

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information			
Applicant	JPL INVESTMENTS CORP, JPL INVESTMENTS CORP 8724 SW 72 ST NO 382 MIAMI, FL 33173	Application date	Apr 25, 2025
		Deed application number	2025-0326
Owner	GABLE DIANE GABLE DIANE 2127 WHITEWOOD AVE SPRING HILL, FL 34609-5056	Certificate #	2023 / 230004111
Property description	SPRING HILL UNIT 13 BLK 897 LOT 11	Issued	05/31/2023
		Parcel ID	R32-323-17-5130-0897-0110
		Alternate Parcel ID	462494

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application				
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)
# 2023/230004111	05/31/2023	1,231.80	61.59	1,293.39
→Part 2: Total*				1,293.39

Part 3: Other Certificates Redeemed by Applicant (Other than County)					
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)
# 2024/240004008	05/31/2024	1,260.29	6.25	63.01	1,329.55
Part 3: Total*					1,329.55

Part 4: Tax Collector Certified Amounts (Lines 1-7)	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,622.94
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,259.10
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)	193.82
7. Total Paid (Lines 1-6)	4,500.86

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> _____ Signature, Tax Collector	<u>Hernando County, Florida</u> Date <u>07/21/2025</u>
---	---

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
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. Total Paid (Lines 8-14)	0.00
16. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	40,473.50
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))	44,974.36
19. Redemption fee	6.25
20. Total amount to redeem	4,507.11

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: 2025-0326

To: Tax Collector of HERNANDO COUNTY, Florida

I,
JPL INVESTMENTS CORP, JPL INVESTMENTS CORP
8724 SW 72 ST NO 382
MIAMI, FL 33173,

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
R32-323-17-5130-0897-0110	2023/230004111	05-31-2023	SPRING HILL UNIT 13 BLK 897 LOT 11

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
JPL INVESTMENTS CORP, JPL INVESTMENTS CORP
8724 SW 72 ST NO 382
MIAMI, FL 33173

04-25-2025
Application Date

Applicant's signature

TitleExpress*

A service of **Grant Street Group**

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: www.grantstreet.com

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
R32-323-17-5130-0897-0110	462494	2127 WHITEWOOD AVE SPRING HILL 34609

Legal Description

SPRING HILL UNIT 13 BLK 897 LOT 11

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 230004111	\$80,947	Yes	No	No

Owner of Record on Current Tax Roll

DIANE GABLE

Billing Name & Address

2127 WHITEWOOD AVE
SPRING HILL FL 34609-5056

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: 07/17/2025 **Search covers** **20 years** **through:** 07/03/2025

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
DIANE GABLE 2127 WHITEWOOD AVE SPRING HILL FL 34609	Warranty Deed Bk:1881 Pg:507	

Related Documents (for Reference)

Death Certificate
Bk:3714 Pg:1713

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
HERNANDO HMA, LLC D/B/A BAYFRONT HEALTH SPRING HILL C/O J PAUL CLINTON STOKES & CLINTON PC PO BOX 991801 MOBILE AL 36691	Judgment Bk:4333 Pg:1177	

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

WARRANTY DEED
40010 10/01/03

OFFICIAL RECORDS
BK: 1881 PG: 587

Doc# 2004057761

Hernando County, Florida
06/10/2004 10:02AM
KAREN NICOLAI, Clerk

REGISTRATION TRUST FUND	1.00
DOC/COURT TECHNOLOGY	2.00
INT. FUND/COURT TECHNOLOGY	1.00
FRAC/CCLIS	0.10
RECORDING	5.00
DEED REC STAMP	0.00
06/10/2004	002.00

Deputy Clk

Record and Return to AND. This instrument prepared by an employee of Gulf Coast Title Co., Inc.
111 N. Main St., Brooksville, FL 34601
incident to the issuance of a fee insurance policy
File Number: T-64544

R

Property Appraisers Parcel ID File Number(s)
R32 323 17 5130 0897 0110
Grantee's SS #s

