

AFFIDAVIT (TAX DEED SALE - EXCESS PROCEEDS) TDA# 2023-217TD

Paul E Brown / Executor, 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.

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 1/10/2024 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. 21-0110300, 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 \$ 17,378.15, 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:

Paul E Brown

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

Paul E Brown (302) 559-5976

5 Pheasants Ridge North

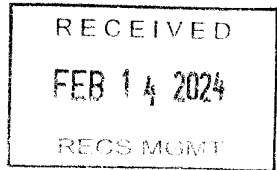
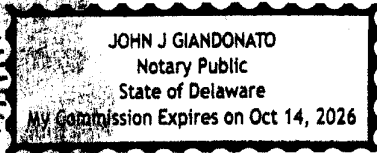
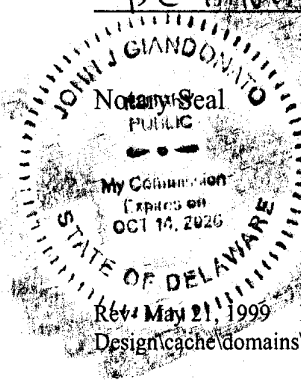
Greenville, DE 19807

pebdmd@comcast.net

State of Delaware
County of New Castle

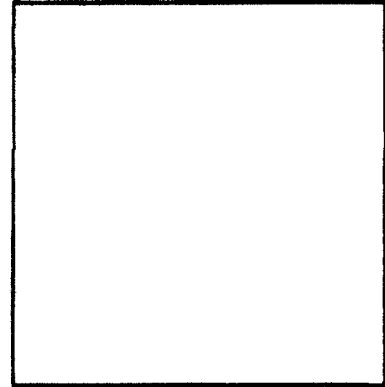
The foregoing instrument was acknowledged before me this 5th day of February, 2024 by Paul E Brown, who is personally known to me or who has produced De Drivers license as identification and who did / did not take an oath.

John J Giandonato
Notary Public





DR-506 R. 04/16
Rule 12D-16.002
Florida Administrative Code
Ef. 04/16



Tax deed file number 2023-217TD
Parcel ID number R01 221 17 3280 0008 0020

TAX DEED

Hernando County, Florida

For official use only

Tax Certificate numbered 21-0110300 issued on 05/28/2021 was filed in the office of the tax collector of Hernando County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax sale certificates on the land as required by law. The notice of sale, including cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 10th day of January, 2024, the land was offered for sale. It was sold to DISTRIBUTION USA INC. address 3641 COMMERCIAL WAY SPRING HILL, FL 34606, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: ROYAL HIGHLAND UNIT 1 BLK 8 LOT 2
KEY# 00448938

On 10th day of January 2024, in Hernando County, Florida, for the sum of (\$19,800.00) Nineteen thousand eight hundred dollars , the amount paid as required by law.

Witness:

CHRISTINA SEAVER

TANIA RAMOS

TINA PEDERSEN, Deputy Clerk
for Clerk of Circuit Court or County Comptroller



Hernando County, Florida

Hernando County, Florida

On this 10th day of January 2024, before me personally appeared TINA PEDERSEN, Deputy Clerk for Clerk of Circuit Court or County Comptroller 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 own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

Notary Public State of Florida



CHELSEA WORTHINGTON
Commission # HH 010414
Expires June 16, 2024
Bonded thru Budget Notary Services

RECEIVED
FEB 14 2024
RECS MGMT

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:

Based upon the documentation provided, the Clerk's Office may distribute the surplus funds to Mr. Brown's estate.

Jon

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

From: Lisa Morgan <LMorgan@co.hernando.fl.us>
Sent: Wednesday, July 3, 2024 11:54 AM
To: Jon Jouben <JJouben@co.hernando.fl.us>
Cc: Pamela Hare <phare@co.hernando.fl.us>
Subject: Re: (LR 24-318) - 2023-217TD (Brown)

Please see attached and below.

Thank you!

Kind regards,

Lisa Morgan
Paralegal
Hernando County Attorney's Office
10 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: Wednesday, July 3, 2024 10:52 AM
To: Pamela Hare <phare@co.hernando.fl.us>; Lisa Morgan <LMorgan@co.hernando.fl.us>; Camille Johnson <cjohnson@hernandoclerk.org>
Subject: Re: (LR 24-318) - 2023-217TD (Brown)

Please see the attached legal request, along with the supporting documents.

Have a good day,

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

NOTICE:

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Friday, July 5, 2024 10:16:48 AM - FW: (LR 24-318) - 2023-217TD (Brown) - Message (HTML)

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

Check #: _____

Please Pay: \$ 17,368.15

Date July 05, 2024

Make Check To: ESTATE OF ALFRED B BROWN
5 PHEASANTS RIDGE NORTH
GREENVILLE, DE 19807

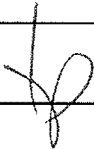
Category:

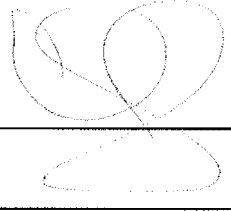
T/D Sale Date: January 10, 2024

TDA #: 2023-217TD

Certificate #: 21-0110300

Note: Surplus Funds





Deputy Clerk Signature

Supervisor's Signature

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

VENDOR: _____

DATE PAID: _____

GL ACCOUNT: 651-2206001 _____

(FINANCE APPROVAL)