

**CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

<b>Part 1: Tax Deed Application Information</b>					
Applicant	DAY INVESTMENT AND CONSULTING LLC 4274 WILKIE WAY, APT J PALO ALTO, CA 94306			Application date	Mar 17, 2025
				Deed application number	2025-0015
Owner	MULLIS BRENDA E MULLIS BRENDA E 12332 STEWARTSVILLE RD VINTON, VA 24179-5953			Certificate #	2021 / 210343900
Property description	MAURINE PLACE BLK 2 LOTS 24 25 & 26			Issued	05/28/2021
				Parcel ID	R14-223-19-2700-0020-0240
				Alternate Parcel ID	459051
<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)	
# 2021/210343900	05/28/2021	148.07	95.51	243.58	
# 2020/200476100	05/31/2020	171.91	110.88	282.79	
<b>→ Part 2: Total*</b>				<b>526.37</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)
# 2024/240001443	05/31/2024	104.47	6.25	14.10	124.82
# 2023/230001582	05/31/2023	179.32	6.25	51.11	236.68
# 2022/220358500	05/31/2022	162.32	6.25	82.78	251.35
<b>Part 3: Total*</b>					<b>612.85</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)					1,139.22
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					70.43
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)					24.52
<b>Total Paid (Lines 1-6)</b>					<b>1,659.17</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>				Hernando County, Florida	
Signature, Tax Collector				Date <u>4/11/2025</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	0.00
18. Statutory opening bid (total of Lines 7, 14, 15 (if applicable) and 16 (if applicable))	1,659.17
19. Redemption fee	6.25
20. Total amount to redeem	1,665.42

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

AMY L. BLACKBURN, 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: 2025-0015

To: Tax Collector of HERNANDO COUNTY, Florida

I,  
DAY INVESTMENT AND CONSULTING LLC  
4274 WILKIE WAY, APT J  
PALO ALTO, CA 94306,

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
R14-223-19-2700-0020-0240	2021/210343900	05-28-2021	MAURINE PLACE BLK 2 LOTS 24 25 & 26

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  
DAY INVESTMENT AND CONSULTING LLC  
4274 WILKIE WAY, APT J  
PALO ALTO, CA 94306

03-17-2025  
Application Date

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

# TitleExpress\*

A service of **Grant Street Group**

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

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

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

<b>Parcel ID</b>	<b>Alt. Key</b>	<b>Property Address</b>
R14-223-19-2700-0020-0240	00459051	0 LANIER AVE BROOKSVILLE 34604

**Legal Description**

MAURINE PLACE BLK 2 LOTS 24 25 & 26

## Other Parcel Info

<b>Certificate #</b>	<b>Assessed Value</b>	<b>Homestead?</b>	<b>Mobile Home?</b>	<b>Bankruptcy?</b>
2021 - 210343900	\$3,898	No	No	No

**Owner of Record on Current Tax Roll**

BRENDA E MULLIS

**Billing Name & Address**

12332 STEWARTSVILLE RD  
VINTON VA 24179-5953  
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:** 04/10/2025      **Search covers**    **20 years**      **through:** 03/24/2025

*Sue Servas*  
Title Examiner

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**General Examiner Comments:**

**APPARENT TITLE HOLDER****Name & Address of Record**

BRENDA E MULLIS  
550 DARBY WAY  
LONGWOOD FL 32779

**Document**

Quit Claim Deed  
Bk:2770 Pg:212

**Examiner Comments**

Quit Claim Deed  
Bk:2770 Pg:214

**Related Documents (for Reference)**

Warranty Deed  
Bk:816 Pg:1467

**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

2

2010049970

LORINDA 2778/212

OFFICIAL RECORDS  
BK: 2778 PG: 212



09/20/2010 9:45AM 4 Pages 2  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAII

Recording requested by: Brenda E. Mullis Space above reserved for use by Recorder's Office  
When recorded, mail to: Document prepared by:  
Name: Brenda E. Mullis Name: Brenda E. Mullis  
Address: 550 Darby Way Address: 550 Darby Way  
City/State/Zip: Longwood, FL 32779 City/State/Zip: Longwood, FL 32779  
Property Tax Parcel/Account Number: B14-223-19 2700 0020-0240

