

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

<b>Part 1: Tax Deed Application Information</b>					
Applicant	TETYANA FRAUSTO 3621 BIRMINGHAM LN NORTH PORT, FL 34288	Application date	Sep 22, 2023		
		Deed application number	2023-0480		
Owner	OGBURN PROPERTIES LLC OGBURN PROPERTIES LLC 1028 EMBASSY AVE SPRING HILL, FL 34606-5843	Certificate #	2019 / 190217200		
Property description	FLA SUNSHINE FARMETTES UNIT 1 E100 FT OF LOT 32	Issued	05/31/2019		
		Parcel ID	R18-221-18-1740-0000-0321		
		Alternate Parcel ID	73226		
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2019/190217200	05/31/2019	321.11	16.06	337.17	
<b>→Part 2: Total*</b>				<b>337.17</b>	
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/230001943	05/31/2023	243.05	6.25	12.15	261.45
# 2022/220161000	05/31/2022	252.60	6.25	26.52	285.37
# 2021/210163900	05/28/2021	270.21	6.25	16.21	292.67
# 2020/200214500	05/31/2020	188.39	6.25	113.03	307.67
# 2018/180223200	05/31/2018	157.08	6.25	150.80	314.13
# 2017/170216800	05/31/2017	152.50	6.25	173.85	332.60
<b>Part 3: Total*</b>					<b>1,793.89</b>
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>					
1.	Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				2,131.06
2.	Delinquent taxes paid by the applicant				0.00
3.	Current taxes paid by the applicant				0.00
4.	Ownership and encumbrance report fee				250.00
5.	Tax deed application fee				175.00
6.	Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				76.68
7.	<b>Total Paid (Lines 1-6)</b>				<b>2,632.74</b>
I certify the above information is true and the tax certificates, interest, ownership and encumbrance report fee, and tax collector's fees have been paid, and that the ownership and encumbrance statement is attached.					
Sign here: <u>Teresa Albarella</u>	<u>Hernando County, Florida</u>				
Signature, Tax Collector	Date <u>11/01/2023</u>				

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-15)</b>	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge(s) (see s.197.542, F.S.)	0.00
11. Electronic Auction Fee	0.00
12. Recording fee for certificate of notice	0.00
13. Sheriff's fees	0.00
14. Interest (see Clerk of Court Instructions, page 2)	0.00
15. <b>Total Paid (Lines 8-14)</b>	<b>0.00</b>
16. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
17. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	120.54
18. Statutory opening bid (total of Lines 7, 14, 15 (if applicable) and 16 (if applicable))	2,753.28
19. Redemption fee	6.25
20. Total amount to redeem	2,638.99
Sign here: _____ Date of sale _____ Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

**Total.** Add the amounts in Columns 3, 4 and 5

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6.** The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (complete Part 5)**

**Line 14: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **13**. Enter the amount on **Line 14.**

**Line 15:** Enter the total of Lines 8-14. Complete Lines 15-20, if applicable.

HERNANDO COUNTY TAX COLLECTOR

SALLY L. DANIEL C.F.C.

20 NORTH MAIN ST. ROOM 112 \* BROOKSVILLE, FL 34601-2892  
TELEPHONE (352) 754-4180 \* FAX (352) 754-4189  
www.hernandocounty.us/tc



**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2023-  
0480

To: Tax Collector of HERNANDO COUNTY, Florida

I,  
TETYANA FRAUSTO  
3621 BIRMINGHAM LN  
NORTH PORT, FL 34288,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
R18-221-18-1740-0000-0321	2019/190217200	05-31-2019	FLA SUNSHINE FARMETTES UNIT 1 E100 FT OF LOT 32

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
TETYANA FRAUSTO  
3621 BIRMINGHAM LN  
NORTH PORT, FL 34288

09-22-2023  
Application Date

\_\_\_\_\_  
Applicant's signature

# TitleExpress<sup>®</sup>

A service of **Grant Street Group**

339 Sixth Ave, Suite 1400  
Pittsburgh, PA 15222

TDA# 2023-0480

Web: [www.grantstreet.com](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)

Phone: (412) 391-5555

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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:

