

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

Check #: _____

Please Pay: **\$ 1,416.50**

Date May 17, 2023

Make Check To: HERNANDO COUNTY CODE ENFORCEMENT
789 PROVIDENCE BLVD
BROOKSVILLE, FL 34601

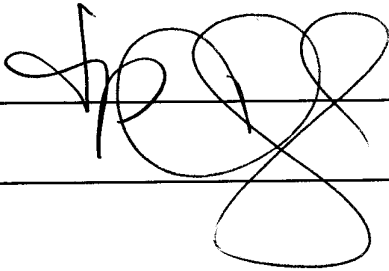
Category:

T/D Sale Date: May 10, 2023

TDA #: 2023-035TD

Certificate #: 2020-0680700

Note: Surplus Funds- LIEN # 315540



Deputy Clerk Signature

Supervisor's Signature

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

VENDOR: _____

DATE PAID: _____

GL ACCOUNT: 651-2206001 _____

(FINANCE APPROVAL)



DEPARTMENT OF PLANNING AND ZONING

CODE ENFORCEMENT DIVISION

789 PROVIDENCE BOULEVARD ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4056 ♦ F 352.754.4491 ♦ W www.HernandoCounty.us/code

MAY 17, 2023

Payoff for: KEY 1104003
Hernando County Florida

These are Public Nuisance Liens with balance due, as follows:

	Details	Amount Due		Details	Amount Due
1	LIEN 315540 KEY 1104003	1409.88		LIEN 315540 KEY 1104003	1416.50
TOTAL DUE 05/01/23 - 05/31/23		\$1,409.88		TOTAL DUE 06/01/23 - 06/30/23	\$1,416.50

PLEASE MAKE CHECK PAYABLE TO HERNANDO COUNTY CODE ENFORCEMENT

If you have any other question, give me a call or email.

Best regards,

Michelle Simmons

Michelle Simmons
Administrative Assistant III
Direct Line: 352-754-4776
Email: Lsimmons@hernandocounty.us

AFFIDAVIT OF CLAIM
(TAX DEED SALE - EXCESS PROCEEDS)

Tax Deed File #. 2023-035TD
Certificate # 2020-0680700

HERBERTA H JORDAN, 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.
- ☒ 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.

2. Of certain real property legally described as:

A 295FT STRIP OF LAND (FLA POWER EASEMENT) IN NE1/4 LYING S OF TRACY ST & N OF LAWRENCE
ST ORB 1216 PG 146 SUBJECT TO EASMT DES IN ORB 2702 PG 59
KEY # 01104003

3. 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 05/10/2023 all in accordance with and pursuant to law.

4. That at the aforesaid time of sale of the above described real property, as connected with Tax Certificate # 2020-0680700, 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 \$ 4924.82, which is subject to all other claims by such other persons as described in F.S. 197.502(4).

Attached, as required, is a copy of my Notice of Overbid Surplus Monies.

Signature of Affiant:

Herberta H. Jordan

Print/Type name, address and telephone number of Affiant:
(Include Email address)

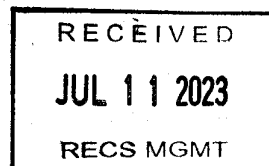
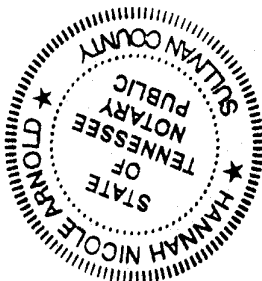
Herberta H. Johnson
405 Gustavis Ave
Kingsport, TN 37664
bertaj@verizon.net

State of: Tennessee
County of: Sullivan

The foregoing instrument was acknowledged before me this 30th day of June, 2023 by
Herberta Jordan, who is personally know to me or who has produced identification and who did/did not take an oath.

Hannah Nicole Bruce
Notary Public

(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 SURPLUS

TO: MARK JORDAN
405 GUSTAVIS AVE
KINGSPORT, TN 37664

RE: **TDA#: 2023-035TD**
CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CERTIFICATE NUMBER: 2020-0680700

DESCRIPTION OF PROPERTY: A 295FT STRIP OF LAND (FLA POWER EASEMENT) IN NE1/4 LYING S
OF TRACY ST & N OF LAWRENCE ST ORB 1216 PG 146 SUBJECT TO
EASMT DES IN ORB 2702 PG 59
KEY # 01104003

Pursuant to Chapter 197 of the Florida Statutes, the above property was sold at public auction on **10th day of May, 2023**. A surplus of **4,924.82** 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.

