

CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS
COUNTY, FLORIDA

CASE NO: 2020 CA 000147 A

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

Plaintiff

Vs

THE UNKNOWN HEIRS ESTATE OF TERRY HAMILTON DECEASED ; UNITED STATES OF
AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ;
CONNOR HAMILTON ; ANY AND ALL UNKNOWN PARTIES

Defendant

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he or she executed and filed a certificate of sale in this action on May 12, 2022 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 Citrus County, Florida:

- SEE ATTACHMENT -

was sold to:

KEATHEL CHAUNCEY AS TRUSTEE ONLY, UNDER THE APRIL 2, 2022 LAND TRUST, WITH FULL
POWER AND AUTHORITY TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER OR OTHERWISE
MANAGE AND DISPOSE OF SAID PROPERTY PURSUANT TO FLORIDA STATUTE 689.071 & .073
6930 W Linebaugh Ave
Tampa, FL, 33625

WITNESS my hand and the seal of this court on May 24, 2022.



ANGELA VICK,
Clerk of the Circuit Court and Comptroller

BY: *Amadeo J. [Signature]*
Deputy Clerk

MAY-24-22 8:57AM

COMMENCE AT THE NE CORNER OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, AND RUN S. 01° 53' 09" E. ALONG THE EASTERLY BOUNDARY LINE OF SAID SECTION 27, 180.56 FEET, THENCE S. 80° 00' 00" W. 486.89 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT WIDE ROAD, THENCE WEST 25.39 FEET, TO THE INTERSECTION OF SAID ROAD WITH THE CENTERLINE OF A 50.00 FOOT WIDE ROAD RUNNING WEST, THENCE WEST, ALONG LAST SAID CENTERLINE 1036.88 FEET FOR A POINT OF BEGINNING, THENCE S. 489.78 FEET, THENCE S. 80° 00' 00" W. 304.63 FEET, THENCE NORTH 542.68 FEET TO THE CENTERLINE OF LAST SAID ROAD, THENCE EAST ALONG SAID CENTERLINE 300.00 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, AND RUN S. 01° 53' 09" E., ALONG THE EASTERLY BOUNDARY LINE OF SAID SECTION 27, 180.56 FEET, THENCE S. 80° 00' 00" W. 486.89 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF

A 50.00 WIDE ROAD, THENCE WEST 25.39 FEET TO THE INTERSECTION OF SAID ROAD WITH THE CENTERLINE OF A 50.00 FOOT WIDE ROAD RUNNING WEST, THENCE WEST, ALONG SAID CENTERLINE 1036.88 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 368.75 FEET, THENCE WEST 140.00 FEET, THENCE NORTH 368.75 FEET, TO THE CENTERLINE OF LAST SAID ROAD, THENCE EAST ALONG SAID CENTERLINE 140.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR ROAD AND UTILITIES OVER THE NORTHERLY 25.00 FEET THEREOF. TOGETHER WITH THAT CERTAIN 1986 DOUBLE WIDE REMAN INDUSTRIES, INC. MOBILE HOME BEARING ID #13005544A/B LOCATED ON SAID PREMISES.

TOGETHER WITH 1986 DOUBLEWIDE MOBILE HOME - VIN NUMBERS 13005544A AND 13005544B

Property Address: 8340 W TAWNY ROSE LN, CRYSTAL RIVER, FL 34429

SERVICE LIST

KHANI & AUERBACH
JAY E. AUERBACH
ATTORNEY FOR THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE
ESTATE OF TERRY HAMILTON A/K/A TERRY W. HAMILTON, DECEASED
C/O KHANI & AUERBACH
2338 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
PRIMARY EMAIL: JAY@HOLLYWOOD-LAW.COM

UNITED STATES OF AMERICA ATTORNEY
JOHN F. RUDY
ATTORNEY FOR UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT
C/O UNITED STATES OF AMERICA ATTORNEY
400 NORTH TAMPA, SUITE 3200
TAMPA, FL 33602
PRIMARY EMAIL: USAFLM.HUD.DISCLAIMERS@USDOJ.GOV
SECONDARY EMAIL: DOJMDFLA@HUD.GOV

CONNOR HAMILTON
8340 WEST TAWNY ROSE LANE
CRYSTAL RIVER, FL 34429

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
FLMAIL@RASLG.COM

Heathel Chauncey As Trustee
bonafideproperties@yahoo.com

Furnished by U.S. or
Electronic Mail

Pursuant to SC10-2101 this

24 day of May 2022
By Annali J. Smith D.C.