<b>Parcel ID</b>	<b>Alt. Key</b>	<b>Property Address</b>
R18-221-18-1740-0000-0321	00073226	KIDS AVE

**Legal Description**

FLA SUNSHINE FARMETTES UNIT 1 E100 FT OF LOT 32

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## Other Parcel Info

<b>Certificate #</b>	<b>Assessed Value</b>	<b>Homestead?</b>	<b>Mobile Home?</b>	<b>Bankruptcy?</b>
2019 - 190217200	\$6,984	No	No	No

**Owner of Record on Current Tax Roll**

OGBURN PROPERTIES LLC

**Billing Name & Address**

1028 EMBASSY AVE  
SPRING HILL FL 34606-5843  
US

# PROPERTY INFORMATION REPORT

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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:** 10/31/2023      **Search covers**    **20 years**      **through:** 10/23/2023

*Nicole Burdick*  
Title Examiner

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**General Examiner Comments:**

## APPARENT TITLE HOLDER

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
OGBURN PROPERTIES LLC 1028 EMBASSY AVENUE SPRING HILL FL 34606	Quit Claim Deed Bk:2566 Pg:1473	
ATTORNEY TODD V MACKEY PL, REGISTERED AGENT O/B/O OGBURN PROPERTIES, LLC 3160 S FALKENBURG DRIVE CARDEL HOMES BUILDING RIVERVIEW FL 33569	Sunbiz-Owner	

### Related Documents (for Reference)

Warranty Deed  
Bk:115 Pg:84

Agreement for Deed  
Bk:556 Pg:199

Affidavit  
Bk:892 Pg:906

Tax Deed  
Bk:2500 Pg:251

## MORTGAGE HOLDER

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
None found.		

### Related Documents (for Reference)

None found.

## LIEN HOLDER

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
None found.		

**Related Documents (for Reference)**

None found.

**OTHER PARTIES**

**Name & Address of Record**

**Document**

**Examiner Comments**

None found.

**Related Documents (for Reference)**

None found.

**OTHER DOCUMENTS**

**Document Type**

Property Appraiser



LT1-2-2008029766-1



LT2-2566-1473-2

05/29/2008 3:17PM # Pages 2  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

RECORDING FEES \$ 18.50  
DEED DOC STAMP \$ 0.70  
05/29/2008 Deputy Clk

Prepared By:  
Broader Imaging Construction  
1216 Broad St.  
Brownsville FL 34604

2/

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

# Quitclaim Deed

Date of this Document: May 21, 2008

Reference Number of Any Related Documents: \_\_\_\_\_

**Grantor:**

Name Broader Imaging Construction + Development, Inc  
Street Address 1028 Embassy Avenue Spring Hill FL  
City/State/Zip Spring Hill FL 34606

**Grantee:**

Name Caborn Properties LLC  
Street Address 1028 Embassy Avenue  
City/State/Zip Spring Hill, FL 34606

R

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): FLA Sunshine Farm Hrs Unit 1 E 100 FT of Lot 3A

Assessor's Property Tax Parcel/Account Number(s): R18 22118 1740 0000 0321

**THIS QUITCLAIM DEED**, executed this 21 day of May 2008, by first party, Grantor, Broader Imaging Construction + Development whose mailing address is 1028 Embassy Avenue Spring Hill FL 34606 to second party, Grantee, Caborn Properties LLC whose mailing address is 1028 Embassy Avenue Spring Hill FL 34606

**WITNESSETH** that the said first party, for good consideration and for the sum of One hundred Dollars (\$ 100.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Hernando, State of Florida  
to wit: 10495 Kids Avenue FLA Sunshine Forestes Cmtl  
5100 FT LF Lot 32

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness [Signature]  
 Print Name of Witness Holly C. Gorman

Signature of Witness [Signature]  
 Print Name of Witness Beth Gorman

Signature of Grantor [Signature]  
 Print Name of Grantor Edward S. Pyle

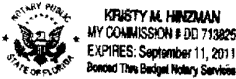
State of Florida  
County of Hernando

On May 21, 2008 before me, Kristy Hinzman,  
appeared Edward Pyle, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Signature of Notary

Affiant  Known  Produced ID  
Type of ID \_\_\_\_\_  
(Seal)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
OGBURN PROPERTIES, LLC

