



July 24th, 2024

DOUGH CHORVAT Jr.  
HERNANDO County Clerk of the Court & Comptroller  
Attn: Tax Deed Department

Re: Tax Deed ID: 2023-308TD

Certificate # 17-0132600

Please find enclosed the following documents for the claim of Surplus proceeds, resulting of sale that took place on 03/13/2024.

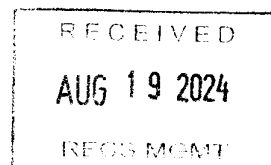
1. Affidavit of Claim (Notarized)
2. Notice of Tax Deed Surplus
3. Limited Power of Attorney (Notarized)
4. Assignment of Interest (Notarized)
5. W9 Form
6. Articles of Business documents
7. Copy of Driver License of previous owner, as well as copy of identification of business representative
8. Deed

Upon Approval, please make check payable to: Venture Recovery, LLC and mail to 12370 Potranco Rd Ste # 207-10016, San Antonio, TX 78253 Thank you.

Sincerely,

A handwritten signature in black ink that reads 'Tina Leggett'.

Tina Leggett,  
Venture Recovery, LLC  
12370 Potranco Rd Ste # 207-10016  
San Antonio, TX 78253





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: FERNANDO IBARRA  
11540 DOWNEY AVE  
DOWNEY, CA 90241-4955

RE: TDA#: 2023-308TD  
CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

CERTIFICATE NUMBER: 17-0132600

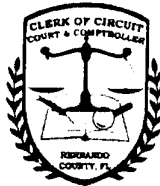
DESCRIPTION OF PROPERTY: TALISMAN SUB BLK H LOT 30  
KEY# 00059723

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 **5,772.26** 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.

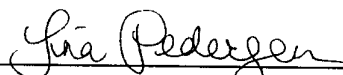
Attached hereto is a copy of the abstract of this property received from the office of the Tax Collector reflecting all such persons as described in Subsection 197.502 (4), F.S., having an interest in the subject property. The excess funds will be used to satisfy in full, to the extent possible, each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

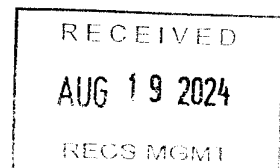
In order to be considered for distribution of these funds from the Clerk of Circuit Court's office, **you must submit a notarized statement of claim to this office, detailing the particulars of your claim and/or lien, and the amounts currently due, within one hundred twenty (120) days of the date of 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 - DEPUTY CLERK



AFFIDAVIT (TAX DEED SALE - EXCESS PROCEEDS) TDA# 2023-308TD

**Venture Recovery LLC**

\_\_\_\_\_, 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 03/13/2024 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. 17-0132600, 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 \$ 5,772.26, 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:

Tina Leggett TINA LEGGETT

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

12370 Potranco Rd Ste # 207-10016, San Antonio, TX 78253

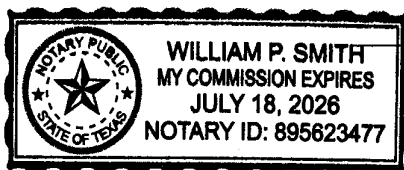
210-446-8545

venturerecovery@yahoo.com

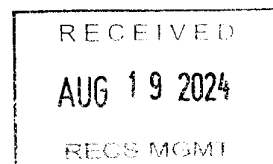
State of TEXAS  
County of BEXAR

The foregoing instrument was acknowledged before me this 24 day of July, 2024 by TINA LEGGETT, who is personally known to me or who has produced DL as identification and who did / did not take an oath.

Notary Seal



William Smith  
Notary Public



**ASSIGNMENT OF INTEREST IN SURPLUS TAX DEED SALE PROCEEDS**

For and in consideration of good and valuable consideration, the receipt of which being hereby acknowledged, I **Fernando Ibarra** as assignor, who resides at 11540 Downey Ave, Downey, CA 90241, hereby assigns, sells, transfers and conveys to **Venture Recovery LLC** any and all surplus tax deed sale proceeds to which I may be entitled to share in from the sale of that certain parcel of real property, which was sold on 03/13/2024 by the Clerk of the Circuit Court, Hernando County in Florida,

The legal description of which is: **TALISMAN SUB BLK H LOT 30 KEY# 00059723**

Parcel No: **R14 123 21 1260 00H0 0300**

Such property was sold under Tax Deed File Number: **2023-308TD**

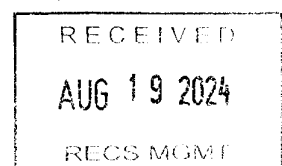
In executing this assignment, I have been informed by the assignee that:

- a. The amount of surplus funds available for distribution and that I may be entitled to receive is up to \$ 5,772.26 of that amount.
- b. I have the right to file a claim directly with the Clerk of the Circuit Court for my interest in such surplus funds.
- c. I have the right to consult with an independent attorney of my choice before executing this assignment.

