



ANGELA VICK

CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

Clerk of the County Court
Recorder of Deeds
Clerk and Accountant of the Board of County
Commissioners
Custodian of County Funds
County Auditor

110 North Apopka Ave
Inverness, FL 34450
Telephone: (352) 341-6478
Fax: (352) 341-6477
TaxDeeds@citrusclerk.org
www.citrusclerk.org

APPLICATION NO: 2023-0027TD

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

Date: 5/22/2023

Certificate #: 20-7534

DESCRIPTION OF PROPERTY:

PARSONS PT ADD TO HERNANDO PB 2 PG 19 LOT 13 LESS THE W 20 FT & ALL OF LOT 14 BLK 12

Pursuant to chapter 197, Florida Statutes, the above property was sold at public sale on 05/17/2023, and a surplus of \$59,609.13 (subject to change) will be held by this office for **120 days** beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes).

To the extent possible, these funds will be used to satisfy in full, each claimant with a senior mortgage or lien in the property before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, **you must file a notarized statement of claim with this office within 120 days of this notice.** If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

A copy of this notice must be attached to your statement of claim. After examination of the statements of claim filed, this office will disburse according to priority. For your convenience, a claim form is included with this notice.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the claim form and return it to our office so that any other liens can be considered.

ANGELA VICK
CITRUS COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FL

By: Tifani L. White

Tifani L. White, Deputy Clerk



YOU MAY APPLY TO CLAIM SURPLUS FUNDS YOURSELF. YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED.

AFFIDAVIT OF CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Complete and return to:

ANGELA VICK, Clerk Of The Circuit Court And Comptroller
Tax Deeds Department

Telephone: (352) 341-6478
Email: TaxDeeds@citrusclerk.org

Tax Deed #: 2023-0027TD Certificate #: 20-7534 Date of Sale: 5/17/2023

NOTE: CLAIMS MUST BE FILED WITHIN 120 DAYS OF THE DATE OF THE SURPLUS NOTICE OR THEY ARE BARRED, OTHER THAN PROPERTY OWNER CLAIMS.

The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's name: _____

Contact name, if applicable: _____

Address: _____

Phone Number: _____

Email address: _____

NOTE: ALL CLAIMANTS MUST SUBMIT A COMPLETED W-9. VISIT WWW.IRS.GOV FOR THE MOST CURRENT FORM.

I am a (check one): Lienholder Titleholder

Select ONE:

_____ I claim surplus proceeds resulting from the above tax deed sale.

_____ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

A. Type of Lien: _____ Mortgage; _____ Court Judgment; _____ Condo of Homeowner Association Lien;

_____ Other - describe in detail: _____

If your lien is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: _____ Instrument #: _____ Book/Page #: _____ / _____

B. Original Lien

Amount: \$ _____ Amount due: \$ _____ Principal Remaining Due: \$ _____

Interest Due: \$ _____ Fees & Costs * \$ _____ Attorney fees claimed: \$ _____

* Including late fees. Describe costs in detail, including additional sheet if needed: _____

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property **and provide proof.**)

A. Nature of Title: _____ Deed; _____ Court Judgment; _____ Other - describe in detail:

If your former title is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: _____ Instrument #: _____ Book/Page #: _____ / _____

B. Amount of surplus tax deed sale proceeds claimed: \$ _____

C. Does the titleholder claim the subject property was homestead property? _____ Yes _____ No

3. I request that payment of any surplus funds due me be made payable to: _____

and such payment be mailed to either the address above or to: _____.

4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: _____ Print Name & Title: _____

STATE OF _____
COUNTY OF _____

_____ Physical Presence
_____ Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this _____ day of _____, 20____ by

_____, who is personally know to me _____ or has produced

_____ as identification and who did take an oath.

My Commission Expires: _____

NOTARY PUBLIC or DEPUTY CLERK

[Print, type, or stamp commissioned name of notary]



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NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

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ANGELA VICK
CITRUS COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FL

By: Tifani L. White

Tifani L. White, Deputy Clerk



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Complete and return to:

ANGELA VICK, Clerk Of The Circuit Court And Comptroller
Tax Deeds Department

Telephone: (352) 341-6478
Email: TaxDeeds@citrusclerk.org

Tax Deed #: 2023-0027TD **Certificate #:** 20-7534 **Date of Sale:** 5/17/2023

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Claimant's name: _____

Contact name, if applicable: _____

Address: _____

Phone Number: _____

Email address: _____

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Select ONE:

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* Including late fees. Describe costs in detail, including additional sheet if needed: _____

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property **and provide proof.**)

A. Nature of Title: _____ Deed; _____ Court Judgment; _____ Other - describe in detail: _____

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B. Amount of surplus tax deed sale proceeds claimed: \$ _____

C. Does the titleholder claim the subject property was homestead property? _____ Yes _____ No

3. I request that payment of any surplus funds due me be made payable to: _____

and such payment be mailed to either the address above or to: _____

4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: _____ Print Name & Title: _____

STATE OF _____
COUNTY OF _____

_____ Physical Presence
_____ Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this _____ day of _____, 20____ by

_____, who is personally know to me _____ or has produced

_____ as identification and who did take an oath.

My Commission Expires: _____

NOTARY PUBLIC or DEPUTY CLERK

[Print, type, or stamp commissioned name of notary]



ANGELA VICK

CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

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By: Tifani L White

Tifani L. White, Deputy Clerk



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Tax Deeds Department

Telephone: (352) 341-6478
Email: TaxDeeds@citrusclerk.org

Tax Deed #: 2023-0027TD Certificate #: 20-7534 Date of Sale: 5/17/2023

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Claimant's name: _____

Contact name, if applicable: _____

Address: _____

Phone Number: _____

Email address: _____

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Select ONE:

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* Including late fees. Describe costs in detail, including additional sheet if needed: _____

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property **and provide proof.**)

A. Nature of Title: _____ Deed; _____ Court Judgment; _____ Other - describe in detail:

If your former title is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: _____ Instrument #: _____ Book/Page #: _____ / _____

B. Amount of surplus tax deed sale proceeds claimed: \$ _____

C. Does the titleholder claim the subject property was homestead property? _____ Yes _____ No

3. I request that payment of any surplus funds due me be made payable to: _____

and such payment be mailed to either the address above or to: _____.

