: 2021-028TD
CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CERTIFICATE NUMBER: 2018-0513900

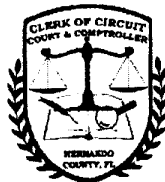
DESCRIPTION OF PROPERTY: SPRING HILL UNIT 8 BLK 403 LOT 31 ORB 316 PG 598
KEY # 00270138

Pursuant to Chapter 197 of the Florida Statutes, the above property was sold at public auction on **16th day of June, 2021**. A surplus of **11,767.55** less Clerk's fees and costs, and any unpaid governmental liens/taxes remains in the possession of the Clerk. This money will be held by the Clerk for up to one year from the date of the sale for the benefit of persons having interest in the subject property.

Attached hereto is a copy of the abstract of this property received from the office of the Tax Collector reflecting all such persons as described in Subsection 197.502 (4), F.S., having an interest in the subject property. The excess funds will be used to satisfy in full, to the extent possible, each senior mortgage or lien in the property before distribution of any funds to any junior mortgage or lien.

In order to be considered for distribution of these funds from the Clerk of Circuit Court's office, **you must submit a notarized statement of claim to this office, detailing the particulars of your claim and/or lien, and the amounts currently due, within one hundred twenty (120) days of the date of this notice.** After examination of the statements of claim filed, this office will disburse according to priority.

Dated this 17th day of June, 2021



DOUG CHORVAT, JR.
Clerk of Circuit Court
Hernando County

BY: _____

Tina Tafelski
Tina Tafelski - DEPUTY CLERK

RECEIVED
JUN 28 2021
RECS MGM!

ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

County: **Hernando** Tax Deed No: **2021-028TD** Sale Date: **06/16/2021** Surplus: **\$12,002.80**

THIS AGREEMENT, made and entered into this 21st day of June, 2021, between **Wesley Blamick, as Successor Trustee**, ("Assignor"), whose address is **7049 Carmel Drive, Tallahassee, FL 32309**, and **Jupiter Asset Recovery, LLC**, or assigns ("Assignee"), whose address is **901 Northpoint Parkway, Suite 310, West Palm Beach, Florida, 33407**, for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Assignor acknowledges that he is the former owner named in the above-styled tax deed case, and he has not transferred, assigned, or otherwise relinquished any remainder interest in or to the proceeds of said sale. Assignor has been informed by Assignee that Surplus Funds in the *approximate* amount of **\$12,002.80** may be due and owing to Assignor; and may be available for disbursement from the Clerk of Court, **Hernando County, Florida**, as the result of the captioned Tax Deed Sale.

2. In executing this assignment, Assignor has been informed by the Assignee that:

- a. Assignor has the legal right to file a claim for Assignor's interest in the surplus proceeds. Assignor hereby grants, bargains, sells and assigns, fully and irrevocably, to Assignee, Jupiter Asset Recovery, LLC. or assigns, any and all right, title and interest in and to all such surplus funds currently held by the Registry of the Court, as may be due from the above-referenced case.
- b. Assignor had the right, ability, and time to consult with an attorney prior to executing this assignment, was advised to seek the counsel of their own attorney and has chosen not to obtain the services of any attorney.
- c. The distribution and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
- d. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any and all judicial proceedings, if necessary.

3. Both Parties enter into this Agreement intending to be legally bound thereby, and my not be altered or amended except in writing.

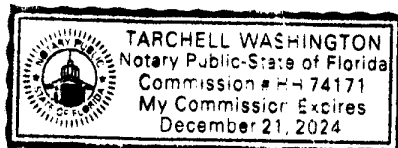
4. Assignor makes the above representations under oath and under penalty of perjury.

Further Affiant Sayeth Not.

Wesley Blamick
Wesley Blamick, as Successor Trustee

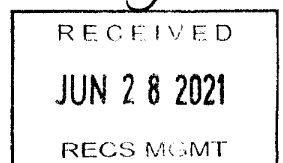
**STATE OF FLORIDA
COUNTY OF LEON**

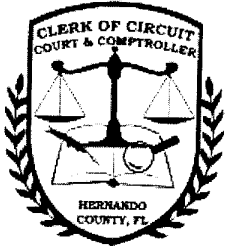
THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of June 2021, by **Wesley Blamick, as Successor Trustee**, who is personally known to me or who has produced Driver License as identification.



