

IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT
IN AND FOR HERNANDO COUNTY, FLORIDA

\$100.00

CASE NO. CA-12-1834

DAVID B FERNANDEZ AND DOUGLAS B
FERNANDEZ SUCCESSOR CO-TRUSTEES FOR
MARGUERITE P FERNANDEZ REVOCABLE
TRUST UTD 9-16-96

Plaintiff(s),

CERTIFICATE OF TITLE

vs.

RAMIRO BENITEZ, et. al.

Defendant(s).

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on
the 4 day of June, 2013, for the property described herein and that no objections
to the sale have been filed within the time allowed for filing objections.

The following property in HERNANDO County, Florida:

HERNANDO COUNTY: LOTS 8, 9, 10 AND 11, BLOCK 2, COOPER
TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS,
RECORDED IN PLAT BOOK 3, PAGE 46, OF THE PUBLIC RECORDS OF
HERNANDO, COUNTY, FLORIDA. MOBILE HOME 1986 SAND ID
NUMBER LFLSP1AG187011684 AND TITLE NUMBER 43812694.

PASCO COUNTY: LOT 3, THE EAST 1/2 OF LOT 2 AND THE NORTH 1/2
OF LOT 4, BLOCK 2, OF MADILL SUBDIVISION, ACCORDING TO THE
PLAT THERE OF AS RECORDED IN PLAT BOOK 5, PAGE 106, OF THE
PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. EXCEPTING THE
NORTH 10.00 FEET OF LOT 3, BLOCK 2 AND THE NORTH 10.00 FEET
OF THE EAST 1/2 OF LOT 2, BLOCK 2. MADILL SUBDIVISION,
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN
PLAT BOOK 5, PAGE 106, OF THE PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.

LOT 4: A TRACT OF LAND LYING IN A PORTION OF THE WEST 1/2 OF
THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE
21 EAST AND IN A POTION OF THE EAST 1/2 OF THE NORTHEAST 1/4
OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 24 SOUTH,
PAGE 21 EAST, PASCO COUNTY, FLORIDA, ALL BEING FURTHER
DESCRIBED AS FOLLOWS; FOR A POINT OF BEGINNING COMMENCE
AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE NORTH
89 DEGREES 54 MINUTES 49 SECONDS EAST, ALONG THE NORTH
BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 33 A
DISTANCE OF 27.05 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES
27 SECONDS WEST, A DISTANCE OF 1179.74 FEET; THENCE SOUTH
89 DEGREES 57 MINUTES 04 SECONDS WEST, A DISTANCE OF 166.66
FEET; THENCE NORTH 00 DEGREES 14 MINUTES 27 SECONDS EAST,
A DISTANCE OF 1179.72 FEET TO A POINT ON THE NORTH
BOUNDARY OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SAID SECTION 32; THENCE NORTH 89 DEGREES
57 MINUTES 07 SECONDS EAST, ALONG SAID BOUNDARY, A
DISTANCE OF 139.61 FEET TO THE POINT OF BEGINNING. TOGETHER
WITH AN ALSO BEING SUBJECT TO AN EASEMENT FOR
INGRESS-EGRESS, DRAINAGE AND UTILITIES OVER AN ACROSS THE
FOLLOWING DESCRIBED LAND. FOR A POINT OF REFERENCE
COMMENCE AT THE NORTHWEST CORNER OF SECTION 33,
TOWNSHIP 24 SOUTH, PAGE 21 EAST, PASCO COUNTY, FLORIDA;
THENCE NORTH 89 DEGREES 54 MINUTES 49 SECONDS EAST, A

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HERNANDO COUNTY, FL
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DISTANCE OF 1327.11 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 10 MINUTES 58 SECONDS WEST, ALONG THE EAST BOUNDARY THEREOF A DISTANCE OF 1110.59 FEET FOR A POINT OF BEGINNING ; THENCE CONTINUE SOUTH 00 DEGREES 10 MINUTES 58 SECONDS WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 04 SECONDS WEST, A DISTANCE OF 182.25 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 56 SECONDS EAST, A DISTANCE OF 1448.79 FEET; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 25.00 FEET DELTA OF 90 DEGREES 00 MINUTES 00 SECONDS CHORD BEARING AND DISTANCE OF SOUTH 45 DEGREES 02 MINUTES 56 SECONDS EAST 35.36 FEET); THENCE NORTH 89 DEGREES 57 MINUTES 04 SECONDS EAST, A DISTANCE OF 151.29 FEET TO THE SOUTHEAST CORNER OF THE WEST DISTANCE OF 1553.79 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 04 SECONDS WEST A DISTANCE OF 1757.98 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST OF SECTION 32, TOWNSHIP 24 SOUTH, PAGE 21 EAST; THENCE NORTH 00 DEGREES 14 MINUTES 27 SECONDS EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 70 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 04 SECONDS EAST, A DISTANCE OF 1990.16 FEET TO THE POINT OF BEGINNING.

Property Address: 15443 14TH ST, DADE CITY, FL 33523.

was sold to: DAVID B FERNANDEZ AND DOUGLAS B FERNANDEZ SUCCESSOR CO-TRUSTEES FOR MARGUERITE P FERNANDEZ REVOCABLE TRUST UTD 9-16-96:6110 NORTH FLORIDA AVENUE, TAMPA, FL 33604.

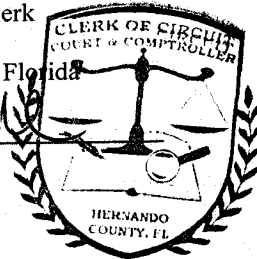
WITNESS my hand and the seal of this Court on the 18 day of June, 2013.

Don Barbee Jr.

~~KAREN NICOLAI~~, Clerk

HERNANDO County, Florida

By: [Signature]
Deputy Clerk



Conformed Copies to:

GILBERT GARCIA GROUP, P.A., 2005 PAN AM CIRCLE, SUITE 110, TAMPA, FL 33607
RAMIRO BENITEZ, 35951 LYNAN FARMS DRIVE, DADE CITY, FL 33525

MARGUERITE P FERNANDEZ TRUSTEE OF THE MARGUERITE P FERNANDEZ REVOCABLE TRUST, UTD 9/16/1996, 6110 N. FLORIDA AVENUE, TAMPA, FL 33604

MDD INVESTMENTS LLC, C/O DAVID FERNANDEZ, MDD INVESTMENTS LCC, 6110 N. FLORIDA AVENUE, TAMPA, FL 33604

THE LYNAN ESTATES HOMEOWNERS' ASSOCIATION, INC., PETER MECCA, REGISTERED AGENT 13451 MCINTOSH DRIVE, DADE CITY, FL 33525

HOUSEHOLD FINANCE CORPORATION, III, CT CORPORATION SYSTEM, REGISTERED SYSTEM 1200 S PINE ISLAND ROAD, PLANTATION, FL 33324

UNKNOWN TENANT #3 N/K/A RAFALEA VALDEZ, 26000 SHAMOKIN DRIVE, BROOKSVILLE, FL 34601

UNKNOWN TENANT #4 N/K/A MIGUEL PONCE, 26000 SHAMOKIN DRIVE, BROOKSVILLE, FL 34601

UNKNOWN TENANT #5 N/K/A ISMERALDA TREVINO, 35951 LYNAN FARMS DRIVE, DADE CITY, FL 33525-5137
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