4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: _____ Print Name & Title: _____

STATE OF _____
COUNTY OF _____

_____ Physical Presence
_____ Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this _____ day of _____, 20____ by

_____, who is personally know to me _____ or has produced

_____ as identification and who did take an oath.

My Commission Expires: _____

NOTARY PUBLIC or DEPUTY CLERK

[Print, type, or stamp commissioned name of notary]



June 17, 2023

CLAIM FOR SURPLUS PROCEEDS OF A TAX DEED SALE

Tax Deed Number #:	2023-0027TD
Certificate Number:	20-7534
Date of Sale:	5/17/2023
Surplus Funds:	\$59,609.13
Percentage Requested:	33.33%
Amount of Surplus Claimed:	\$19,869.71
Previous Owner:	The Estate of Jean Elizabeth Brelsford
Claimant/ Heir / Client:	Brian Russell Brelsford - Heir
Property Address:	4606 E. Parsons Point Road, Hernando, FL 34442
Parcel ID:	19E18S240010-00120-0130

Dear Citrus County Clerk of the Circuit Court (Tax Deed Dept),

Please accept this submission and the enclosed documents from Funds Owed LLC as our claim on behalf of our client Brian Russell Brelsford for 33.33% of the surplus funds referenced above. Brian has two siblings, Theresa Ann Brelsford Hernandez, and Michael J. Brelsford. We plan to initiate probate in this matter and will forward the Order of Summary Administration upon receipt.

I acknowledge that we are making the above representations under oath to receive payment of such funds. I also understand that if it is later discovered or determined that payment of such surplus funds to us was in error, I am personally liable for the repayment of such surplus funds to the Clerk of the Circuit Court of Citrus County.

I request that the information on the identifications be redacted and exempt from public inspection (including display on the County's website) pursuant to FS 119.0712. Upon approval, please make the check payable Funds Owed LLC, 4958 Scotts Creek Trail, Peachtree Corners, GA 30096.

Enclosed are the following documents for your records and review:

- AFFIDAVIT OF CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE
- Assignment of Rights
- Letter of Direction
- Joinder Waiver and Consent
- AKA Name Affidavit
- Sworn Statement of Claimant Identification
- Claimant Identification - (Driver's License)

- Witnesses Identification – (Driver's Licenses)
- Warranty Deed & County Property Report
- Death Certificate for Jean Elizabeth Brelsford
- Company Representative Identification – (Driver's License)
- W9 Form - (Funds Owed LLC)

For questions or if you need additional information, please contact John Hanson at **678-567-6049** or email me at john@fundsfound.com.

Best Regards,



John S. Hanson
Funds Owed LLC
4958 Scotts Creek Trail
Peachtree Corners, GA 30096
678-567-6049
www.fundsfound.com



BBB Rating: A+



Enclosures:

Case Number: 1031235

AFFIDAVIT OF CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Complete and return to:

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Tax Deeds Department

Telephone: (352) 341-6478
Email: TaxDeeds@citrusclerk.org

Tax Deed #: 2023-0027TD Certificate #: 20-7534 Date of Sale: 5/17/2023

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Claimant's name: Funds Owed LLC (Cobo) Brian Russell Bretsford
Contact name, if applicable: John Hanson
Address: 4958 Scotts Creek Trail, Peachtree Corners, GA 30096
Phone Number: 678-567-6049
Email address: john@fundsowed.com

NOTE: ALL CLAIMANTS MUST SUBMIT A COMPLETED W-9. VISIT WWW.IRS.GOV FOR THE MOST CURRENT FORM.

I am a (check one): Lienholder Titleholder

Select ONE:

I claim surplus proceeds resulting from the above tax deed sale.

I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

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 Other - describe in detail: _____

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B. Original Lien

Amount: \$ _____ Amount due: \$ _____ Principal Remaining Due: \$ _____

Interest Due: \$ _____ Fees & Costs * \$ _____ Attorney fees claimed: \$ _____

* Including late fees. Describe costs in detail, including additional sheet if needed: _____

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property and provide proof.)

A. Nature of Title: Deed; Court Judgment; Other - describe in detail:
Tax Deed Sale

If your former title is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: 7/27/2014 Instrument #: 204052831 Book/Page #: 1747 / 0161

B. Amount of surplus tax deed sale proceeds claimed: \$ 19,869.71

C. Does the titleholder claim the subject property was homestead property? Yes No

3. I request that payment of any surplus funds due me be made payable to: Funds Owed LLC
and such payment be mailed to either the address above or to: 4958 Scotts Creek Trail, Peachtree Corners GA 30096

4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: _____ Print Name & Title: John S. Hanson - Owner

STATE OF GINNETT COUNTY Physical Presence
COUNTY OF GEORGIA Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this 20 day of 6, 20 23 by
JOHN SCOTT HANSON, who is personally know to me or has produced
DRIVER'S LICENCE as identification and who did take an oath.

NOTARY PUBLIC or DEPUTY CLERK: _____

IRUM ANWAR
[Print, type, or stamp commissioned name of notary]

My Commission Expires: 12-16-2025





ASSIGNMENT OF RIGHTS TO GOVERNMENT-HELD MONIES

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Brian R. Brelsford, Heir, Beneficiary or Administrator of the Estate of Jean Elizabeth Brelsford, Owner of Record** ("Assignor"), whose address is **4849 E Harvard Dr, Hernando, FL 34442** hereby assigns to **Funds Owed LLC** (dba) "Funds-Found-For-You", a Georgia limited liability company, or assigns ("Assignee"), whose address is **4958 Scotts Creek Trail, Peachtree Corners, GA 30096**, all rights, title and interest to all of the monies (the "Monies") currently held by a government agency related to the sale of real property with parcel ID number 19E18S240010 sold by the Clerk of the Circuit Court of Citrus County and which Assignor could claim on his or her own or with Assignee, and hereby acknowledges and agrees as follows:

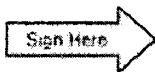
1. Assignor represents that to the best of their knowledge:
 - a. They have not transferred, assigned, or otherwise relinquished any remainder interest in the Monies to any person, company, or organization; and they have not hired anyone or any company to claim the Monies being assigned herein for them or on their behalf.
 - b. Assignor agrees not to attempt to assign part or all of the right to claim Monies being transferred under this agreement to any person, company, or organization in the future, or to hire anyone to process a claim for the Monies on their behalf.