Notary Public: *Tarchell Washington*
Print Name: Tarchell Washington

(SEAL)





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: WESLEY E BLAMICK
7049 CARMEL DR
TALLAHASSEE, FL 32309

RE: TDA#: 2021-028TD CERTIFICATE NUMBER: 2018-0513900
Claim of Overbid Surplus Monies
Sale Date: 06/16/2021

DESCRIPTION OF PROPERTY: SPRING HILL UNIT 8 BLK 403 LOT 31 ORB 316 PG 598
KEY # 00270138

Your claim or inquiry regarding surplus monies on the above referenced tax deed sale has been received. Unfortunately, we need additional information in order to properly process your request. **See items checked (✓) below for any additional information you MUST submit in order for us to process your claim.**

_____ All claims for surplus must be sworn. Please submit a **Notarized Statement of Claim** (attached for your convenience)

_____ PROBATE: Please submit a **certified copy** of the Order of Family Administration, or Order of Summary Administration or other order of the court indicating the rightful ownership of the property in question.

_____ RIGHT OF SURVIVORSHIP: Please submit a **certified copy** of the death certificate for: _____

_____ SUPERIOR CLAIM: There appears to be a potential claim superior to yours. This is typically in the form of a mortgage. The Clerk's Office is prohibited by law from disbursing funds to inferior lien holders unless you can establish that any superior liens have been satisfied. Please provide proof of satisfaction as to the mortgage or other superior claims that may exist on this property. If you are unable to provide the requested evidence, it is likely that the Clerk will be required to wait the one year period identified below or file an interpleader action in Circuit Court to ascertain the appropriateness of paying your claim.

_____ MORTGAGE/LIEN PAYOFF: Please provide a notarized statement on the lienholder's letterhead indicating the payoff amount as of the date of the claim.

Other: We received your claim on behalf of Wesley Blamick on 6/28/2021. We will need certified copies of Jeannette Jeney's Trust and Last Will and Testament, along with certified copies of the death certificates before we can review the claim received.

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 18th day of October, 2021

DOUG CHORVAT, JR., Clerk of Circuit Court
By: Jana Fabozzi
Deputy Clerk



November 16, 2021

Hernando County Clerk of the Circuit Court
ATTN: Tax Deed Department
20 N. Main Street, RM 161
Brooksville, Florida 34601

ATTENTION: Tax Deed Department

Re: Tax Deed ID: 2020001894/Jeannette A Jeney, Trustee

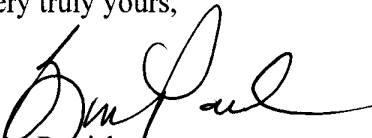
Gentlemen:

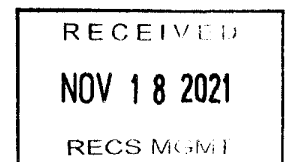
Please accept the enclosed documents as part of our claim for surplus funds from a tax deed sale which occurred on June 18, 2021, for the above-mentioned tax deed file:

- Original Certificate of Death for Jeannette Jeney, Robert Steele Emerson Blamick & Joseph E. Blamick

Thank you for your attention to this matter.

Very truly yours,


Gina Parrish
Admin. Assistant
Enclosures



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

Check #: _____

Please Pay: **\$ 11,757.55**

Date November 18, 2021

Make Check To: JUPITER ASSET RECOVERY
901 NORTHPOINT PARKWAY STE 310
WEST PALM BEACH, FL 33407

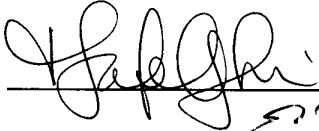
Category:

T/D Sale Date: June 16, 2021

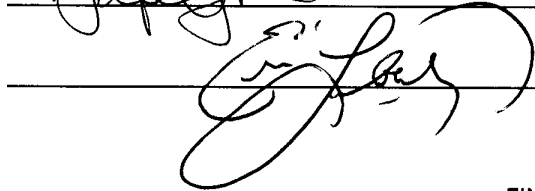
TDA #: 2021-028TD

Certificate #: 2018-0513900

Note: Surplus Funds



Deputy Clerk Signature



Supervisor's Signature

-----FINANCE ACCOUNTING-----

VENDOR: _____

DATE PAID: _____

GL ACCOUNT: 651-2206001

(FINANCE APPROVAL)