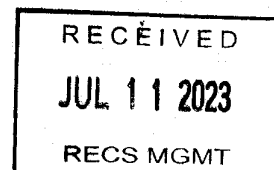
In order to be considered for distribution of these funds from the Clerk of Circuit Court's office, **you must submit a notarized statement of claim to this office, detailing the particulars of your claim and/or lien, and the amounts currently due, within one hundred twenty (120) days of the date of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

Dated this 17th day of May, 2023



DOUG CHORVAT, JR.
Clerk of Circuit Court
Hernando County

BY: Tina Pedersen
Tina Pedersen - DEPUTY CLERK



**IN THE CIRCUIT COURT OF THE THIRTEENTH
JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA**

DIVISION; U

FILE NO. 20-CP-000151

IN THE ESTATE OF

MARK FRANKLIN JORDAN A/K/A MARK F. JORDAN, Deceased.

**WAIVER OF FINAL ACCOUNTING & SERVICE OF PETITION FOR DISCHARGE,
RECEIPT OF BENEFICIARY, AND CONSENT TO PETITION FOR DISCHARGE**

The undersigned, Herberta H. Jordan, is an interested person in this estate, and hereby:

1. Expressly acknowledges she is aware of the right to receive a final accounting;
2. Waives the filing and service of a final accounting;
3. Waives the inclusion in this petition of the amount and manner of determining the compensation paid or to be paid to the personal representative, attorneys, accountants, appraisers, or other agents employed by the personal representative;
4. Expressly acknowledges he or she has actual knowledge of the amount and manner of determining the compensation paid or to be paid to the personal representative, attorneys, accountants, appraisers, or other agents employed by the personal representative;
5. Waives the inclusion in this petition of a plan of distribution;
6. Waives service of this petition and all notice thereof;
7. Waives all objections to any accounting and this petition;
8. Acknowledges receipt of complete distribution of the share of the estate to which she is entitled; and
9. Consents to the entry of an order discharging the Petitioner, as personal representative, without notice, hearing, or waiting period, and without further accounting.

Signed on Sept 13, 2022.

Herberta H. Jordan
Herberta H. Jordan, Sole Testate Beneficiary

RECEIVED

JUL 11 2023

RECS MGMT

Please return after recording to:
Neil W. Scott, Attorney at Law
1800 Second Street, Suite 818
Sarasota, FL 34236
Tel. No. 941-906-8555

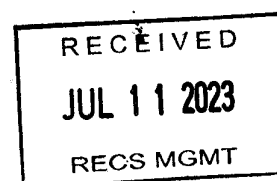
CONTINUOUS MARRIAGE AFFIDAVIT

Herberta H. Jordan, being first duly sworn, states as follows:

1. She and her spouse, Mark Franklin Jordan, were the Grantees named in that Warranty Deed dated July 12, 1990, and recorded in Official Records Book 2875, Page 0858, in the Public Records of Polk County, Florida, conveying property described as: See attached Warranty Deed.
2. She and her spouse, Mark Franklin Jordan, were the Grantees named in that Trustee's Deed dated July 1, 2016, and recorded in Instrument # 2016125598, in the Public Records of Polk County, Florida, conveying property described as: See attached Trustee's Deed.
3. She and her spouse, Mark Franklin Jordan, were the Grantees named in that Tax Deed dated May 31, 2001, and recorded in Instrument # 2004068487, in the Public Records of Polk County, Florida, conveying property described as: See attached Tax Deed.
5. She and her spouse were continuously married, without interruption by divorce, from a date prior to the acquisition of the above property through November 17, 2019, when her spouse died.

Signed on Sept 13, 2022.

Herberta H. Jordan
Herberta H. Jordan

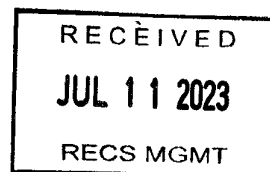
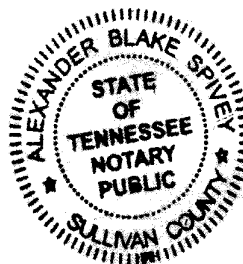


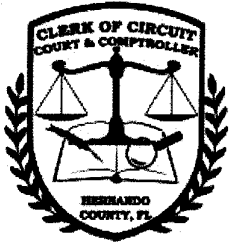
STATE OF TENNESSEE

COUNTY OF Sullivan

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization on September 13th, 2022, by Herberta H. Jordan, Affiant, _____ who is personally known to me or ☒ who produced TNDL as identification.