2. In executing this assignment. Assignor acknowledges that:
 - a. Assignor has the legal right and full authority to file a claim for Assignor's interest in the funds. Assignor hereby grants, bargains, sells, and assigns, fully and irrevocably, to Assignee, **Funds Owed LLC** (dba) "Funds-Found-For-You" or assigns, any- and-all right, title, and interest in and to all such funds currently held by the government agency, as may be due.

- b. Assignor has had the opportunity to consult with any attorney or person of their choice prior to executing this Assignment.
 - c. Assignor has the legal right to make inquiries about monies that may be claimable by me from any government agency, business or individual, fill in any applications, file petitions or lawsuits, hire, or get assistance from an attorney, to endorse any payment received from any person or entity related to the recovery of the monies.
 - d. The distribution of any funds successfully recovered and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
 - e. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any-and-all judicial proceedings, if necessary.
3. Assignor understands the *approximate* amount of the Monies that *may* be recovered are: **\$59,609.13**
4. Assignor will hold harmless, protect, indemnify the Government Agency holding the Monies and each of its employees from all claims against any Government agency, department or entity that may arise from this assignment, or any actions taken under this assignment.
5. This assignment is binding on all heirs, successors in interest, and assigns. Both Parties enter into this Agreement intending to be legally bound thereby and may not be altered or amended except in writing.
6. Assignor makes the above representations under oath and under penalty of perjury.

The estate of Jean E. Brelsford

Dated this 14 day of June, 2023.



Signature X Brian R Brelsford
 Assignor

Print Name of Assignor: Brian R Brelsford

Title of Assignor: _____

ACKNOWLEDGMENT BY AN ADMINISTRATOR OR BENEFICIARY OF AN ESTATE

NOTARIZATION

STATE OF Florida)

) SS.

COUNTY OF Citrus)

We, Brian R Brelsford, Desiree Williams,
Assignor - Printed Name Witness #1 - Printed Name

And Crishonda Sykes, the Assignor and the Witnesses, respectively,
Witness #1 - Printed Name

whose names are signed to the attached or foregoing instrument, having been sworn, declared to the undersigned officer that the Assignor, in the presence of the Witnesses, signed the instrument voluntarily and that each of the Witnesses, in the presence of the Assignor and in the presence of each other, signed the instrument as a Witness and that to the best of the knowledge of each Witness, the Assignor was at the time eighteen or more years of age, of sound mind and under no constraint or undue influence.

X [Signature]
Witness #1 - Signature

X [Signature]
Witness #2 - Signature

Acknowledged and subscribed before me by Brian R Brelsford, the Assignor, who is personally known to me or who has produced DL as identification, and sworn to and subscribed before me by the Witness #1, Desiree Williams, who is personally known to me or who has produced DL as identification, and by the Witness #2 Crishonda Sykes, who is personally known to me or who has produced DL as identification, and subscribed by me in the presence of the Principal and the subscribing witnesses, all on the 14th day of June, 2023.



Notary Signature [Signature]

Print Name of Notary Katina Lowery

Notary Public in and for the State of Florida

With an Address of 135 W Teaberry Ln Spring Hill, FL

My Commission Expires Oct. 22, 2023 34609



LETTER OF DIRECTION

Date: June 14, 2023

To: County Clerk of the Circuit Court & Comptroller
Subject: Application to Claim Funds Owed to Brian R. Brelsford

Dear Sir/Madam:

I have contracted with Funds Owed LLC (dba) "Funds-Found-For-You" to make application for and/or claim the funds (refund, rebate, reimbursement, indemnification, surplus funds, settlement, excess proceeds, overage, overbid, remainder, etc.) being held by your office that are owed to me.

Please work directly with them on my behalf to process my claim. Please issue a check made payable to Funds Owed LLC, and mail it to the following address:

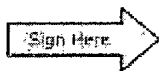
John S. Hanson
c/o Funds Owed LLC
4958 Scotts Creek Trail
Peachtree Corners, GA 30096

If you have questions about my application and/or this claim, please call Funds Owed LLC at 678-567-6049 or email them at info@fundsfound.com.

These are my explicit instructions. Please follow them as I have directed. Thank you.

Sincerely,

Brian R. Brelsford



Your Signature X

Brian R. Brelsford
Claimant

6-14-23
Date

Estate of Jean Elizabeth Brelsford

ACKNOWLEDGMENT BY AN HEIR, BENEFICIARY OR ADMINISTRATOR OF AN ESTATE

State of Florida :

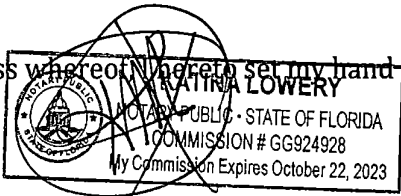
SS:

County of CHHUS :

On this 14th day of June 2023 [month, year], before me, Katina Lowery [name of notary], personally appeared the undersigned Brian Russell Brelsford [name of Administrator] who acknowledged himself/herself to be the lawfully appointed Heir, Beneficiary or Administrator of the Estate of Jean Elizabeth Brelsford, and that she [he or she] as such Heir, Beneficiary or Administrator, being authorized to do so, executed the foregoing instrument for the purposes contained in it by signing his/her name as said Heir, Beneficiary or Administrator.

In witness whereof, I hereunto set my hand and official seal.

[Seal]



Signed

[Handwritten Signature]

Print Name of Notary Public Katina Lowery

Notary Public in and for the State of Florida

With an Address of 13516 Teaberry Ln Spring Hill, FL 34609

My commission expires Oct. 22, 2023



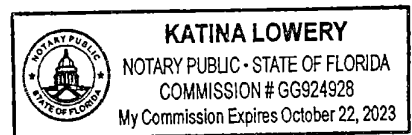
Your Signature X [Handwritten Signature]
Assignor's Signature

352 6137562
Phone



Your Printed Name X Brian Russell Brelsford
Print Assignor's Name

Heir to the estate of Jean Elizabeth Brelsford
Title of Assignor



IN THE CIRCUIT COURT IN AND FOR
CHRIS COUNTY, FLORIDA
PROBATE DIVISION

CASE No.: _____

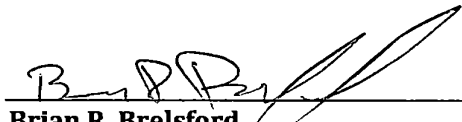
IN RE: ESTATE OF
Jean Elizabeth Brelsford
DECEASED.

