

AFFIDAVIT (TAX DEED SALE - EXCESS PROCEEDS)

TDA# 2023-309TD

Unclaimed Financial LLC Assignment For My Investment Holding LLC Ronald Flood, 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 03/13/24 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. 2023-309TD 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 \$ _____, 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:

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

Mos Lechman Chairman Managing Director Unclaimed Financial LLC
521 N Formosa Ave Los Angeles CA 90036
845-521-6666 m.lechman20@gmail.com

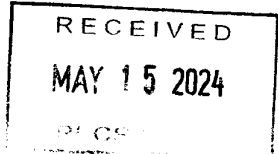
State of California
County of Los Angeles

The foregoing instrument was acknowledged before me this 13th day of May, 2024 by Mos Lechman, who is personally known to me or who has produced New York State Driver License as identification and who did / did not take an oath.

Notary Seal

Judith Rodriguez
Notary Public

see attachment



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 05/13/2024 before me, Katrina Santiago, Notary Public
(insert name and title of the officer)

personally appeared Mooredchai Citronenbaum
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Katrina Santiago

(Seal)



RECEIVED

MAY 15 2024

RECS MGMT

ASSIGNMENT OF INTEREST

For and in consideration of good and valuable consideration, the receipt of which being hereby acknowledged, I Donald Flood My Investment Holdings LLC, as assignor, who resides at 17099 Seaside Ave Fort Charlotte FL, hereby assigns, sells, transfers and conveys to Unclaimed Financial LLC 521 N Formosa Ave Los Angeles CA 90036 any and all surplus 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 03/14/24 (date) by the Clerk of the Circuit Court/Treasurer, Hernando County in FL, the legal description of which is:

Such property was sold under Parcel Number: Tax Rec # 2023 - 309TD

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

- a. The amount of surplus funds available for distribution is up to \$ 9,938.30; and that I may be entitled to receive up to \$ 9,938.30 of that amount.

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. 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.

Assignor Signature

Donald Flood

Further affiant sayeth not.

Notary Acknowledgement

State of Florida County of Charlotte Subscribed, Sworn and acknowledged before me by Donald Flood, the Principal, and subscribed

and sworn to before me by Donald Flood, this 10th day of May, 2024

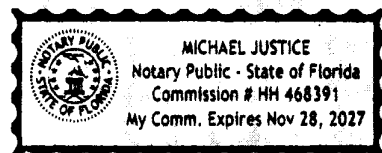
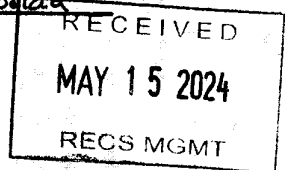
Michael Justice
Notary Signature, Michael Justice

Notary Public In and for the County of Charlotte State of Florida

My Commission Expires: 11-28-2027

physically appeared
10: Drivers License

(Notary Seal)



To: 7525 Forest Oaks Blvd, Spring Hill, FL 34606, United States 352 754 4190

If this is not the proper department, please forward this letter to the proper office.

Dear Sirs,

I have NOT been receiving notifications regarding tax or other updates to my lots in Hernando County. I am a 100% disabled veteran and perhaps there was a lapse in communication over the years with hurricanes and various moves. As a result, many of my real estate parcels have been sold off; I would like to have my account noted that all notifications should be directed to Donald Flood and his various corporations including:

My Investments holding LLC
Jamin LLC
Family Project LLC
Nestegg LLC
Floodgate LLC

The address is currently 17094 Seashore Ave. Port Charlotte, FL 33948

If needed please call me to verify my Identity on my cell: 941-376-3900

I understand that there may be current surplus funds available from tax deed sales on behalf of the various corporations and myself. I am also interested in bringing the balance of my property taxes current.



Thank you for your anticipated cooperation,

Donald Flood and Donald Flood Managing member of:

My Investments holding LLC
Jamin LLC
Family Project LLC
Nestegg LLC
Floodgate LLC



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

Detail by Entity Name

Florida Limited Liability Company
MY INVESTMENTS HOLDING LLC

Filing Information

| | |
|----------------------|-------------------------------------|
| Document Number | L05000093383 |
| FEI/EIN Number | 20-3513811 |
| Date Filed | 09/22/2005 |
| Effective Date | 09/22/2005 |
| State | FL |
| Status | INACTIVE |
| Last Event | ADMIN DISSOLUTION FOR ANNUAL REPORT |
| Event Date Filed | 09/25/2015 |
| Event Effective Date | NONE |