### Filing Information

<b>Document Number</b>	L07000127074
<b>FEI/EIN Number</b>	APPLIED FOR
<b>Date Filed</b>	12/26/2007
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/25/2009
<b>Event Effective Date</b>	NONE

### Principal Address

1028 EMBASSY AVENUE  
SPRING HILL, FL 34606

### Mailing Address

1028 EMBASSY AVENUE  
SPRING HILL, FL 34606

### Registered Agent Name & Address

ATTORNEY TODD V MACKEY PL  
3160 S FALKENBURG DRIVE  
CARDEL HOMES BUILDING  
RIVERVIEW, FL 33569

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

PYLE, LILLIAN  
1028 EMBASSY AVENUE  
SPRING HILL, FL 34606

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2008	05/01/2008

### Document Images

[05/01/2008 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/26/2007 -- Florida Limited Liability](#)

[View image in PDF format](#)

WARRANTY DEED

RAMCO'S FORM D-1-REV.

# Warranty Deed

Official Record **115** PAGE **64**

This Indenture, Made this 12 day of August, A. D. 1961.

**BETWEEN**  
L. B. Porter, single person  
of the County of HERNANDO and State of Florida  
part 2 of the first part, and  
Mrs. A. M. GOSWAMI wife of L. B. Porter,  
of the County of HERNANDO and State of Florida part 108 of the  
second part, WITNESSETH, that the said part 2 of the first part, for and in consideration of the sum of  
Two Hundred and Sixty Dollars Consideration  
to them in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and  
conveyed, and by these presents do grant, bargain, sell and transfer unto the said part 108 of the  
second part and heirs heirs and assigns forever, all that certain parcel of land lying and being in the County  
of HERNANDO and State of Florida, more particularly described as follows:

THE PART 108 OF LOT 824, Florida Domestic Properties  
HERNANDO COUNTY, FLORIDA  
HERNANDO COUNTY, FLORIDA

FILED FOR RECORD  
HERNANDO COUNTY, FLORIDA  
1961 AUG 23 AM 9:16

003538

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and power,  
force and right of donor, receiver, remainder and egress thereof belonging or in anywise appertaining TO HAVE  
AND TO HOLD the same in fee simple forever.

And the said part 2 of the first part covenants with the said part 108 of the second part that  
she lawfully owned of the said premises that they are free from all encumbrances

and that  
she do and lawfully authority to sell the same; and that the said part 2 of the first part  
do hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons  
whosoever.

IN WITNESS WHEREOF, the said part 2 of the first part has hereunto set her hand  
and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence.

L. B. Porter (Seal)  
A. M. Goswami (Seal)



State of Florida,  
County of Hernando

I HEREBY CERTIFY, That on this 12 day of August, A. D. 1961  
before me personally appeared A. M. Goswami

to me known to be the person described in and  
who executed the foregoing conveyance to L. B. Porter and heirs  
and severally acknowledged the execution thereof to be her free act and deed for the uses and purposes  
therein mentioned; and the said she

she on a separate and private examination taken and made  
by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the  
said deed of Conveyance for the purpose of reconveying, relinquishing and conveying all her right, title and interest, whether  
of donor or of separate property, mine or equitable, in and to the lands therein described, and that she executed said  
deed freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal as Notary Public  
in the County of Hernando and State of Florida  
this 12 day of August, 1961.

NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION EXPIRES JUNE 4, 1967  
BONDED THROUGH FRED W. DIETELMANN

OFFICIAL RECORD **115** **64**

executive line

Articles of Agreement, Made this 11th day of July in the year of our Lord one thousand nine hundred and eighty-four

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties hereto. The use of the singular number shall include the plural, and the plural the singular. The use of one gender shall include all genders, and, if used, the term "note" shall include all the notes herein used, and if more than one.