_____ /

JOINDER, WAIVER AND CONSENT

The undersigned, **Brian Russell Brelsford**, whose address is **4849 E Harvard Dr, Hernando, FL 34442**, who has an interest in this Estate and who is a Beneficiary of the Estate of **Jean Elizabeth Brelsford**, acknowledges the terms and conditions of the Petition for Summary Administration, joins in the Petition, waives hearing, and notice of hearing thereon, and consents to the entry of an order granting the relief requested in the Petition.

Signed on this 14 day of June, 2023



Brian R. Brelsford

ACKNOWLEDGMENT BY AN ADMINISTRATOR OR BENEFICIARY OF AN ESTATE

NOTARIZATION

STATE OF Florida)

) ss.

COUNTY OF Citrus)

We, Brian P Brelsford, Desiree Williams,
Assignor - Printed Name Witness #1 - Printed Name

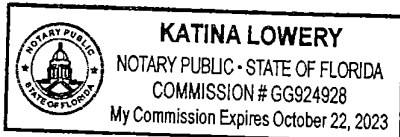
And Crishonda Sykes, the Assignor and the Witnesses, respectively,
Witness #1 - Printed Name

whose names are signed to the attached or foregoing instrument, having been sworn, declared to the undersigned officer that the Assignor, in the presence of the Witnesses, signed the instrument voluntarily and that each of the Witnesses, in the presence of the Assignor and in the presence of each other, signed the instrument as a Witness and that to the best of the knowledge of each Witness, the Assignor was at the time eighteen or more years of age, of sound mind and under no constraint or undue influence.

X [Signature]
Witness #1 - Signature

X [Signature]
Witness #2 - Signature

Acknowledged and subscribed before me by Brian P Brelsford, the Assignor, who is personally known to me or who has produced DL as identification, and sworn to and subscribed before me by the Witness #1, Desiree Williams, who is personally known to me or who has produced DL as identification, and by the Witness #2 Crishonda Sykes, who is personally known to me or who has produced DL as identification, and subscribed by me in the presence of the Principal and the subscribing witnesses, all on the 14th day of JUNE, 2023.



Notary Signature [Signature]

Print Name of Notary Katina Lowery

Notary Public in and for the State of Florida

With an Address of 13566 Teabury Ln Spring Hill, FL 34609

My Commission Expires 04.22.2023



**SIGNATURE/NAME AFFIDAVIT
AND AKA STATEMENT**

DATE: June 14, 2023

CLAIMANT: Brian Russell Brelsford

THIS IS TO CERTIFY THAT MY CURRENT OFFICIAL LEGAL NAME AND SIGNATURE IS AS WRITTEN BELOW.

Brian Russell Brelsford
(Printed Name)

Brian Russell Brelsford
Signature

The section below is my declaration that I have multiple variations of my current and former legal names for identification purposes. This would include maiden last names, married last names, middle names, and suffixes (Jr., Sr., II, III) I have used or currently go by. If you have no variations in your legal name past or present, then leave it blank.

AKA STATEMENT

I, _____ certify that I am also known as:

Print Name (Variation)

Sample Signature (Variation)

Print Name (Variation)

Sample Signature (Variation)

Print Name (Variation)

Sample Signature (Variation)

By signing below, Claimant agrees to hire Organization to claim the Monies under the terms of this Agreement.

The estate of Jean Elizabeth Brelsford

ACKNOWLEDGMENT BY AN HEIR, BENEFICIARY OR ADMINISTRATOR OF AN ESTATE

State of Florida :

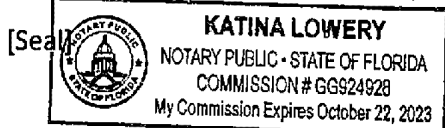
County of Orms : SS:

On this 14th day of June 2023 [month, year], before me,

Katina Lowery [name of notary], personally appeared the undersigned Brian R. Brelsford [name of Heir, Beneficiary or Administrator] who

acknowledged himself/herself to be the lawfully appointed Heir, Beneficiary or Administrator of the Estate of Jean Elizabeth Brelsford and that She [he or she] as such Heir, Beneficiary or Administrator, being authorized to do so, executed the foregoing instrument for the purposes contained in it by signing his/her name as said Heir, Beneficiary or Administrator.

In witness whereof, I hereto set my hand and official seal.



Signed [Signature]

Print Name of Notary Public Katina Lowery

Notary Public in and for the State of Florida

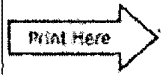
With an Address of 13516 Teabery Ln Spring Hill, FL 34604

My commission expires Oct. 22, 2023



Your Signature X [Signature]
Claimant's Signature

352 613 7562
Phone



Your Printed Name X Brian R. Brelsford
Print Claimant's Name

Heir to the estate of Jean Elizabeth Brelsford
Title of Signatory

SWORN STATEMENT OF CLAIMANT IDENTIFICATION

(Optional if photocopy of Driver's License is not provided to Funds Owed LLC)

After being duly sworn, the affiant states as follows:

1. My Full Legal Name is: Brian Russell Brelsford

2. My Full Current Address is: 4849E. Harvard dr Hernando FL, 34452

3. My Date of Birth is: Month March, Date 31, Year 1969

X Brian R Brelsford Today's Date: June 14 2023
Signature of Affiant (Claimant)

Notarization

State of Florida
County of Citrus : ss.

I, the undersigned, Notary Public in and for the State of Florida hereby certify that on the 14th day of June 2023, personally appeared before me Brian Russell Brelsford to me known to be the individual(s) described in and who executed the within instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.



