CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	DAY INVESTMENT AND CONSULTING LLC 525 E CHARLESTON ROAD APT 315 PALO ALTO, CA 94306	Application date	Jul 17, 2026
		Deed application number	2026-0254
Owner	ZIEGLER BLAYNE 41219 HOCKEY DR LOT 135 ZEPHYRHILLS, FL 33540-7538	Certificate #	2024 / 240002515
Property description	RERDELL BLK 23 LOT 4	Issued	05/31/2024
		Parcel ID	R24-122-21-0780-0230-0040
		Alternate Parcel ID	759496

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)
# 2024/240002515	05/31/2024	190.50	74.30	264.80
			➔Part 2: Total*	**264.80**

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)
# 2026/260002676	05/30/2026	289.31	6.25	14.47	310.03
# 2023/230002602	05/31/2023	206.30	6.25	117.59	330.14
				Part 3: Total*	**640.17**

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)	904.97
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)	19.95
7. **Total Paid** (Lines 1-6)	1,349.92

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: TERESA ALBARELLA
Signature, Tax Collector

Hernando County, Florida

Date 08/27/2026

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.	
17. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	0.00
18. Statutory opening bid (total of Lines 7, 14, 15 (if applicable) and 16 (if applicable))	1,349.92
19. Redemption fee	6.25
20. Total amount to redeem	1,356.17

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: 2026-0254

To: Tax Collector of HERNANDO COUNTY, Florida

I,
DAY INVESTMENT AND CONSULTING LLC
525 E CHARLESTON ROAD
APT 315
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
R24-122-21-0780-0230-0040	2024/240002515	05-31-2024	RERDELL BLK 23 LOT 4

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
525 E CHARLESTON ROAD
APT 315
PALO ALTO, CA 94306

Applicant's signature

07-17-2026
Application Date

TitleExpress®
A service of Grant Street Group
210 6th Ave, Suite 3650
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
R24-122-21-0780-0230-0040	00759496	9460 ROUSSEAU ST WEBSTER 33597

Legal Description
RERDELL BLK 23 LOT 4

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 240002515	$9,266	No	No	No

Owner of Record on Current Tax Roll
BLAYNE ZIEGLER

Billing Name & Address

41219 HOCKEY DR LOT 135
ZEPHYRHILLS FL 33540-7538
US

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: 08/26/2026 **Search covers** 20 years **through:** 08/13/2026

Ashley Reeves
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
BLAYNE ZIEGLER 41219 HOCKEY DR, LOT 135 ZEPHYRHILLS FL 33542	Warranty Deed Bk:4445 Pg:442	

Related Documents (for Reference)

Warranty Deed
Bk:2066 Pg:1495

Warranty Deed
Bk:4140 Pg:358

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
VADACO INVESTMENTS, LLC 4604 BRITTANY DRIVE EVANS GA 30809	Rerecorded Mortgage Bk:4153 Pg:1291	No Sunbiz record found.

Related Documents (for Reference)

Mortgage
Bk:4140 Pg:359

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
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

Instr #2024042339 BK: 4445 PG: 442, Filed & Recorded: 7/11/2024 4:05 PM TMD Deputy Clk, #Pgs:1
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $10.00 Deed Doc Stamp: $0.70

Prepared by and return to:
Brendan Harvey
20025 Yontz Road
Brooksville, FL 34601
Parcel Identification No. **R24-122-21-0780-0230-0040**
Consideration Amount:

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 28 day of June, 2024 between **Land Tomorrow, LLC, a Florida Limited Liability Company** whose post office address is **20025 Yontz Road, Brooksville, FL 34601** of the County of **Hernando**, State of **Florida**, grantor*, and **Blayne Ziegler, a single man** whose post office address is **41219 Hockey Drive, Lot 135, Zephyrhills, FL 33542** of the County of **Pasco**, State of **Florida**, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida**, to-wit:

Lot 4, Block 23, RERDELL, according to the Plat thereof, recorded in Plat Book 3, Page 5, of the Public Records of Hernando County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Tanya Rey
Witness Address: 412 S Main Street Brooksville FL 34601

Witness Name: Jamie L. Jones
Witness Address: 412 S Main Street Brooksville, FL 34601

Land Tomorrow, LLC, a Florida Limited Liability Company

By: _____
Layci Martin, Managing Member

State of Florida

County of Hernando

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 28 day of June, 2024 by Layci Martin, Managing Member of Land Tomorrow, LLC, a Florida Limited Liability Company, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TANYA REY
MY COMMISSION # HH 076807
EXPIRES: January 4, 2025
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Tanya Rey