Between MARY V. RHODES, widow and surviving spouse of WILLIAM N. RHODES, 7380 Southview, Brooksville, Florida 33512 party of the first part, and IRENE B. LANHAM and DELMAR W. LANHAM, as joint tenants with rights of survivorship, 7380 Southview, Brooksville, Florida 33512 party of the second part,

Witnesseth, that if the said party of the second part shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the said party of the first part hereby covenants and agrees to convey and assure to the said party of the second part, in fee simple, clear of all incumbrances whatever, by a good and sufficient deed, the lot, piece, or parcel of ground situated in the County of HERNANDO, State of Florida, known and described as follows, to-wit:

East 100 feet of Lot 32, Florida Sunshine Farmetts, Unit #1, Section 18, Township 21, Range 18, Hernando County, Florida

This instrument prepared from information furnished by the parties. No title insurance was requested or paid. Law Offices of Meritt, High, Underwood & Elmer

and the said party of the second part hereby covenants and agrees to pay to the said party of the first part the sum of ONE THOUSAND TWO HUNDRED AND NO/100 -- -Dollars, in the manner following

\$104.38 per month beginning August 1, 1984 and a like amount each month thereafter until paid in full.

including interest at the rate of 8% per annum, payable ~~annually~~ ~~on the whole sum remaining from time to time unpaid~~ and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said land subsequent to the year 1984, and to keep the buildings upon said premises insured in some company satisfactory to the party of the first part in a sum not less than full insurable value

And in case of failure of the said party of the second part to make either of the payments or any part thereof, or to perform any of the covenants on his part hereby made and entered into, his contract shall, at the option of the party of the first part, be forfeited and terminated, and the party of the second part shall forfeit all payments made on this contract; and such payments shall be retained by the said party of the first part in full satisfaction and liquidation of all damages by him sustained, and said party of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefore, and at the option of the party of the first part the unpaid balance shall without demand become due and payable, and all costs and expenses of collection of said moneys by foreclosure or otherwise, including solicitor's fees, shall be paid by the party of the second part, and the same are hereby secured.

It Is Mutually Agreed, by and between the parties hereto, that the time of payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

In Witness Whereof, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in presence of:

Virginia G. McKinnon
Janet M. Hart
Virginia G. McKinnon
Janet M. Hart
Betty Lawrence
Dorothy Lee

Mary V. Rhodes
MARY V. RHODES
Irene B. Lanham
IRENE B. LANHAM
Delmar W. Lanham
DELMAR W. LANHAM

Received on within Contract the following sums:

Received on within Contract the following sums:

Received on within Contract the following sums:

Received on within Contract the following sums:

Received on within Contract the following sums:

**ARTICLES of AGREEMENT  
FOR DEED**

MARY V. RHODES

TO

IRENE B. LANHAM and DELMAR  
W. LANHAM

Date July 11, 1984

State of Florida

County of HERNANDO

I Herby Certify, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

MARY V. RHODES

to me well known and known to me to be the person described in and who executed the foregoing agreement; and she acknowledged before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal at Brooksville, Hernando, and State of Florida, this 11th day of July, A. D. 19 84.

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES OCT 15 1986

*Mary V. Rhodes*  
Notary Public

My Commission Expires

O.R. 556 PG 0200

State of Florida

County of HERNANDO

I Herby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

IRENE B. LANHAM

to me well known and known to me to be the person described in and who executed the foregoing agreement; and she acknowledged before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal at Brookville County of Hernando, and State of Florida, this day of 11/11, A. D. 1984.

My Commission Expires

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES OCT 15 1986  
BONDED THROUGH GENERAL INSURANCE UNDO

Janet M. Slack  
Notary Public



Documentary Tax Pd. 1.80  
Intangible Tax Pd. 2.40  
Harold V. Brown, Clerk of Circuit Ct  
Hernando County, Florida  
By [Signature] D.C.

84 JUL 31 AM 9 04

FILED FOR RECORD  
HAROLD WM. BROWN, CLERK  
HERNANDO COUNTY, FLORIDA

019288

State of Florida

County of HERNANDO

I Herby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

DELMAR W. LANHAM

to me well known and known to me to be the person described in and who executed the foregoing agreement; and he acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal at Brookville County of Hernando, and State of Florida, this day of 23 July, A. D. 1984.

My Commission Expires

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
COMMISSION EXPIRES APR 5 1985  
BONDED THROUGH MURKIN/SHILTON INC

Robert E. Hudson  
Notary Public



FILED FOR RECORD  
KAREN NICOLAI, CLERK  
HERNANDO COUNTY, FLA.