Notary Signature [Handwritten Signature]

Print Name of Notary Katina Lowery
Notary Public in and for the State of Florida

With an Address of 3514 Teabary Ln Spring Hill, FL 34409
My commission expires 10. 22 2023

***Notary must identify the type of government issued photographic identification produced that verifies Affiant's name and date of birth as stated on this form above.**

Type of identification shown to Notary by Affiant (such as a driver's license, state identification card, passport, or other similar valid government issued photographic identification): DL

* Pursuant to Section 717.124(1), FS, the claimant must produce to the notary photographic identification of the claimant issued by the United States, a state or territory of the United States, a foreign nation, or a political subdivision or agency thereof.

W452-173-91-584-0



WILLIAMS
DESIREE MONIQUE
6900 N SANDBORN LOOP
CITRUS SPRINGS, FL 34435

03/04/1991

03/04/2027

NONE NONE

03/04/2019



03/04/2022

Florida

DRIVER LICENSE

S220-112-89-589-0



SYKES
CRISHONDA LATRIECE
47606 ABBEY LN APT 0
TAMPA, FL 33617

DOB 03/09/1989 SEX F
EXP 03/09/2026 HGT 5'-04"
EYES NONE HAIR NONE

46 96 01/21/2018

SDO K762201200107

REPLACED 01/28/2022

Operation of a motor vehicle constitutes
consent to any sobriety test required by law





Vertical text or markings on the right side of the document.



Vertical text or markings on the left side of the document.



0-00000001 2100

TitleExpress[™]

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 920764

Web: www.grantstreet.com
E-mail: TitleExpress@grantstreet.com
Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
1614287	19E18S240010 00120 0130	4606 E PARSONS POINT RD HERNANDO

Legal Description

PARSONS PT ADD TO HERNANDO PB 2 PG 19 LOT 13 LESS THE W 20 FT & ALL OF LOT 14 BLK 12

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 7534	\$38,280	No	Yes	No

Owner of Record on Current Tax Roll
JEAN E BRELSFORD

Billing Name & Address

4606 E PARSONS POINT RD
HERNANDO FL 34442

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:01/12/2023 **Search covers** **20 years** **through:**12/22/2022

James Bennett
Title Examiner

General Examiner Comments:

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

ESTATE OF JEAN E. BRELSFORD, DECEASED
4606 E. PARSONS POINT ROAD
HERNANDO FL 34442

Document

Warranty Deed
Bk:1747 Pg:161

Examiner Comments**Related Documents (for Reference)**

Warranty Deed
Bk:540 Pg:2052

Death Certificate
Bk:1519 Pg:2027

Affidavit
Bk:1747 Pg:160

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	Document	Examiner Comments
THERESA A HERNANDEZ 1004 TULANE TERRACE INVERNESS FL 34450	Death Certificate Bk:3004 Pg:1678	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

File Name

920764PA.pdf

10.00
245.00 SL



2004052836 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Susan Gatto
CITRUS LAND TITLE LLC
1904 WEST MAIN STREET
DUNNERS, FLORIDA 34432
Property Appraisers Parcel Identification (Folio) Number: 24 18519E 0010 00(28 0130)

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIPLEN
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$19.00
DOCUMENTARY TAX: \$245.00
2004052836 BK:1747 PG:161-161
07/27/2004 10:19 AM 1 PG
JPARR13H,OC Receipt #033564

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the ^{30th} day of July, 2004 by David MacDonald, joined by his wife, Shirley J. MacDonald, herein called the grantor, to Jean E. Brelsford, whose post office address is 4606 E. Parsons Point Road, Hernando, FL 34442 hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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 CITRUS County, State of Florida, viz.:

✓ LOT 13, LESS AND EXCEPT THE WEST 20 FEET THEREOF AND ALL OF LOT 14, BLOCK 12, PARSONS POINT ADDITION TO HERNANDO, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 19 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Subject to covenants, restrictions and easements of record.

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.

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:

Susan R. Gatto
Witness #1 Signature

SUSAN R. GATTO
Witness #1 Printed Name

Heather Bearse
Witness #2 Signature

Heather Bearse
Witness #2 Printed Name

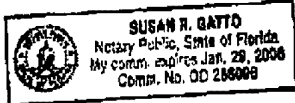
David MacDonald
David MacDonald
12 S. Lee Street, Beverly Hills, FL 34465

Shirley J. MacDonald
Shirley J. MacDonald
12 S. Lee Street, Beverly Hills, FL 34465

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this ^{30th} day of July, 2004 by David MacDonald, joined by his wife, Shirley J. MacDonald, who are personally known to me or have produced FDL as identification.

SEAL



Susan R. Gatto
Notary Public

SUSAN R. GATTO
Printed Notary Name

My commission expires:

Return to Citrus Land

Title, this: 07952-170
File #

File No.: 04-2566

DRIVER'S LICENSE



DL NO. 032217048 DOB 12/13/1963
CLASS C EXP 12/13/2026

JOHN SCOTT
HANSON

1098 SCOTTS CREEK ERL
PEACHTREE COR, GA 30098-2163
CUMMETS

Restrictions NONE
Iss 11/06/2018

Sex M Eyes BRO
Hgt 6'-05" Wgt 210 lb

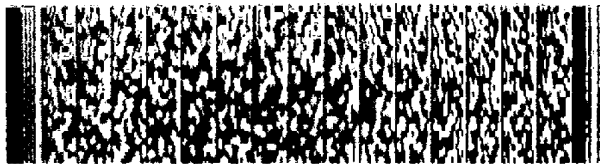
DDT362002757500040967

Rev 07/01/2016

3026027676069401



www.dds.ga.gov
(678) 413-8400



MEDICAL
INFORMATION:
None

CLASS: C-S 26,000 lbs. GVWR and Trailer S 10,000 lbs. All recreational

ENDORSEMENTS: None

RESTRICTIONS: A-None



12/13/2026



July 6, 2023

CLAIM FOR SURPLUS PROCEEDS OF A TAX DEED SALE

Tax Deed Number #: 2023-00277D
Certificate Number: 20-7534
Date of Sale: 5/17/2023
Surplus Funds: \$59,609.13
Percentage Requested: 33.33%
Amount of Surplus Claimed: \$19,869.71
Previous Owner: The Estate of Jean Elizabeth Brelsford
Claimant/ Heir / Client: Theresa A. Brelsford Hernandez - Heir
Property Address: 4606 E. Parsons Point Road, Hernando, FL 34442
Parcel ID: 19E18S240010-00120-0130

Dear Citrus County Clerk of the Circuit Court (Tax Deed Dept),

Please accept this submission and the enclosed documents from Funds Owed LLC as our claim on behalf of our client Theresa A. Brelsford for 33.33% of the surplus funds referenced above. Jean passed away on July 24th, 2018, leaving no spouse, no will and probate has not yet been completed. Jean was survived by her two sons and a daughter. Theresa's two siblings are Brian Russell Brelsford and Michael J. Brelsford. We plan to initiate probate in this matter and will forward the Order of Summary Administration upon receipt.