Principal Address

1100 POINT OF ROCKS ROAD
SARASOTA, FL 34242

Mailing Address

1100 POINT OF ROCKS ROAD
SARASOTA, FL 34242

Registered Agent Name & Address

FLOOD, DONALD
1100 POINT OF ROCKS ROAD
SARASOTA, FL 34242

Authorized Person(s) Detail

Name & Address

Title GMGR

FLOOD, DONALD
1100 POINT OF ROCKS ROAD
SARASOTA, FL 34242

Title MGRM

FLOOD, MICHAEL
1503 ARUNDEL AVENUE
NORTH PORT, FL 34288

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2012 | 04/17/2012 |
| 2013 | 04/29/2013 |
| 2014 | 04/22/2014 |

Document Images

| | |
|---|--|
| 04/22/2014 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/17/2012 -- ANNUAL REPORT | View image in PDF format |
| 04/26/2011 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/16/2009 -- ANNUAL REPORT | View image in PDF format |
| 03/27/2008 -- ANNUAL REPORT | View image in PDF format |
| 01/22/2007 -- ANNUAL REPORT | View image in PDF format |
| 02/27/2005 -- ANNUAL REPORT | View image in PDF format |
| 09/22/2005 -- Florida Limited Liabilities | View image in PDF format |

Corporations

My Investments Holding LLCKey #22914 - 2016-2020 - TDA - Sold853188 - 2016-2023 - TDA @ Clerk's853197 - 2016-2023 - TDA - Hold33056 2016-2023 - TDA @ Clerk's855079 2009-2015 TDA - Sold508516 2009-2015 TDA - Sold491097 2009-2015 TDA - Sold

To: 7525 Forest Oaks Blvd, Spring Hill, FL 34606, United States 352 754 4190

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| Event Effective Date | NONE |

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Mailing Address

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SARASOTA, FL 34242

Registered Agent Name & Address

FLOOD, DONALD
1100 POINT OF ROCKS ROAD
SARASOTA, FL 34242

Authorized Person(s) Detail

Name & Address

Title GMGR

FLOOD, DONALD
1100 POINT OF ROCKS ROAD
SARASOTA, FL 34242

Title MGRM

FLOOD, MICHAEL
1503 ARUNDEL AVENUE
NORTH PORT, FL 34288

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| 2014 | 04/22/2014 |

Document Images

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| 04/27/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/16/2009 -- ANNUAL REPORT | View image in PDF format |
| 03/27/2008 -- ANNUAL REPORT | View image in PDF format |
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3008 Department of the Treasury - Internal Revenue Service

Form 668 (Z)
 (Rev. 10-2000)

Certificate of Release of Federal Tax Lien

| | | |
|---|---------------------------------------|------------------------------------|
| Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050 | Serial Number 148460715 | For Use by Recording Office |
|---|---------------------------------------|------------------------------------|

I certify that the following-named taxpayer, under the requirements of section 6325 (a) of the Internal Revenue Code has satisfied the taxes listed below and all statutory additions. Therefore, the lien provided by Code section 6321 for these taxes and additions has been released. The proper officer in the office where the notice of internal revenue tax lien was filed on April 09 2015, is authorized to note the books to show the release of this lien for these taxes and additions.

Name of Taxpayer
 MY INVESTMENTS HOLDING LLC
 AS ALTER EGO OF PATRICIA AND DONALD FLOOD

Residence 5342 CLARK RD APT 180
 SARASOTA, FL 34233-0000

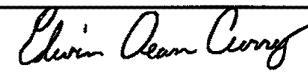
COURT RECORDING INFORMATION:

| | | | |
|-------|------|---------|------------|
| Liber | Page | UCC No. | Serial No. |
| 3205 | 870 | n/a | 2015020915 |

| Kind of Tax <i>(a)</i> | Tax Period Ending <i>(b)</i> | Identifying Number <i>(c)</i> | Date of Assessment <i>(d)</i> | Last Day for Refiling <i>(e)</i> | Unpaid Balance of Assessment <i>(f)</i> |
|---------------------------|---------------------------------|----------------------------------|----------------------------------|-------------------------------------|--|
| 1040 | 12/31/2004 | XXX-XX-7251 | 05/20/2013 | 06/19/2023 | 15275.71 |
| 1040 | 12/31/2005 | XXX-XX-7251 | 11/13/2006 | 12/13/2016 | |
| 1040 | 12/31/2005 | XXX-XX-7251 | 04/25/2013 | 05/25/2023 | 837765.39 |
| ***** | | | | | |

| | |
|--|---------------------------|
| Place of Filing CLERK OF CIRCUIT COURT HERNANDO COUNTY BROOKSVILLE, FL 34601 | Total \$ 853041.10 |
|--|---------------------------|

This notice was prepared and signed at BALTIMORE, MD, on this, the 14th day of April, 2024.

| | |
|---|---|
| Signature  | Title Operations Manager, Centralized Lien Operation |
|---|---|