My Commission Expires: 1/4/2025

Ya

OFFICIAL RECORDS
BK: 2066 PG: 1495
Doc# 2005063873
Hernando County, Florida
07/22/2005 11:01AM
KAREN NICOLAI, Clerk
RECORDING FEES $ 10.00
DEED DOC STAMP $ 126.00
07/22/2005 Deputy Clk

This Document Prepared By and Return to:
TLC Title Company of Florida Inc.
Carol J. Saxton
4801 S. University Drive, Suite 3100
Davie, Florida 33328

R

Parcel ID Number: R24 122 21 0780 0230 0040
Grantee #1 TIN
Grantee #2 TIN

Warranty Deed

This Indenture, Made this 24th day of June, 2005 A.D. **Between**
WORLD OF LANDS,LLC, a Florida limited liability company

of the County of Broward, State of Florida, grantor, and
SYM'S HOLDINGS, INC., a corporation existing under the laws of the State of Florida
whose address is: 14988 SW 33rd Street, Davie, FL 33331

of the County of Broward, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Hernando State of Florida to wit:

Lot 4, Block 23, Map of Rerdell, according to the map or plat thereof, recorded in Plat Book 3, Pagae 5, of the Public Records of Hernando County, Florida.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nancy Lilly
Printed Name: Nancy Lilly
Witness

Alida E. Marks
Printed Name: Alida E. Marks
Witness

WORLD OF LANDS, LLC, a Florida limited liability company

By: _____ (Seal)
RENZO H. RANGEL
MANAGING MEMBER
P.O. Address 2342 NW 34th Road, Coconut Creek, FL 33066

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 28th day of June, 2005 by RENZO H. RANGEL, MANAGING MEMBER of WORLD OF LANDS,LLC, a Florida limited liability company
who is personally known to me or has produced his Florida driver's license as identification.

Notary Public State of Florida
Nancy Lilly
My Commission DD380045
Expires 12/15/2008

Nancy Lilly
Printed Name:
Notary Public
My Commission Expires:

LAWD5409

Form Generated by Expert Software, Inc. (800) 940-4949 Fax (813)

Instr #2022019311 BK: 4140 PG: 358, Filed & Recorded: 3/11/2022 4:20 PM CVW Deputy Clk, #Pgs:1
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $10.00 Deed Doc Stamp: $21.00

Prepared by and return to:
Tanya Rey
Closing Agent
HOME/LAND TITLE, INC.
412 S. Main Street
Brooksville, FL 34601-3340
352-796-7792
File Number: **2022-13089**
Parcel Identification No. **R24-122-21-0780-0230-0040**
CONSIDERATION AMOUNT: $3,000.00

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 7 day of **March, 2022** between **Sym's Holdings, Inc, a dissolved Florida Profit Corporation** whose post office address is **14988 SW 33rd Street, Fort Lauderdale, FL 33331** of the County of **Broward**, State of **Florida**, grantor*, and **Land Tomorrow, LLC, a Florida Limited Liability Company** whose post office address is **1204 S Broad Street, #302, Brooksville, FL 34601** of the County of **Hernando**, State of **Florida**, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida**, to-wit:

Lot 4, Block 23, RERDELL, according to the Plat thereof, recorded in Plat Book 3, Page 5, of the Public Records of Hernando County, Florida.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The purpose of this deed is to wind up the coroprations affairs.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Melynda Lawal

Witness Name: Emy Lawal

Sym's Holdings, Inc, a corporation

By: _____
Dimeji T Lawal, President and sole surviving director

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 7 day of March, 2022 by Dimeji T Lawal, President and sole surviving director of Sym's Holdings, Inc, a corporation, on behalf of the corporation. He/she [X] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public, State of Florida
Printed Name: Julie Wolf
My Commission Expires:

JULIE WOLF
MY COMMISSION # GG297254
EXPIRES: March 31, 2023

DoubleTime®

INSTR #2022019312 BK: 4140 PG: 359 Page 1 of 3
FILED & RECORDED 3/11/2022 4:20 PM CVW Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $27.00 Mtg Stamp: $20.65
Int Tax $11.60

Prepared by and return to:
Tanya Rey
Closing Agent
HOME/LAND TITLE, INC.
412 S. Main Street
Brooksville, FL 34601-3340
352-796-7792
File Number: **2022-13089**

** This Mortgage is being rerecorded to correct the promissory note**

[Space Above This Line For Recording Data]

MORTGAGE

This Indenture, Made this March, **2022** by and between **Land Tomorrow, LLC, a Florida Limited Liability Company** whose address is **1204 S Broad Street, #302, Brooksville, FL 34601**, hereinafter called the Mortgagor, and **Vadaco Investments, LLC** whose address is **4604 Brittany Drive, Evans, GA 30809**, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee", shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in **Hernando County, Florida**, to-wit:

Lot 4, Block 23, RERDELL, according to the Plat thereof, recorded in Plat Book 3, Page 5, of the Public Records of Hernando County, Florida.