SPACE ABOVE THIS LINE FOR PROCESSOR'S DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made and executed the 27th day of July, 2004.

by **Albert J. Romancky and Mary E. Romancky, his wife**, whose post office address is 5095 W. Emery Road, Prudenville, Michigan 48651, hereinafter called the Grantor, to **Thomas Gable and Diane Gable, husband and wife**, whose post office address is 2127 Whitewood Avenue, Spring Hill, Florida 34609, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so permits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 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, situate in Hernando County, State of Florida, viz:

Lot 11, Block 897, Spring Hill, Unit No. 13, as per plat thereof recorded in plat book 8, pages 84 through 100, public records of Hernando County, Florida.

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; and hereby 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 taxes accruing subsequent to December 31, 2003, and subject to Covenants, 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 the presence of:

Witness Signature: [Signature]
Printed Name: John Moman
Witness Signature: [Signature]
Printed Name: Alice L. Bruni

Signature: [Signature]
Printed Name: Albert J. Romancky

Witness Signature: _____
Printed Name: _____

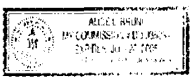
Signature: [Signature]
Printed Name: Mary E. Romancky

Witness Signature: _____
Printed Name: _____

STATE OF Florida
COUNTY OF Hernando

This foregoing instrument was acknowledged before me this 27th day of July, 2004, by **Albert J. Romancky and Mary E. Romancky, his wife**. Said person(s) state personally known to me, or has/have produced Drivers License as identification.

NOTARY RUBBER STAMP SEAL



Signature: [Signature]
Notary Signature: Alice L. Bruni
Print Name: _____

Filing # 177862038 E-Filed 07/20/2023 12:42:32 PM

IN THE COUNTY COURT OF HERNANDO COUNTY, FLORIDA

**HERNANDO HMA, LLC D/B/A
BAYFRONT HEALTH SPRING HILL
Plaintiff,**

vs

CASE NO. 2020-SC-1436

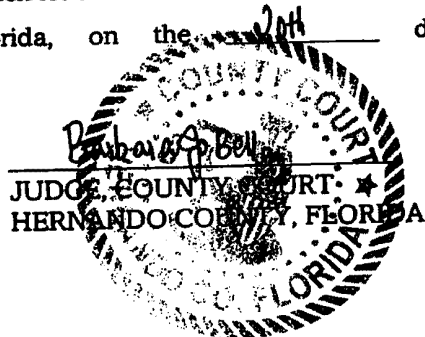
**DIANE GABLE
Defendant,**

FINAL JUDGMENT

This action came before the court, upon Plaintiff's Motion for Final Judgment. On the evidence presented,

IT IS ADJUDGED that Plaintiff, HERNANDO HMA, LLC D/B/A BAYFRONT HEALTH SPRING HILL, recover from Defendant, DIANE GABLE of 2127 Whitewood Ave Spring Hill Florida 34609 the sum \$5,096.13 on principal, with costs in the sum of \$355.00 (less credit of \$2,080.00) making a total of \$3,371.13 . Post Judgment interest will accrue pursuant to Section 55.03, Florida statutes, for which let execution issue.

ORDERED in Brockville, Florida, on the 20th day of JULY, 2023



HERNANDO HMA, LLC D/B/A
BAYFRONT HEALTH SPRING HILL
c/o J. Paul Clinton
FL Bar No: 999636
STOKES & CLINTON, PC
Attorney for Plaintiff
Post Office Box 991801
Mobile, Alabama 36691

DIANE GABLE
2127 Whitewood Ave
Spring Hill Florida 34609

CERTIFIED TO BE A TRUE COPY
DOUG CHORVAT, JR.
CLERK OF COURTS



BY: Teresa Day D.C.