Alexander Blake Spivey
Notary Public





DOUG CHORVAT, JR.
CLERK OF CIRCUIT COURT - HERNANDO COUNTY
20 N. Main Street - RM# 165 - Tax Deed Division
Brooksville, Florida 34601
Phone: 352-540-6772 Fax: 352-754-4243

NOTICE OF ADDITIONAL INFORMATION NECESSARY TO PROCESS CLAIM

TO: MARK JORDAN
405 GUSTAVIS AVE
KINGSPORT, TN 37664

RE: TDA#: 2023-035TD CERTIFICATE NUMBER: 2020-0680700
Claim of Overbid Surplus Monies
Sale Date: 05/10/2023

DESCRIPTION OF PROPERTY: A 295FT STRIP OF LAND (FLA POWER EASEMENT) IN NE1/4 LYING S OF TRACY
ST & N OF LAWRENCE ST ORB 1216 PG 146 SUBJECT TO EASMT DES IN ORB 2702
PG 59
KEY # 01104003

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.

X Other: 120-day waiting period expires 9/14/23. Please provide us with certified copies of the probate documents, not photocopies. Also, you signed the Affidavit of Claim as Herberta H Jordan, however, you wrote underneath it Herberta H Johnson. Please provide us with a copy of your driver's license as well. Once you have the proper documents, forward them to me at the above address.

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 11th day of July, 2023

DOUG CHORVAT, JR., Clerk of Circuit Court

By: _____

Deputy Clerk

AFFIDAVIT OF CLAIM
(TAX DEED SALE - EXCESS PROCEEDS)

Tax Deed File #. 2023-035TD
Certificate # 2020-0680700

Herberta H Jordan, 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.
 X 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.

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ST ORB 1216 PG 146 SUBJECT TO EASMT DES IN ORB 2702 PG 59
KEY # 01104003

3. 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 05/10/2023 all in accordance with and pursuant to law.

4. That at the aforesaid time of sale of the above described real property, as connected with Tax Certificate # 2020-0680701, 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 \$ 4,924.82, which is subject to all other claims by such other persons as described in F.S. 197.502(4).

Attached, as required, is a copy of my Notice of Overbid Surplus Monies.

Signature of Affiant:

Herberta H. Jordan

Print/Type name, address and telephone number of Affiant:
(Include Email address)

Herberta H Jordan
405 Gustavis Ave
Kingsport, TN 37664
JmJordan1975@gmail.com 8/3294/1723

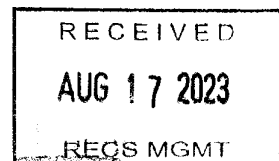
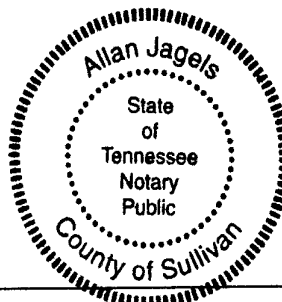
State of: Tennessee

County of: Sullivan

The foregoing instrument was acknowledged before me this 4th day of Aug, 2023 by
Herberta Jordan, who is personally know to me or who has produced identification and who did/did not take an oath.

[Signature]
Notary Public

(SEAL)



From: [Jon Jouben](#)
To: [Tina Pedersen](#); [Camille Johnson](#)
Cc: [Pam Hare](#); [Lisa Morgan](#)
Subject: RE: Legal request- 2023-035TD (Jordan) (LR 23-426-2)
Date: Thursday, September 14, 2023 3:35:52 PM

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:

I believe that your office now has sufficient documentation to pay the claim. Since the personal representative has already been discharged, I believe you can send the funds directly to Ms. Jordan (as opposed to the decedent's estate).

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: Tina Pedersen <tpedersen@hernandoclerk.org>
Sent: Thursday, September 14, 2023 2:29 PM
To: Pamela Hare <PHare@co.hernando.fl.us>; Lisa Morgan <LMorgan@co.hernando.fl.us>; Camille Johnson <cjohnson@hernandoclerk.org>
Subject: Legal request- 2023-035TD (Jordan) (LR 23-426-2)

Good afternoon,

Attached is a legal request, along with the supporting documents.

Please let me know if anything else is needed. 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@hernandoclerk.org
20 N Main Street, Brooksville, FL 34601

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

Check #: _____

Please Pay: **\$ 4,911.44**

Date September 14, 2023

Make Check To: HERBERTA JORDAN
405 GUSTAVIS AVE
KINGSPORT, TN 37664

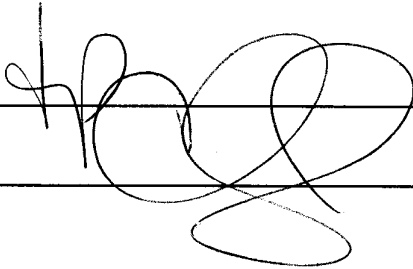
Category:

T/D Sale Date: May 10, 2023

TDA #: 2023-035TD

Certificate #: 2020-0680700

Note: Surplus Funds



Deputy Clerk Signature

Supervisor's Signature

-----**FINANCE ACCOUNTING**-----

VENDOR: _____

DATE PAID: _____

GL ACCOUNT: 651-2206001

(FINANCE APPROVAL)