THIS MORTGAGE CANNOT BE ASSUMED OR ASSIGNED WITHOUT THE WRITTEN CONSENT OF THE MORTGAGEE. IF ANY OR ALL OF THE PROPERTY IS TRANSFERRED WITHOUT THE WRITTEN CONSENT OF THE MORTGAGEE, THEN AT THAT TIME THE INDEBTEDNESS SECURED BY THIS MORTGAGE SHALL BECOME IMMEDIATELY DUE AND PAYABLE IN FULL.

THE MORTGAGOR EXECUTING THIS MORTGAGE HEREBY AGREES NOT TO FURTHER ENCUMBER SAID PROPERTY.

And the said Mortgagor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Provided always, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.

2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payees, and to furnish Mortgagee with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.

3. To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.

4. To permit no other lien or mortgage to be placed ahead of this mortgage.

5. Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding years taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such

payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law.

6. The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.

7. If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within 15 days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.

This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

Executed at **Hernando County**, **Florida** on the date written above.

Signed, sealed and delivered in the presence of:

Witness Name: Tanya Rey

Witness Name: Tracy L. Wolfe

Land Tomorrow, LLC, a Florida Limited Liability Company

By: _____

Brendan R. Harvey, Authorized Managing Member

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 10 day of March, 2022 by Brendan R. Harvey, Authorized Managing Member of Land Tomorrow, LLC, a Florida Limited Liability Company, on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

TANYA REY
MY COMMISSION # HH 076807
EXPIRES: January 4, 2025
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Tanya Rey

My Commission Expires: January 4, 2025

PROMISSORY NOTE

$5,802.00
XXX Rousseau Street

March 4, 2022
Webster, Hernando County, Florida

FOR VALUE RECEIVED, the undersigned promise to pay to the order of **Vacaco Investments, LLC, a Georgia Limited Liability Company at 4604 Brittany Drive, Evans, GA 30809** or at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of **Five Thousand Eight Hundred Two and 00/100 Dollars ($5,802.00)** with interest from the date hereof, at the rate of **TWO** percent (**2** %) per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America, on the date and in the following manner:

One payment in the principal amount of $5,802.00 PLUS ACCRUED INTEREST AT TWO PERECENT PER MONTH due and payable on March 4, 2023.

All payments shall be first applied to late charges, if any, then to the payment of accrued interest, and the balance remaining, if any, shall be applied to the payment of the principal sum.

This note may be prepaid, in whole or in part, without penalty, at any time prior to maturity.

This note with interest is secured by a purchase money mortgage, of even date herewith, the terms of which are incorporated herein by reference, made by the makers hereof in favor of the said payee, is given as part of the purchase price of the real property described in the mortgage, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any installment under this note, and if such default is not made good within 30 days, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. Makers waive demand, presentment for payment, protest, and notice of nonpayment and dishonor.

COPY

Land Tomorrow, LLC, a Florida Limited Liability Company

By: _____
Brendan R. Harvey -Borrower, Authorized Managing Member

The state documentary tax due on this Note has been paid on the Mortgage securing this indebtedness.

Instr #2022019312 BK: 4140 PG: 359, Filed & Recorded: 3/11/2022 4:20 PM CVW Deputy Clk, #Pgs:3
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $27.00 Mtg Stamp: $20.65 Int Tax $11.60

Prepared by and return to:
Tanya Rey
Closing Agent
HOME/LAND TITLE, INC.
412 S. Main Street
Brooksville, FL 34601-3340
352-796-7792
File Number: **2022-13089**

[Space Above This Line For Recording Data]

MORTGAGE

This Indenture, Made this March 10, **2022** by and between **Land Tomorrow, LLC, a Florida Limited Liability Company** whose address is **1204 S Broad Street, #302, Brooksville, FL 34601**, hereinafter called the Mortgagor, and **Vadaco Investments, LLC** whose address is **4604 Brittany Drive, Evans, GA 30809**, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee", shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in **Hernando County, Florida**, to-wit:

Lot 4, Block 23, RERDELL, according to the Plat thereof, recorded in Plat Book 3, Page 5, of the Public Records of Hernando County, Florida.