039664

92 DEC 11 AM 10:31

600

A F F I D A V I T

STATE OF FLORIDA  
COUNTY OF Citrus

Before me the undersigned authority personally appeared Phyllis Ann Nevins,  
who after being first duly sworn, deposes and says:

That she knows of her own personal knowledge that W. N. Rhodes a/k/a William  
Neal Rhodes and Mary V. Rhodes were continuously married to each other until  
William Rhodes death, and that Mary V. Rhodes was not re-married at time of  
her death and property was not her homestead property at time of her death.

Further Affiant Saith Not.

Phyllis Ann Nevins  
Phyllis Ann Nevins

SWORN TO and subscribed before me this 4th day of December, A.D. 1992.  
By Phyllis Ann Nevins, who produced drivers licenses for identification  
& did not take an oath.

James F. Tindler, Jr.  
Notary Public  
My commission expires:



JAMES F. TINDLER, JR.  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION EXPIRES: SEPT. 22, 1993  
COMMISSION NUMBER CC 135441  
BORDER TWO GENERAL GUARANTEE REQUIREMENTS

This instrument was prepared by Nadine Bridges  
for Southeast Title Insurance Agency, Inc.  
5327 Commercial Way - Unit B-105, Spring Hill, Florida 33526.  
as a necessary incident to the fulfillment of conditions  
contained in a Title Insurance commitment issued by it

O. R. 892 PG 0906

TAX DEED

2007067105  
DEBBY 2500/251

Prepared By: Debra Ellinghuysen  
20 North Main St., Room 215  
Brooksville, FL. 34601  
Clerk TDA# 07-098

OFFICIAL RECORDS  
BK: 2500 PG: 251

STATE OF FLORIDA  
COUNTY OF HERNANDO

  
LT1-2-2007067105-1

The following Tax Sale Certificate Numbered 2241 issued on May 24, 2000 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 15th day of October, 2007 offered for sale as required by law for cash to the highest bidder and was sold to:

**BROADER IMAGING CONSTRUCTION AND DEVELOPMENT INC**

ADDRESS:  
1028 EMBASSY AVE  
SPRING HILL, FL 34606

**R**

  
LT2-2500-251-1

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

NOW, this 16th day of October, 2007 the County of Hernando, State of Florida, in consideration of the sum of (\$ 6,020.00) SIX THOUSAND TWENTY AND 00 / 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:

**FLA SUNSHINE FARM UNIT 1 E 100 FT OF LOT 32  
KEY #73226**

PROPERTY ID NUMBER R18-221-18-1740-0000

WITNESS:

Tracey Merry  
TRACEY MERRY  
Ann Pilgrim  
ANN PILGRIM



KAREN NICOLAI  
CLERK OF THE CIRCUIT COURT  
HERNANDO COUNTY



BY: Patricia A. Galbraith  
PATRICIA A GALBRAITH D.C.

10/16/2007 8:36AM # Pages 1  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

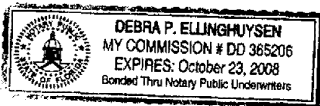
STATE OF FLORIDA  
COUNTY OF HERNANDO

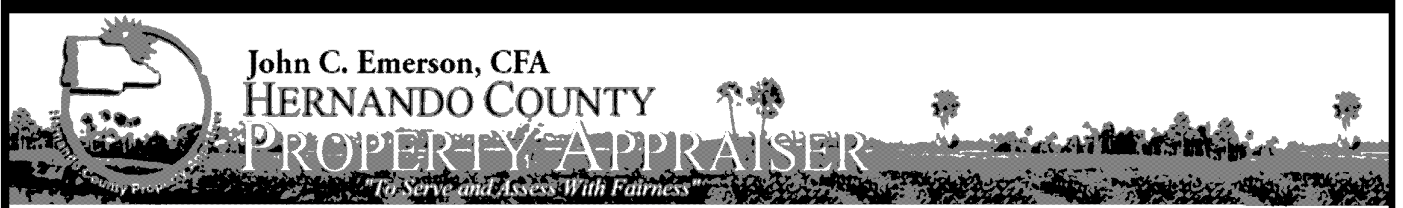
RECORDING FEES \$ 10.00  
DEED DOC STAMP \$ 42.70  
10/16/2007 dpe Deputy Ck

On this 16th day of October, 2007 before me personally appeared \_\_\_\_\_ Karen Nicolai, Clerk of Circuit Court or \_\_\_\_\_, 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.