THIS 18 DAY OF 8 2023

ANJ/FFC 20-00077-0
3,016.13
FLP



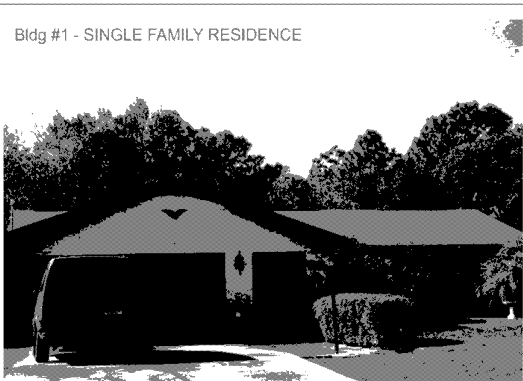
RANDY MAZOUREK
HERNANDO COUNTY
PROPERTY APPRAISER
 "TO SERVE AND ASSESS WITH FAIRNESS"



HERNANDO COUNTY
CENTRAL GIS

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

Parcel Key: 00462494 Parcel #: R32 323 17 5130 0897 0110

<p>Owner Information</p> <p>Owner Name: GABLE DIANE Mailing 2127 WHITEWOOD AVE Address: SPRING HILL FL 34609-5056</p>	<p>Property & Assessment Values</p> <p>Building: \$205,325 Assessed: \$80,947 Features: \$2,736 Exempt: \$55,000 Land: \$32,422 Capped: \$80,947 AG Land: \$0 Excl Cap: \$0 Market: \$240,483 Taxable: \$25,947</p>	<p>Bldg #1 - SINGLE FAMILY RESIDENCE</p>  <p style="text-align: center; font-size: 1.2em;">462494 12/15/2016</p>
<p>Property Information</p> <p>Site Address: 2127 WHITEWOOD AVE Description: SPRING HILL UNIT 13 BLK 897 LOT 11 DOR Code: (01) SINGLE FAMILY Levy Code: CWES Sec/Tnshp/Rng: 21-23-18 Subdivision: SPRING HILL UNIT 13 Neighborhood: SPRING HILL UNIT 13(5130)</p>	<p>Certified Tax Information</p> <p>AdValorem: \$542.21 NONAdValorem: \$680.22</p> <p>Total For 2024: \$1,222.43 Total For 2023: \$1,141.27 Total For 2022: \$1,114.93 Total For 2021: \$1,103.24</p> <p style="font-size: 0.8em;"> Real Time Tax Info Pay Taxes On-line CE Assmts/Liens Comm Fire Assmts </p>	

Land Breakdown

Land Use	Units	Value
RESIDENTIAL/SQFT RATE	10,132.00 SQUARE FEET	32,422

Sales Breakdown

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
07/27/2004	1881/507	WD	I	Q	\$126,000	GABLE THOMAS
12/09/1993	945/955	WD	I	Q	\$69,000	ROMANCKY ALBERT J and MARY E
08/01/1987	661/227	WD	I	Q	\$70,000	PERRY GORDON L and K MARGARET
12/01/1984	566/1059	WD	V	Q	\$4,500	JOHNS ELEANOR
01/01/1980	400/654	WD	V	Q	\$1,300	CARR DOUGLAS A
01/01/1980					\$0	DELTONA CORP

Building Characteristics

Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
1	SINGLE FAMILY RESIDENCE(01)	1985	1722/730	3/2	\$205,325

NOTE: All S.F. Calculations are based on exterior building dimensions

Extra Features

Bldg#	Description	Actual Year	Dimensions	Current Value
1	DETACHED UTIL, W/WOOD FLOOR(DUV)	1985	80	\$144
1	PAVEMENT, CONCRETE WALKS/DRIVE(PV1)		80	\$288
1	PAVEMENT, CONCRETE WALKS/DRIVE(PV1)	1985	640	\$2,304

Addresses

2127 WHITEWOOD AVE

Businesses

RANDY MAZOUREK
HERNANDO COUNTY
PROPERTY APPRAISER
"TO SERVE AND ASSESS WITH FAIRNESS"

HERNANDO COUNTY
PROPERTY APPRAISER

HERNANDO COUNTY
CENTRAL GIS

No matching records found or the information is Exempt per Florida Statute(s).

© Copyright 2023 All Rights Reserved - Hernando County Property Appraiser