In executing this assignment, I hereby represent that:

- a. I am a legal titleholder or lienholder of record of such real property or a beneficiary or heir at law of such a titleholder or lienholder.
- b. Attached hereto is my affidavit establishing my interest in such real property and surplus funds
- c. I acknowledge that I am making the above representations under oath and under penalty of perjury in order for assignee to receive payment of such surplus funds, and understand that, if it is later discovered or determined that payment of such surplus funds to assignee was in error, I may be personally liable for the repayment of such surplus funds to the clerk and/or County, Florida

Further affiant sayeth not.



Signature Ibarra

Print Name: Fernando Ibarra

Notary Acknowledgement:

BEFORE ME, the undersigned authority, personally

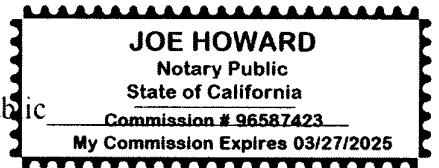
appeared Fernando Ibarra, who is personally

known by me or who has produced DL as identification and who by me was first duly sworn and cautioned, states that he/she executed the foregoing and the contents thereof are true and correct.

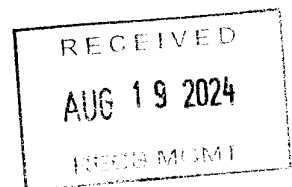
IN WITNESS my hand and official seal, this 13 day of July, 2024

My Commission Expires: 3/27/25

Notary Public



Joe Howard



**LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS that I, **Fernando Ibarra** residing at 11540 Downey Ave, Downey, CA 90241 being desirous of arranging through an attorney-in-fact for the transaction of my business with respect to the below described property, have herein named, appointed, and constituted, and by these presents do name, constitute, and appoint **Venture Recovery LLC**, attorney-in-fact and do authorize said attorney-in-fact, for me, and in my name, place, and stead, and on my behalf:

- I. To handle all aspects of locating, acquiring and collecting all funds due to me as the lawful record title holder of any unclaimed funds to wit and to which I may have a claim for unclaimed funds held by any governmental agency.
- II. To execute any documents including, but not limited to, Affidavit in Support of Claim for Surplus or Excess Proceeds, and to take action deemed necessary and appropriate with regard to said property and claim; and.
- III. To collect, settle, adjust, or compromise any claim for money arising by contract, to execute releases, cancellations, indemnifications or satisfactions with regard to this property and or claim for unclaimed funds; and
- IV. To The Specific financial act, I grant my Attorney-in-Fact is:

File a claim for and handle all proceedings pertaining to the surplus/excess proceeds/overbid resulting from the Tax Deed Sale of the property as detailed below:

**Legal Description/ Property Address: TALISMAN SUB BLK H LOT 30 KEY# 00059723**

**Tax Deed: 2023-308TD**

**Parcel: R14 123 21 1260 00H0 0300**

Signature Ibarra

Print Name: **Fernando Ibarra**

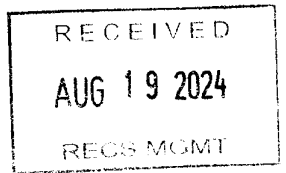
Notary Acknowledgement:

BEFORE ME, the undersigned authority, personally

appeared Fernando Ibarra, who is personally

known by me or who has produced DL as identification and who by me was first duly sworn and cautioned, states that he/she executed the foregoing and the contents thereof are true and correct.

IN WITNESS my hand and official seal, this 13 day of July, 2024



My Commission Expires: 3/27/25



Joe Howard



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: FREDIA I CADAVID  
11540 DOWNEY AVE  
DOWNEY, CA 90241-4955

RE: TDA#: 2023-308TD  
CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

CERTIFICATE NUMBER: 17-0132600

DESCRIPTION OF PROPERTY: TALISMAN SUB BLK H LOT 30  
KEY# 00059723

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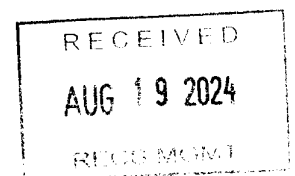
In order to be considered for distribution of these funds from the Clerk of Circuit Court's office, **you must submit a notarized statement of claim to this office, detailing the particulars of your claim and/or lien, and the amounts currently due, within one hundred twenty (120) days of the date of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



**ASSIGNMENT OF INTEREST IN SURPLUS TAX DEED SALE PROCEEDS**

For and in consideration of good and valuable consideration, the receipt of which being hereby acknowledged, I **Fredia I Cadavid** as assignor, who resides at 11540 Downey Ave, Downey, CA 90241, hereby assigns, sells, transfers and conveys to **Venture Recovery LLC** any and all surplus tax deed sale proceeds to which I may be entitled to share in from the sale of that certain parcel of real property, which was sold on 03/13/2024 by the Clerk of the Circuit Court, Hernando County in Florida,