Debra P. Ellinghuysen  
NOTARY PUBLIC STATE OF FLORIDA





\*\*Street Level photos may not be available if structure is not visible from road.

Owner Name: OGBURN PROPERTIES LLC Mailing 1028 EMBASSY AVE Address: SPRING HILL FL 34606-5843		Building: \$0 Assessed: \$5,249 Features: \$0 Exempt: \$0 Land: \$6,984 Capped: \$5,249 AG Land: \$0 Excl Cap: \$0 Market: \$6,984 Taxable: \$5,249		12/27/2022 1 of 61 Select Date
Site Address: KIDS AVE Description: FLA SUNSHINE FARMETTES UNIT 1 E100 FT OF LOT 32 DOR Code: (00) VACANT RESIDENTIAL Levy Code: CWES Sec/Tnshp/Rng: 18-21-18 Subdivision: FLA SUNSHINE FARMETTES UNIT Neighborhood: FLA SUNSHINE FARMETTES UNI(1740)		AdValorem: \$82.20 NONAdValorem: \$103.29 Total For 2022: \$185.49 Total For 2021: \$176.65 Total For 2020: \$168.37 Total For 2019: \$163.10		Real Time Tax Info Pay Taxes Online

Land Breakdown		
Land Use	Units	Value
RESIDENTIAL/SQFT RATE	15,520.00 SQUARE FEET	6,984

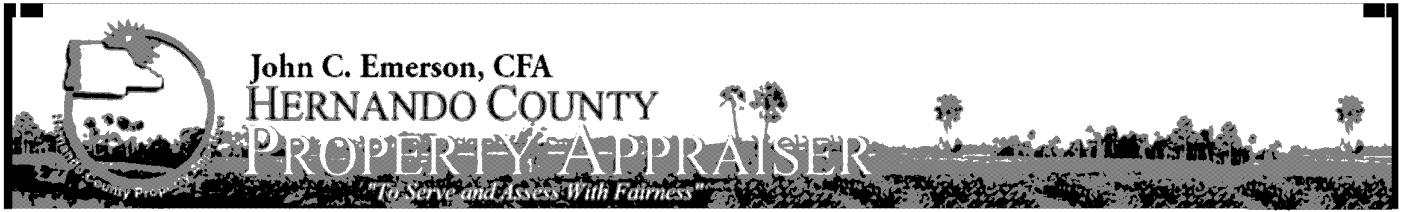
Sales Breakdown						
Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
05/21/2008	<a href="#">2566/1473</a>	QC	V	D	\$100	OGBURN PROPERTIES LLC
10/16/2007	<a href="#">2500/251</a>	TD	V	D	\$6,100	BROADER IMAGING CONSTRUCTION and
07/01/1984	<a href="#">556/199</a>	AG	V	D	\$1,200	LANHAM IRENE B and DELMAR W
01/01/1980					\$0	RHODES WM N ET UX

Building Characteristics					
Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).					

Extra Features				
Bldg#	Description	Actual Year	Dimensions	Current Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).				

Addresses
KIDS AVE

Businesses										
Name	TPP PIN	TPP Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Curr Val	Last Yr Val	2 Yrs Ago
No Matching Records Found or the Information is Exempt per Florida Statute(s).										



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**SALLY L. DANIEL, CFC**  
Hernando County Tax Collector  
20 North Main Street, Room 112  
Brooksville, Florida 34601-2892

return to  
sender not  
at TMA r/s  
at this address!!

RECEIVED  
OCT 10 2023

TDA  
K# 73226  
TDA# 2023-0480

OGBURN PROPERTIES LLC  
1028 EMBASSY AVE  
SPRING HILL, FL 34606-5843

?? HJFWIMP 46034606  
JTB  
2892

NIXIE 339 FE 1270 0010/06/23  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 34601289299 \*2574-04325-06-04