



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: VERONA V LLC
18305 BISCAYNE BLVD STE 400
NORTH MIAMI BEACH, FL 33160-2172

RE: TDA#: 2023-033TD
CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CERTIFICATE NUMBER: 2020-0072200

DESCRIPTION OF PROPERTY COMMERCIAL HIGHLANDS US 301 UNREC LOT 102
KEY # 00654250

Pursuant to Chapter 197 of the Florida Statutes, the above property was sold at public auction on **12th day of April, 2023**. A surplus of **846.17** 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.

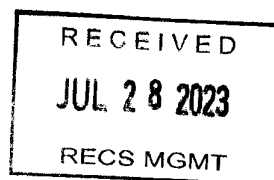
In order to be considered for distribution of these funds from the Clerk of Circuit Court's office, **you must submit a notarized statement of claim to this office, detailing the particulars of your claim and/or lien, and the amounts currently due, within one hundred twenty (120) days of the date of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

Dated this 15th day of May, 2023



DOUG CHORVAT, JR.
Clerk of Circuit Court
Hernando County

BY: Tina Pedersen
Tina Pedersen - DEPUTY CLERK



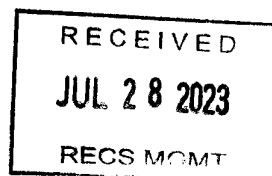
AFFIDAVIT OF CLAIM FOR TAX DEED SALE SURPLUS FUNDS

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

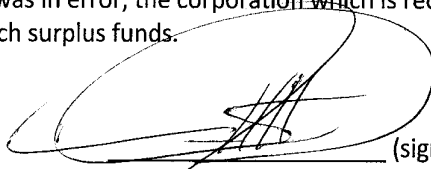
The undersigned, upon oath, does depose and say:

1. My name is VERONA V LLC (claimant). My current mailing address is 18305 BISCAYNE BLVD. STE 400, AVENTURA, FL 33160. My current telephone number is 305-913-3333. My current e-mail address is hgoldenberg@g-g-h.com.
2. I hereby submit my claim for tax deed surplus funds being held by the Clerk of Circuit Court of Hernando County, Florida resulting from the tax deed sale on 4/12/2023 (date), under tax deed number 2023-033TD. The approximate surplus being held is \$846.17.
3. The folio (strap) number of the property is R25 122 21 1563 0000 1020.
4. I hereby attest that I am entitled to the surplus funds by virtue of my interest in the property as:
(check one)
 - ☒ Previous owner – the legal title holder of record of such property at the time of such tax deed sale and I have included the following: a copy of the deed showing interest and proof of authority to request funds (if claiming on behalf of a business)
 - ☐ Lien Holder of record at the time of such tax deed sale, and I have included the following: copy of the recorded lien and proof of authority to request funds (if claiming on behalf of a business. The amount currently outstanding, unpaid and owing on such lien is _____)
 - ☐ Tax Deed Buyer – and I have included documentation that I was required to pay an expense that was appropriately a charge upon the property at the time of the tax deed sale that would have survived the tax deed and have further included proof of authority to request funds (if claiming on behalf of a business). The amount of my claim is _____.
5. I hereby make claim to the surplus funds generated from such tax deed sale. I understand that the Clerk of Circuit Court will subtract their fees from the sale pursuant to FL statute. I further understand that if I am making a claim as the owner of the property, any valid liens and mortgages against the property will be paid before I am entitled to any of the surplus.
6. I have not, either before or after such tax deed sale, conveyed my title or assigned my interest in such property to any third party nor have I conveyed my right to the surplus funds.
7. I have attached to this notarized affidavit a true and genuine copy of my current government issued photo identification that shows my address and date of birth.
8. I have written the tax deed number on all documents that are attached to this claim.



9. I acknowledge that I am making the above representations under oath in order to receive payment of such surplus funds, and understand that, if it is later discovered or determined that payment of such surplus funds to me was in error, the corporation which is receiving the surplus funds is liable for the repayment of such surplus funds.

FURTHER AFFIANT SAYETH NOT.