THIS MORTGAGE CANNOT BE ASSUMED OR ASSIGNED WITHOUT THE WRITTEN CONSENT OF THE MORTGAGEE. IF ANY OR ALL OF THE PROPERTY IS TRANSFERRED WITHOUT THE WRITTEN CONSENT OF THE MORTGAGEE, THEN AT THAT TIME THE INDEBTEDNESS SECURED BY THIS MORTGAGE SHALL BECOME IMMEDIATELY DUE AND PAYABLE IN FULL.

THE MORTGAGOR EXECUTING THIS MORTGAGE HEREBY AGREES NOT TO FURTHER ENCUMBER SAID PROPERTY.

And the said Mortgagor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Provided always, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.

2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payees, and to furnish Mortgagee with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.

3. To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.

4. To permit no other lien or mortgage to be placed ahead of this mortgage.

5. Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding years taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such

payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law.

6. The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.

7. If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within 15 days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.

This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

Executed at **Hernando County, Florida** on the date written above.

Signed, sealed and delivered in the presence of:

Witness Name: Tanya Rey

Witness Name: Tracy L. Wolfe

Land Tomorrow, LLC, a Florida Limited Liability Company

By: _____
Brendan R. Harvey, Authorized Managing Member

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 10 day of March, 2022 by Brendan R. Harvey, Authorized Managing Member of Land Tomorrow, LLC, a Florida Limited Liability Company, on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

TANYA REY
MY COMMISSION # HH 076807
EXPIRES: January 4, 2025
Bonded Thru Notary Public Underwriters

Notary Public _____

Printed Name: Tanya Rey

My Commission Expires: January 4, 2025

DoubleTime®

PROMISSORY NOTE

$5,802.00
XXX Rousseau Street

March 4, 2022
Webster, Hernando County, Florida

FOR VALUE RECEIVED, the undersigned promise to pay to the order of **Sym's Holdings, Inc, a Florida Profit Corporation** at **14988 SW 33rd Street, Fort Lauderdale, FL 33331** or at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of **Five Thousand Eight Hundred Two and 00/100 Dollars ($5,802.00)** with interest from the date hereof, at the rate of **TWO** percent (**2** %) per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America, on the date and in the following manner:

One payment in the principal amount of $5,802.00 PLUS ACCRUED INTEREST due and payable on March 4, 2023.

All payments shall be first applied to late charges, if any, then to the payment of accrued interest, and the balance remaining, if any, shall be applied to the payment of the principal sum.

This note may be prepaid, in whole or in part, without penalty, at any time prior to maturity.

THIS MORTGAGE CANNOT BE ASSUMED OR ASSIGNED WITHOUT THE WRITTEN CONSENT OF THE MORTGAGEE. IF ANY OR ALL OF THE PROPERTY IS TRANSFERRED WITHOUT THE WRITTEN CONSENT OF THE MORTGAGEE, THEN AT THAT TIME THE INDEBTEDNESS SECURED BY THIS MORTGAGE SHALL BECOME IMMEDIATELY DUE AND PAYABLE IN FULL.

THE MORTGAGOR EXECUTING THIS MORTGAGE HEREBY AGREES NOT TO FURTHER ENCUMBER SAID PROPERTY.

This note with interest is secured by a purchase money mortgage, of even date herewith, the terms of which are incorporated herein by reference, made by the makers hereof in favor of the said payee, is given as part of the purchase price of the real property described in the mortgage, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any installment under this note, and if such default is not made good within 30 days, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. Makers waive demand, presentment for payment, protest, and notice of nonpayment and dishonor.

COPY

Land Tomorrow, LLC, a Florida Limited Liability Company

By: _____

Brendan R. Harvey -Borrower, Authorized Managing Member

The state documentary tax due on this Note has been paid on the Mortgage securing this indebtedness.

