



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: NICOLE O STEEN
8711 COBBLER PL
TAMPA, FL 33615

RE: TDA#: 2023-307TD
CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CERTIFICATE NUMBER: 20-0166000

DESCRIPTION OF PROPERTY ROYAL HIGHLANDS UNIT 5 BLK 360 TRACT 3 DRA
KEY# 00727315

Pursuant to Chapter 197 of the Florida Statutes, the above property was sold at public auction on **13th day of March, 2024**. A surplus of **15,531.14** 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.

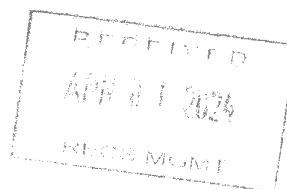
Dated this 21th day of March, 2024



DOUG CHORVAT, JR.
Clerk of Circuit Court
Hernando County

BY: _____

Tina Pedersen
Tina Pedersen - DEPUTY CLERK



AFFIDAVIT OF CLAIM
(TAX DEED SALE - EXCESS PROCEEDS)

Tax Deed File #. 2023-307TD
Certificate # 20-0166000

NICOLE OCUTO, 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:
ROYAL HIGHLANDS UNIT 5 BLK 360 TRACT 3 DRA
KEY# 00727315

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 03/13/2024 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 # 20-0166000. 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 \$ 15,531.14, 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:

Nicole Ocuto

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

NICOLE OCUTO
8211 COBBLER PL
TAMPA FL 33615
(813) 210-3043
OCUTON77@GMAIL.COM

State of: Florida
County of: Hillsborough

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

Notary Public

(SEAL)

**PLEASE SEE ATTACHEE 1
(CORRECTED PHONE NUMBER)*

AFFIDAVIT (TAX DEED SALE - EXCESS PROCEEDS) TDA# 2023-367TD

Nicole Ocuto, 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 3/13/24 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. 20-0106000 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 \$ 15,531.14, 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: Nicole Ocuto

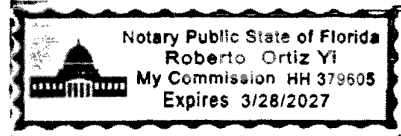
Print/Type address and telephone number of Affiant: NIKOLE OCUTO
(include Email address)

8711 COBBLER PL
TAMPA FL 33615
(852)210-3043

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 26 day of March, 2024 by Nicole Ocuto, who is personally known to me or who has produced FLDL as identification and who did did not take an oath.

Notary Seal



[Signature]
Notary Public

TitleExpress[®]

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 2023-0439

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Hernando County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
R01-221-17-3340-0360-0030	00727315	FIELDVUE RD BROOKSVILLE 34613

Legal Description
ROYAL HIGHLANDS UNIT 5
BLK 360 TRACT 3
DRA

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 200166000	\$255	No	No	No

Owner of Record on Current Tax Roll	Billing Name & Address
NICOLE O STEEN	

12443 MEADOW SWALLOW AVE
BROOKSVILLE FL 34613-3872

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date:09/29/2023 **Search covers** **20 years** **through:**09/21/2023

Kinsey Ram
Title Examiner

General Examiner Comments:

Unable to locate a prior deed in the Official Records.

APPARENT TITLE HOLDER

Name & Address of Record

NICOLE OCUTO STEEN
5256 ABAGAIL DRIVE
SPRING HILL FL 34608

Document

Tax Deed
Bk:2059 Pg:1164

Examiner Comments

Related Documents (for Reference)

None found.

MORTGAGE HOLDER

Name & Address of Record

None found.

Document

Examiner Comments

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record

None found.

Document

Examiner Comments

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record

None found.

Document

Examiner Comments

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

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

Check #: _____

Please Pay: **\$ 15,521.14**

Date July 23, 2024

Make Check To: NICOLE OCUTO
8711 COBBLER PL
TAMPA, FL 33615

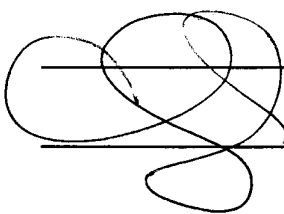

Category:

T/D Sale Date: March 13, 2024

TDA #: 2023-307TD

Certificate #: 20-0166000

Note: Surplus Funds

 _____
 _____

Deputy Clerk Signature

Supervisor's Signature

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

VENDOR: _____

DATE PAID: _____

GL ACCOUNT: 651-2206001

(FINANCE APPROVAL)