R

### Quitclaim Deed

RECORDING FEES  
DEED DOC STAMP  
09/20/2010 Deputy CLK

18 50  
0 76

This Quitclaim Deed is made on September 15, 2010 between  
Charles Underwood Grantor, of 12330 Stewartville Rd  
City of Vinton State of Virginia  
and Brenda E. Mullis Grantee, of 550 Darby Way  
City of Longwood State of Florida 32779

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at Maurine Place, Blk 2, Lots 24, 25 & 26  
City of Brooksville State of Florida

Lots 24, 25 and 26, Block 2, Maurine Place  
Section 14, Township 23 South, Range 19 East,  
Hernando County, Florida

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
Taxes for the tax year of 2010 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: September 15, 2010

Charles J. Underwood  
Signature of Grantor

Charles J. Underwood  
Name of Grantor

Nathan D. Lawford  
Signature of Witness #1

Nathan D. Lawford  
Printed Name of Witness #1

Sarah A. Brubaker  
Signature of Witness #2

SARAH A. BRUBAKER  
Printed Name of Witness #2

State of Virginia County of Roanoke  
On September 15, 2010, the Grantor, Charles J. Underwood  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

Kimberly Weeks  
Notary Signature

Notary Public,

In and for the County of Roanoke State of Virginia

My commission expires: May 31, 2012



Send all tax statements to Grantee.

2010049971

LORINDA 2778/214

09/20/2010 9:45AM 4 Pages 2  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

LI-2-2010049971-1

RECORDING FEES  
DEED DOC STAMP  
09/20/2010

18 50  
0.75  
Deputy Clk

LI2-2778-214-2

Recording requested by: Brenda E. Mullis Space above reserved for use by Recorder's Office  
 When recorded, mail to: \_\_\_\_\_ Document prepared by:  
 Name: Brenda E. Mullis Name Brenda E. Mullis  
 Address: 550 Darby Way Address 550 Darby Way  
 City/State/Zip: Longwood, FL 32779 City/State/Zip Longwood, FL 32779  
 Property Tax Parcel/Account Number: R14 223 19 2700 0020 0240

### Quitclaim Deed

This Quitclaim Deed is made on September 15, 2010, between  
Barbara H. Underwood, Grantor, of 12320 Stewartsville Rd  
 City of Vinton, State of Virginia  
 and Brenda E. Mullis, Grantor, of 550 Darby Way  
 City of Longwood, State of Florida 32779 *bm*

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
 the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs  
 and assigns, to have and hold forever, located at Maurine Place, Blk 2, Lots 24, 25 & 26  
 City of Brooksville, State of Florida

Lots 24, 25 and 26, Block 2, Maurine Place  
 Section 14, Township 23 South, Range 19 East  
 Hernando County, Florida

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
 Taxes for the tax year of 2010 shall be prorated between the Grantor and Grantee as of the date of  
 recording of this deed.

Dated: September 15, 2010

Barbara H. Underwood  
Signature of Grantor

Barbara H. Underwood  
Name of Grantor

Shawn A. Seashen  
Signature of Witness #1

Shawn A. Seashen  
Printed Name of Witness #1

Nathan P. Lanham  
Signature of Witness #2

Nathan P. Lanham  
Printed Name of Witness #2

State of Virginia County of Roanoke  
On September 15, 2010, the Grantor Barbara H. Underwood  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

Carrie Wells  
Notary Signature

Notary Public,  
In and for the County of Roanoke State of Virginia  
My Commission expires: May 30, 2012

Send all tax statements to Grantor.