I acknowledge that we are making the above representations under oath to receive payment of such funds. I also understand that if it is later discovered or determined that payment of such surplus funds to us was in error, I am personally liable for the repayment of such surplus funds to the Clerk of the Circuit Court of Citrus County.

I request that the information on the identifications be redacted and exempt from public inspection (including display on the County's website) pursuant to FS 119.0712. Upon approval, please make the check payable Funds Owed LLC, 4958 Scotts Creek Trail, Peachtree Corners, GA 30096.

Enclosed are the following documents for your records and review:

- AFFIDAVIT OF CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE
- Assignment of Rights
- Letter of Direction
- Joinder Waiver and Consent

- AKA Name Affidavit
- Claimant Identification - *(Driver's License)*
- Witnesses Identification - *(Driver's Licenses)*
- Warranty Deed & County Property Report
- Death Certificate for Jean Elizabeth Brelsford
- Company Representative Identification - *(Driver's License)*
- W9 Form - *(Funds Owed LLC)*

For questions or if you need additional information, please contact John Hanson at 678-567-6049 or email me at john@fundsfound.com.

Best Regards,



John S. Hanson
Funds Owed LLC
9958 Scotts Creek Trail
Peachtree Corners, GA 30096
678-567-6049
www.fundsfound.com



ACCREDITED
BUSINESS

BBB Rating: A+



UNCLAIMED PROPERTY
PROFESSIONALS ORGANIZATION

Enclosures:

Case Number: 1031235

AFFIDAVIT OF CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Complete and return to:

ANGELA VICK, Clerk Of The Circuit Court And Comptroller
Tax Deeds Department

Telephone: (352) 341-6478
Email: TaxDeeds@citrusclerk.org

Tax Deed #: 2023-0027TD Certificate #: 20-7534 Date of Sale: 5/17/2023

NOTE: CLAIMS MUST BE FILED WITHIN 120 DAYS OF THE DATE OF THE SURPLUS NOTICE OR THEY ARE BARRED, OTHER THAN PROPERTY OWNER CLAIMS.

The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's name: Funds Owed LLC (dba) Theresa A. Hernandez

Contact name, if applicable: John Hanson

Address: 4958 Scotts Creek Trail, Peachtree Corners, GA 30096

Phone Number: 678-567-6049

Email address: john@fundsowed.com

NOTE: ALL CLAIMANTS MUST SUBMIT A COMPLETED W-9. VISIT WWW.IRS.GOV FOR THE MOST CURRENT FORM.

I am a (check one): Lienholder Titleholder

Select ONE:

I claim surplus proceeds resulting from the above tax deed sale.

I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

A. Type of Lien: Mortgage; Court Judgment; Condo of Homeowner Association Lien;

Other - describe in detail: _____

If your lien is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: _____ Instrument #: _____ Book/Page #: _____ / _____

B. Original Lien

Amount: \$ _____ Amount due: \$ _____ Principal Remaining Due: \$ _____

Interest Due: \$ _____ Fees & Costs * \$ _____ Attorney fees claimed: \$ _____

* Including late fees. Describe costs in detail, including additional sheet if needed; _____

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property and provide proof.)

A. Nature of Title: Deed; Court Judgment; Other - describe in detail: _____

(Sale of tax deed)

If your former title is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: 7/24/2004 Instrument #: 200405981 Book/Page #: 1747, 0161

B. Amount of surplus tax deed sale proceeds claimed: \$ 19,829.71

C. Does the titleholder claim the subject property was homesteaded property? Yes No

3. I request that payment of any surplus funds due me be made payable to: Funds Owed LLC and such payment be mailed to either the address above or to: 4958 Scotts Creek Trail, Peachtree Corners, GA 30096

4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: [Signature] Print Name & Title: John S. Hanson - Owner

STATE OF GA. Physical Presence
COUNTY OF FULTON Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this 6 day of July, 2023, by [Signature] who is personally known to me or has produced

DL# 07221704R as identification and who did take an oath.

My Commission Expires: 01-04-2026

NOTARY PUBLIC OR DEPUTY CLERK: [Signature]

FARHAT JAVED
[Print, type, or stamp commissioned name of notary]





ASSIGNMENT OF RIGHTS TO GOVERNMENT-HELD MONIES

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Theresa A. Hernandez, Heir, Beneficiary or Administrator of the Estate of Jean E. Brelsford, Owner of Record** ("Assignor"), whose address is **1004 Tulane Terrace, Inverness, FL 34450** hereby assigns to **Funds Owed LLC** (dba "Funds-Found-For-You", a Georgia limited liability company, or assigns ("Assignee"), whose address is **4958 Scotts Creek Trail, Peachtree Corners, GA 30096**, all rights, title and interest to all of the monies (the "Monies") currently held by a government agency related to tax deed case number 2023-0027TD and sale of real property with parcel ID number 19E18S240010, sold by the Clerk of the Circuit Court of Citrus County and which Assignor could claim on his or her own or with Assignee, and hereby acknowledges and agrees as follows:

1. Assignor represents that to the best of their knowledge:
 - a. They have not transferred, assigned, or otherwise relinquished any remainder interest in the Monies to any person, company, or organization; and they have not hired anyone or any company to claim the Monies being assigned herein for them or on their behalf.
 - b. Assignor agrees not to attempt to assign part or all of the rights to claim Monies being transferred under this agreement to any person, company, or organization in the future, or to hire anyone to process a claim for the Monies on their behalf.