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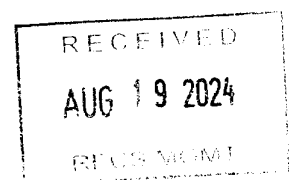
In executing this assignment, I have been informed by the assignee that:

- a. The amount of surplus funds available for distribution and that I may be entitled to receive is up to \$ 5,772.26 of that amount.
- b. I have the right to file a claim directly with the Clerk of the Circuit Court for my interest in such surplus funds.
- c. I have the right to consult with an independent attorney of my choice before executing this assignment.

In executing this assignment, I hereby represent that:

- a. I am a legal titleholder or lienholder of record of such real property or a beneficiary or heir at law of such a titleholder or lienholder.
- b. Attached hereto is my affidavit establishing my interest in such real property and surplus funds
- c. I acknowledge that I am making the above representations under oath and under penalty of perjury in order for assignee to receive payment of such surplus funds, and understand that, if it is later discovered or determined that payment of such surplus funds to assignee was in error, I may be personally liable for the repayment of such surplus funds to the clerk and/or County, Florida

Further affiant sayeth not.



Signature FCadavid

Print Name: Fredia I Cadavid

Notary Acknowledgement:

BEFORE ME, the undersigned authority, personally

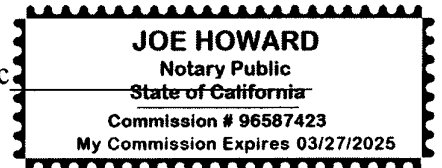
appeared Fredia I Cadavid, who is personally

known by me or who has produced PK as identification and who by me was first duly sworn and cautioned, states that he/she executed the foregoing and the contents thereof are true and correct.

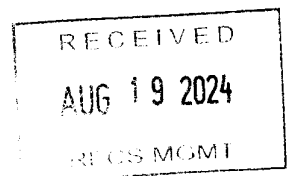
IN WITNESS my hand and official seal, this 13 day of July, 2024

My Commission Expires: 3/27/24

Notary Public



Joe Howard



**LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS that I, **Fredia I Cadavid** residing at 11540 Downey Ave, Downey, CA 90241 being desirous of arranging through an attorney-in-fact for the transaction of my business with respect to the below described property, have herein named, appointed, and constituted, and by these presents do name, constitute, and appoint **Venture Recovery LLC**, attorney-in-fact and do authorize said attorney-in-fact, for me, and in my name, place, and stead, and on my behalf:

- I. To handle all aspects of locating, acquiring and collecting all funds due to me as the lawful record title holder of any unclaimed funds to wit and to which I may have a claim for unclaimed funds held by any governmental agency.
- II. To execute any documents including, but not limited to, Affidavit in Support of Claim for Surplus or Excess Proceeds, and to take action deemed necessary and appropriate with regard to said property and claim; and.
- III. To collect, settle, adjust, or compromise any claim for money arising by contract, to execute releases, cancellations, indemnifications or satisfactions with regard to this property and or claim for unclaimed funds; and
- IV. To The Specific financial act, I grant my Attorney-in-Fact is:

File a claim for and handle all proceedings pertaining to the surplus/excess proceeds/overbid resulting from the Tax Deed Sale of the property as detailed below:

**Legal Description/ Property Address: TALISMAN SUB BLK H LOT 30 KEY# 00059723**

**Tax Deed: 2023-308TD**

**Parcel: R14 123 21 1260 00H0 0300**

Signature *F Cadavid*

Print Name: Fredia I Cadavid

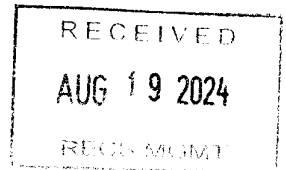
Notary Acknowledgement:

BEFORE ME, the undersigned authority, personally

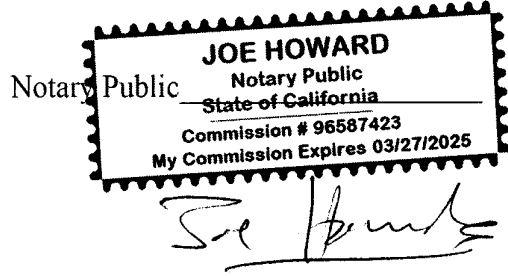
appeared *Fredia I Cadavid*, who is personally

known by me or who has produced *DL* as identification and who by me was first duly sworn and cautioned, states that he/she executed the foregoing and the contents thereof are true and correct.