Parcel Record Summary

2026 Preliminary Tax Roll

Printed: 8/25/2026 11:04 AM
Parcel Key: 00759496
Parcel #: R24 122 21 0780 0230 0040

Owner

ZIEGLER BLAYNE
41219 HOCKEY DR LOT 135
ZEPHYRHILLS FL 33540-7538

Situs / Legal

Situs: 9460 ROUSSEAU ST
Sec/T/R: 24-22-21
DOR: 00 - VACANT RESIDENTIAL
Levy: CWES
Subdivision: RERDELL

Owner Information

Parcel Key: 00759496

Owner Name: ZIEGLER BLAYNE

Mailing Address: 41219 HOCKEY DR LOT 135
ZEPHYRHILLS FL 33540-7538

Parcel Number: R24 122 21 0780 0230 0040

Property & Assessment Values

Building: N/A

Features: N/A

Land: $9,266

Market: $9,266

Assessed: $9,266

Exempt: N/A

Capped: $9,266

Excl Cap: N/A

Taxable: $9,266

Certified Tax Information

Ad Valorem: $132

Total For 2025: $243

Total For 2024: $162

Total For 2023: $152

Total For 2022: $167

Property Information

Situs Address: 9460 ROUSSEAU ST

Sec/Tnshp/Rng: 24-22-21

DOR Code: 00 - VACANT RESIDENTIAL

Legal Description: RERDELL BLK 23 LOT 4

Levy Code: CWES

Subdivision: RERDELL

Land

Land Use	Units	Value
ENTIAL/SQFT RATE	10,295 (SQUARE FEET)	$8,236

Sales

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
06/28/2024	4445/442	WD - WARRANTY DEED	V	D	$100	ZIEGLER BLAYNE
03/07/2022	4140/358	WD - WARRANTY DEED	V	D	$3,000	LAND TOMORROW LLC
06/24/2005	2066/1495	WD - WARRANTY DEED	V	D	$18,000	SYMS HOLDINGS INC
05/06/2005	2026/1119	WD - WARRANTY DEED	V	D	$7,000	WORLD OF LANDS LLC
11/15/2004	1943/1105	WD - WARRANTY DEED	V	D	$100	MD PROPERTIES LLC
11/04/2003	1757/1180	QC - QUIT CLAIM DEED	V	D	$100	NELSON TATJANA
03/01/1988	707/1439	QC - QUIT CLAIM DEED	V	D	$100	BYRNSIDE JUANITA
03/01/1988	694/1559	PR - PERSONAL REPRESENTATIVES DEED	V	D	$100	GRIMES ROY A
01/01/1980	434/1973	WD - WARRANTY DEED	V	Q	$5,000	MCCORMACK SARAH M

Bldg Characteristics

Description	Year Built	Area (Base/Aux)	Bed/Bath	Value

No building data found for this parcel.

Extra Features

Bldg #	Description	Actual Year	Dimensions	Current Value

No extra features found for this parcel.

Addresses

Address
9460 ROUSSEAU ST

Businesses

Name	TPP PIN	TPP Key	Date Audit	Levy Code	NAICS	Curr Val

No business data found for this parcel.

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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.hernandotax.us

July 24, 2026

ZIEGLER BLAYNE
41219 HOCKEY DR LOT 135
ZEPHYRHILLS, FL 33540-7538

Re: Account Number: R24-122-21-0780-0230-0040
Key Number: 759496
Situs Address: 9460 ROUSSEAU ST

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR
20 N. MAIN ST., ROOM 112
BROOKSVILLE, FL 34601-2892

TAMPA FL 335
29 JUL 2026 PM 2 L

FIRST CLASS MAIL
US
$000.78

RECEIVED
AUG 06 2026
TDA

K#759496
TDA#2026-0254
TMA

[redacted]

Return to Sender

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.hernandotax.us

August 7, 2026

ZIEGLER BLAYNE
41219 HOCKEY DR LOT 135
ZEPHYRHILLS, FL 33540-7538

Re: Account Number: R24-122-21-0780-0230-0040
Key Number: 759496
Situs Address: 9460 ROUSSEAU ST

Dear Taxpayer:

There has been a tax deed application filed for the sale of your property for delinquent taxes.

To stop these proceedings, please remit $1,356.17 by certified funds; cash, cashier's check, or money order payable to Hernando County Tax Collector: 20 N. Main St., Room 112, Brooksville, FL 34601 by 08/21/2026.

If you have any questions, please contact the Hernando County Tax Collector at 352-754-4180.

Sincerely,
Amy L. Blackburn, CFC
Hernando County Tax Collector

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR
20 N. MAIN ST., ROOM 112
BROOKSVILLE, FL 34601-2892

TDA

BLAYNE ZIEGLER
12152 FORT KING RD
DADE CITY FL 33525

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR
20 N. MAIN ST., ROOM 112
BROOKSVILLE, FL 34601-2892

TDA

RECEIVED
AUG 17 2026
K# 759496 TMA
TDA# 2026-0254

TAMPA FL 335
7 AUG 2026 PM 7 L

BLAYNE ZIEGLER
12152 FORT KING RD
DADE CITY FL 33525

NMR

NMR
33525-594752