2. In executing this assignment. Assignor acknowledges that:
 - a. Assignor has the legal right and full authority to file a claim for Assignor's interest in the funds. Assignor hereby grants, bargains, sells, and assigns, fully and irrevocably, to Assignee, **Funds Owed LLC** (dba "Funds-Found-For-You" or assigns, any- and-all right, title, and interest in and to all such funds currently held by the government agency, as may be due.

- b. Assignor has had the opportunity to consult with any attorney or person of their choice prior to executing this Assignment.
 - c. Assignor has the legal right to make inquiries about monies that may be claimable by me from any government agency, business or individual, fill in any applications, file petitions or lawsuits, hire, or get assistance from an attorney, to endorse any payment received from any person or entity related to the recovery of the monies.
 - d. The distribution of any funds successfully recovered and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
 - e. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any-and-all judicial proceedings, if necessary.
3. Assignor understands the *approximate* amount of the Monies that *may* be recovered are: \$59,609.13
 4. Assignor will hold harmless, protect, indemnify the Government Agency holding the Monies and each of its employees from all claims against any Government agency, department or entity that may arise from this assignment, or any actions taken under this assignment.
 5. This assignment is binding on all heirs, successors in interest, and assigns. Both Parties enter into this Agreement intending to be legally bound thereby and may not be altered or amended except in writing.
 6. Assignor makes the above representations under oath and under penalty of perjury.

Estate of Jean E. Brelsford

Dated this 1st day of July, 2023.



Signature x
Assignor

Theresa A Hernandez

Print Name of Assignor:

Theresa A Hernandez

ACKNOWLEDGMENT BY AN ADMINISTRATOR OR BENEFICIARY OF AN ESTATE

NOTARIZATION

STATE OF Florida)
) SS.
COUNTY OF Citrus)

We, Theresa A. Hernandez, Ross E. Miller
Assignor - Printed Name Witness #1 - Printed Name

And Debra L. Miller, the Assignor and the Witnesses, respectively,
Witness #2 - Printed Name

whose names are signed to the attached or foregoing instrument, having been sworn, declared to the undersigned officer that the Assignor, in the presence of the Witnesses, signed the instrument voluntarily and that each of the Witnesses, in the presence of the Assignor and in the presence of each other, signed the instrument as a Witness and that to the best of the knowledge of each Witness, the Assignor was at the time eighteen or more years of age, of sound mind and under no constraint or undue influence.

x Ross E. Miller
Witness #1 - Signature

x Debra L. Miller
Witness #2 - Signature

Acknowledged and subscribed before me by Theresa A. Hernandez the Assignor, who is personally known to me or who has produced Drivers License as identification, and sworn to and subscribed before me by the Witness #1, Ross E. Miller, who is personally known to me or who has produced Drivers License as identification, and by the Witness #2 Debra L. Miller, who is personally known to me or who has produced Drivers License as identification, and subscribed by me in the presence of the Principal and the subscribing witnesses, all on the 1st day of July, 2023.

Notary Signature JoAnn Shannon

Print Name of Notary JoAnn Shannon

Notary Public in and for the State of Florida

With an Address of 6353 SW 112th Loop, Deale, FL 34474

My Commission Expires 11-13-2023



JoAnn Shannon
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG931861
Expires 11/13/2023



LETTER OF DIRECTION

Date: July 1, 2023

To: Citrus County Clerk of the Circuit Court & Comptroller
Subject: Application to Claim Funds Owed to Theresa A. Hernandez

Dear Sir/Madam:

I have contracted with Funds Owed LLC (dba) "Funds-Found-For-You" to make application for and/or claim the funds (refund, reimbursement, surplus funds, settlement, excess proceeds, overage, overbid, remainder, etc.) being held by your office related to the tax deed case number 2023-0027TD and sale of real property with parcel ID number 19E18S240010 that are owed to me.

Please work directly with them on my behalf to process my claim. Please issue a check made payable to Funds Owed LLC, and mail it to the following address:

John S. Hanson
c/o Funds Owed LLC
4958 Scotts Creek Trail
Peachtree Corners, GA 30096

If you have questions about my application and/or this claim, please call Funds Owed LLC at 678-567-6049 or email them at info@fundsfound.com.

These are my explicit instructions. Please follow them as I have directed. Thank you.

Sincerely,

Theresa A. Hernandez



Your Signature X

Theresa A. Hernandez
Claimant (Assignor)

July 1, 2023
Date

Estate of Jean E. Brelsford

ACKNOWLEDGMENT BY AN HEIR, BENEFICIARY OR ADMINISTRATOR OF AN ESTATE

State of Florida :

SS:

County of Citrus :

On this 1st day of July, 2023 [month, year], before me, JoAnn Shannon [name of notary], personally appeared the undersigned Theresa A. Hernandez [name of Administrator] who acknowledged himself/herself to be the lawfully appointed Heir, Beneficiary or Administrator of the Estate of Jean E Brelsford, and that she [he or she] as such Heir, Beneficiary or Administrator, being authorized to do so, executed the foregoing instrument for the purposes contained in it by signing his/her name as said Heir, Beneficiary or Administrator.

In witness whereof, I hereto set my hand and official seal.

[Seal]

Signed JoAnn Shannon

Print Name of Notary Public JoAnn Shannon

Notary Public in and for the State of Florida

With an Address of 6353 SW 117th Loop, Ocala, Fl

My commission expires 11-13-2023 34476



JoAnn Shannon
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG931851
Expires 11/13/2023

Sign Here →

Your Signature X Theresa A Hernandez 352 476 4347
Assignor's Signature Phone

Print Here →

Your Printed Name X Theresa A Hernandez
Print Assignor's Name

**IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA
PROBATE DIVISION**

CASE No.: _____

**IN RE: ESTATE OF
Jean E. Brelsford
DECEASED.**

_____ /

JOINDER, WAIVER AND CONSENT

The undersigned, **Theresa A. Hernandez**, whose address is **1004 Tulane Terrace, Inverness, FL 34450**, who has an interest in this Estate and who is a Beneficiary of the Estate of **Jean E. Brelsford**, acknowledges and approves of all of the terms, conditions, and directives of the Petition for Summary Administration, joins in the Petition, waives hearing, and waives notice of hearing thereon, and consents to the entry of an order granting the relief requested in the Petition.