IN WITNESS my hand and official seal, this *13* day of *July*, 20*24*



My Commission Expires: *3/27/25*



DEED PREPARED BY:  
WHEN RECORDED MAIL TO:

Fernando Ibarra & Fredia Cadavid  
11711 Norlain Ave  
Downey, CA 90241

R  
1/3

Doc# 2005060235  
Hernando County, Florida  
07/14/2005 8:55AM  
KAREN NICOLAI, Clerk  
RECORDING FEES \$ 10.00  
DEED DOC STAMP \$ 64.48  
07/14/2005 Deputy Clk

OFFICIAL RECORDS  
BK: 2061 PG: 357

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

This Warranty Deed, made the 16<sup>th</sup> day of June 2005, by **Susan Denison, a single woman**, whose address is: **1217 E Cape Coral Pkwy #206, Cape Coral, FL 33904**, hereinafter called the grantor.

To **Fernando Ibarra and Fredia I. Cadavid, husband and wife**, whose address is: **1171 Norlain Ave, Downey, CA 90241**, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Hernando County, Florida**:

**Parcel ID Number: R14-123-21-1260-00H0-0300**  
**Lot 30, Block H, TALISMAN SUBDIVISION, according to the plat thereof, as recorded in Plat Book 7, Page 30, Public Records of Hernando County, Florida.**

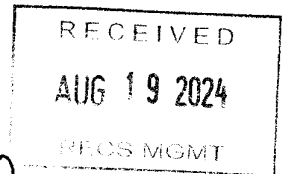
The property is not the homestead of the Grantor.  
**Together** with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.  
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except reservations, restrictions and easements of record, if any.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence:

Witness Signature: *Amber N Laster*  
Printed Name: **Amber N Laster**

*Susan Denison*  
Susan Denison

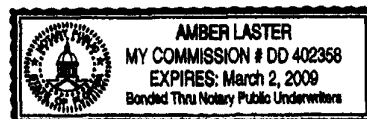
Witness Signature: *Melissa Suarez*  
Printed Name: **Melissa Suarez**



STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of June, 05, by Susan Denison, whom is personally known to me or whom have produced driver's licenses as identification.

Notary Public: *Amber Laster*



Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
FAX: 512/463-5709



**Certificate of Formation  
Limited Liability Company**

**Filed in the Office of the  
Secretary of State of Texas  
Filing #: 805264270 10/13/2023  
Document #: 1294534040002  
Image Generated Electronically  
for Web Filing**

Filing Fee: \$300

**Article 1 - Entity Name and Type**

The filing entity being formed is a limited liability company. The name of the entity is:

**Venture Recovery SA LLC**

**Article 2 – Registered Agent and Registered Office**

A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

**Benjamin Shapiro**

C. The business address of the registered agent and the registered office address is:

Street Address:

**9257 Culebra Rd Ste # 101-119 San Antonio, TX 78251**

**Consent of Registered Agent**

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

**Article 3 - Governing Authority**

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: **Tina Leggett**

Title: **Manager**

Address: **10712 Perrin Beitel San Antonio, TX 78217**

Manager 2:

Title:

Address:

**Article 4 - Purpose**

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

RECEIVED

AUG 19 2024

TEXAS MGMT

**Supplemental Provisions / Information**

[The attached addendum, if any, is incorporated herein by reference.]

**Initial Mailing Address**

Address to be used by the Comptroller of Public Accounts for purposes of sending tax information.

The initial mailing address of the filing entity is:

**9257 Culebra Rd Ste# 101-119  
San Antonio, TX 78251  
USA**

**Organizer**

The name and address of the organizer are set forth below.

**Tina Leggett 9257 Culebra Rd Ste # 101-119 San Antonio, TX 78251**

**Effectiveness of Filing**

A. This document becomes effective when the document is filed by the secretary of state.

**OR**

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

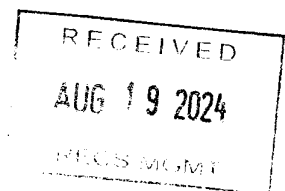
**Execution**

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

**Tina Leggett**

Signature of Organizer

FILING OFFICE COPY



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

Check #: \_\_\_\_\_

Please Pay: \$ 5,762.26

Date August 21, 2024

Make Check To: VENTURE RECOVERY LLC  
12370 POTRANCO RD STE 207-10016  
SAN ANTONIO, TX 78253

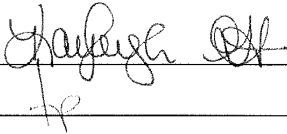
Category:

T/D Sale Date: March 13, 2024

TDA #: 2023-308TD

Certificate #: 17-0132600

Note: Surplus Funds



Deputy Clerk Signature

Supervisor's Signature

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

VENDOR: \_\_\_\_\_

DATE PAID: \_\_\_\_\_

GL ACCOUNT: 651-2206001 \_\_\_\_\_

(FINANCE APPROVAL)