(signature)

Jonathan Politano (printed name)

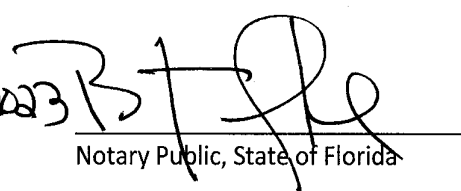
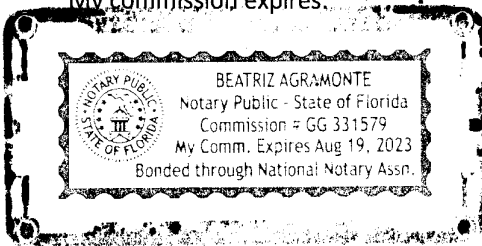
Witness #1, print and sign: Hanna Goldenberg, Hanna

Witness # 2, print and sign: Rose Ortiz, Rose Ortiz

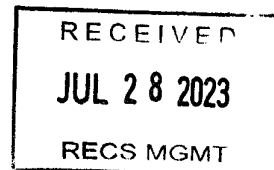
Before me, the undersigned authority, personally appeared Jonathan Politano on behalf of VERONA V LLC, in his/her capacity as Manager, who is personally known to me and who was first duly sworn and cautioned and who stated that he/she executed the foregoing and that the contents thereof are true and correct.

In witness my hand and seal this 25th. day of July, 2023.

My commission expires: Aug 19 2023



Notary Public, State of Florida



TAX DEEDOFFICIAL RECORDS
BK: 2678 PG: 1290

Prepared By: Debby Ellinghuysen
20 North Main St., Room 215
Brooksville, FL 34601
Clerk TDA# 09-095

2009045033
TRACEY 2678/1290STATE OF FLORIDA
COUNTY OF HERNANDO

The following Tax Sale Certificate Numbered **551** issued on **May 30, 2007** was filed in the Office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the **14th day of August, 2009** offered for sale as required by law for cash to the highest bidder and was sold to:
VERONA V LLC

ADDRESS:
18305 BISCAYNE BOULEVARD
SUITE 400
AVENTURA, FL 33160

R

08/21/2009 4:39PM # Pages 1
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, this 17th day of August, 2009 the County of Hernando, State of Florida, in consideration of the sum of (\$ 1,250.87) ONE THOUSAND TWO HUNDRED FIFTY AND 87 / 100, being the amount paid pursuant of the Laws of Florida does hereby sell the following lands situated in the County and State and described as follows:

COMMERCIAL HIGHLANDS US 301 UNREC LOT 102
KEY #00654250

KAREN NICOLAI
CLERK OF THE CIRCUIT COURT
HERNANDO COUNTY

PROPERTY ID NUMBER **R25-122-21-1563-0000-1020**

WITNESS:

Joan Pinkard
JOAN PINKARD

Susan Burns
SUSAN BURNS



BY: Jo Ann Pilgrim
JO ANN PILGRIM, D.C.

LT1-2-2009045033-1

STATE OF FLORIDA
COUNTY OF HERNANDO

LT2-2678-1290-1

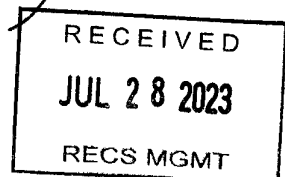
On this 17th day of August, 2009 before me personally appeared Karen Nicolai, Clerk of Circuit Court or Jo Ann Pilgrim, Deputy Clerk for Karen Nicolai, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his/her own free act and deed for the use and purpose therein mentioned, who is personally known to me and who did not take an oath.

Witness my hand and official seal date aforesaid.

Tracey Merry
NOTARY PUBLIC STATE OF FLORIDA



RECORDING FEES
DEED DOC STAMP
08/21/2009 \$ 10.00
\$ 9.10
Deputy Ck



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

Check #: _____

Please Pay: \$ 836.17

Date September 13, 2023

Make Check To: VERONA V LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

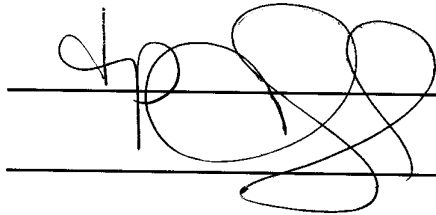
Category:

T/D Sale Date: April 12, 2023

TDA #: 2023-033TD

Certificate #: 2020-0072200

Note: Surplus Funds



Deputy Clerk Signature

Supervisor's Signature

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

VENDOR: _____

DATE PAID: _____

GL ACCOUNT: 651-2206001

(FINANCE APPROVAL)

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

Check #: _____

Please Pay: **\$ 836.17**

Date September 13, 2023

Make Check To: VERONA V LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

Category:

T/D Sale Date: April 12, 2023

TDA #: 2023-033TD

Certificate #: 2020-0072200

Note: Surplus Funds



Deputy Clerk Signature

Supervisor's Signature

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

VENDOR: _____

DATE PAID: _____

GL ACCOUNT: 651-2206001

(FINANCE APPROVAL)