01528

91 APR 19 AM 9:40

This instrument prepared by:

Glen L. Brock, Esq.  
Post Office Box 5004  
Lakeland, FL 33807

Property Appraiser Parcel Identification (PIN) Number(s):

600.512

WRITE ABOVE THE LINE FOR PRECEDENCE DATE

WRITE ABOVE THE LINE FOR RECORDING DATE

This instrument, Made this 6th day of March, A. D. 19 91

Between RUFUS H. HODGES and NELLIE B. HODGES, husband and wife

of the County of Roanoke to the State of Virginia, parties of the first part, and

CHARLES J. UNDERWOOD and BARBARA B. UNDERWOOD, his wife  
of the County of Roanoke to the State of Virginia whose post office address is

Route 4, Box 183, Vinton, Virginia 24179  
parties of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of  
TEN DOLLARS AND NO/100— Dollars,  
to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged,  
have granted, bargained, and sold to the said parties of the second part, their heirs and assigns forever,  
the following described land, situate and being in the County of Hernando  
State of Florida, to-wit:

lots 24, 25 and 26, Block 2, MAURINE PLACE,  
Section 14, Township 23 South, Range 19 East,  
Hernando County, Florida.

LEGAL DESCRIPTION PROVIDED BY GRANTORS.

Documentary Tax PAID \$5  
Stampable Tax PAID \$  
Hernando County Clerk of Court CL  
Hernando County, Florida  
J. C. [Signature]

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever.

In Witness Whereof, The said parties of the first part do hereby set their hands and seals this day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSED BY:

X Rufus H. Hodges  
RUFUS H. HODGES

X Barbara B. Underwood  
BARBARA B. UNDERWOOD

X Nellie B. Hodges  
NELLIE B. HODGES

X Rhonda J. Canley  
RHONDA J. CANLEY

STATE OF FLORIDA, VIRGINIA  
COUNTY OF ROANOKE

I HEREBY CERTIFY that the foregoing is a true and correct copy of the original as the same appears to me, and in the County aforesaid to take acknowledgment, voluntarily appeared RUFUS F. HODGES and NELLIE B. HODGES, husband and wife

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State first aforesaid this 6th day of March A. D. 1991.

BY CLERK OF COURT APPOINTED AS SUCH

Therese E. McGuire  
NOTARY PUBLIC

O.R. 818 PG 1487



# HERNANDO COUNTY PROPERTY APPRAISER

*To Serve and Assess With Fairness*



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

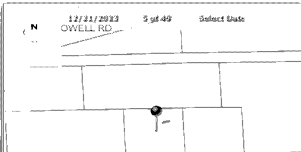
Parcel Key: 00459051 Parcel #: R14 223 19 2700 0020 0240

### Owner Information

Owner: MULLIS BRENDA E  
 Name: MULLIS BRENDA E  
 Mailing: 12332 STEWARTSVILLE RD  
 Address: YINTON VA 24179-5953

### Property & Assessment Values

Building: \$0 Assessed: \$730  
 Features: \$0 Exempt: \$0  
 Land: \$3,889 Capped: \$730  
 AG Land: \$0 Excl Cap: \$0  
 Market: \$3,888 Taxable: \$730



### Property Information

Site Address: LANIER AVE  
 Description: MAURINE PLACE BLK 2 LOTS 24 25 & 26  
 DGR Code: 000 VACANT RESIDENTIAL  
 Levy Code: CWES Sec/Tnshp/Rng: 14-23-19  
 Subdivision: JAY RINE PLACE  
 Neighborhood: MAURINE PLACE (RD)

### Certified Tax Information

AdValorem: \$30.71  
 NonAdValorem: \$39.72  
 Total For 2024: \$70.43  
 Total For 2023: \$65.44  
 Total For 2022: \$59.10  
 Total For 2021: \$526.05

[See This Tax info](#) [See This Year's](#)  
[CP Information](#) [Using](#) [Current Webpage](#)

### Land Breakdown

Land Use	Units	Value
RESIDENTIAL/SQFT RATE	6,607.00 SQUARE FEET	3,898

### Sales Breakdown

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
09/15/2010	<a href="#">2770/214</a>	QC	V	D	\$100	MULLIS BRENDA E
09/15/2010	<a href="#">2770/212</a>	QC	V	D	\$100	MULLIS BRENDA E
03/01/1991	<a href="#">816/1467</a>	WD	V	D	\$100	UNDERWOOD CHARLES and BARBARA H
01/01/1980		WD	V	D	\$800	HODGES RUFUS F 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

LANIER 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).										



**HERNANDO COUNTY**  
**PROPERTY APPRAISER**  
*To Serve and Assess With Fairness*



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