Signed on this 1 day of July, 2023.



Theresa A. Hernandez

ACKNOWLEDGMENT BY AN ADMINISTRATOR OR BENEFICIARY OF AN ESTATE

NOTARIZATION

STATE OF Florida)
) SS.
COUNTY OF Citrus)

We, Theresa A. Hernandez, Ross E. Miller
Assignor - Printed Name Witness #1 - Printed Name

And Debra L. Miller, the Assignor and the Witnesses, respectively,
Witness #2 - Printed Name

whose names are signed to the attached or foregoing instrument, having been sworn, declared to the undersigned officer that the Assignor, in the presence of the Witnesses, signed the instrument voluntarily and that each of the Witnesses, in the presence of the Assignor and in the presence of each other, signed the instrument as a Witness and that to the best of the knowledge of each Witness, the Assignor was at the time eighteen or more years of age, of sound mind and under no constraint or undue influence.

x [Signature] Witness #1 - Signature
x [Signature] Witness #2 - Signature

Acknowledged and subscribed before me by Theresa A. Hernandez the Assignor, who is personally known to me or who has produced Drivers License as identification, and sworn to and subscribed before me by the Witness #1, Ross E. Miller, who is personally known to me or who has produced Drivers License as identification, and by the Witness #2 Debra L. Miller, who is personally known to me or who has produced Drivers License as identification, and subscribed by me in the presence of the Principal and the subscribing witnesses, all on the 1st day of July, 2023.



JoAnn Shannon
NOTARY PUBLIC
STATE OF FLORIDA
Commission # GG931861
Expires 11/13/2023

Notary Signature [Signature]

Print Name of Notary JoAnn Shannon

Notary Public in and for the State of Florida

With an Address of 6353 SW 117th Loop, Ocala, FL 34476

My Commission Expires 11-13-2023



**SIGNATURE/NAME AFFIDAVIT
AND AKA STATEMENT**

DATE: 07-01-2023

CLAIMANT: Theresa Ann Hernandez

THIS IS TO CERTIFY THAT MY CURRENT OFFICIAL LEGAL NAME AND SIGNATURE IS AS WRITTEN BELOW.

Theresa A Hernandez
(Printed Name)

Theresa A Hernandez
Signature

The section below is my declaration that I have multiple variations of my current and former legal names for identification purposes. This would include maiden last names, married last names, middle names, and suffixes (Jr., Sr., II, III) I have used or currently go by. If you have no variations in your legal name past or present, then leave it blank.

AKA STATEMENT

I, _____ certify that I am also known as:

Print Name (Variation)

Sample Signature (Variation)

Print Name (Variation)

Sample Signature (Variation)

Print Name (Variation)

Sample Signature (Variation)

By signing below, Claimant agrees to hire Organization to claim the Monies under the terms of this Agreement.

The estate of Jean E. Brelsford

ACKNOWLEDGMENT BY AN HEIR, BENEFICIARY OR ADMINISTRATOR OF AN ESTATE

State of Florida :
County of Citrus : SS:

On this 1st day of July, 2023 [month, year], before me, JoAnn Shannon [name of notary], personally appeared the undersigned Theresa A. Hernandez [name of Heir, Beneficiary or Administrator] who acknowledged himself/herself to be the lawfully appointed Heir, Beneficiary or Administrator of the Estate of Jean E. Brelsford, and that she [he or she] as such Heir, Beneficiary or Administrator, being authorized to do so, executed the foregoing instrument for the purposes contained in it by signing his/her name as said Heir, Beneficiary or Administrator.

In witness whereof, I hereto set my hand and official seal.

[Seal]

Signed JoAnn Shannon

Print Name of Notary Public JoAnn Shannon

Notary Public in and for the State of Florida

With an Address of 6353 SW 117th Loop Ocala, FL 34476

My commission expires 11-13-2023



JoAnn Shannon
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG931861
Expires 11/13/2023

Sign Here

Your Signature X Theresa A Hernandez 352-476-4347
Claimant's Signature Phone

Print Here

Your Printed Name X Theresa A Hernandez
Print Claimant's Name

Heir to the estate of Jean E. Brelsford
Title of Signatory

Florida

DRIVER LICENSE



CLASS E

H655-801-87-562-0



1 HERNANDEZ
2 THERESA ANN
3 1004 TULANE TRL
4 INVERNESS, FL 32609-6800

5 DOB 02/22/1967 SEX F HAIR BRN EYES BRN
6 EXPIRES 02/22/2007 CLASS E
7 REST A

4a ISS 01/24/2015
SDP 44310608990

Florida

Operation of this license is subject to any restrictions indicated on any placards displayed on the license.

21 0100389841617361



REST: A-Corr Lenses

END: None

CLASS: E - Any non-commercial veh with a GVWR < 26,001 lbs. or any RV

The state of FL retains all property rights herein.



02/22/1987



Florida

DRIVER LICENSE



M460-725-55-061-0 CLASS E



MILLER
ROSS ERVIN
10942 SW 69TH CIR
OCALA, FL 34476
DOB 02/21/1965 SEX M
EXP 02/21/2029 HGT 6'-00"
REST NONE END A

VETERAN

♻️DONOR

SAFE DRIVER
AD ID 10/12/2020
DCC F702618120031



Ervin Miller

Operation of a motor vehicle constitutes consent to any sobriety test required by law

Florida

DRIVER LICENSE



M460-172-53-970-0 CLASS E



MILLER
DEBRA LA RAE
10942 SW 69TH CIR
OCALA, FL 34476
DOB 12/30/1963 SEX F
EXP 12/30/2029 HGT 5'-07"
REST NONE END A

SAFE DRIVER
AD ID 01/11/2021
DCC F702101110833



Debra Miller

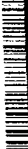
Operation of a motor vehicle constitutes consent to any sobriety test required by law

The State
of Florida
retains all
property
rights herein
022100

Rev
03/01/2020



21
01-20017817
2012



CLASS: E - Any non-commercial veh with a GVWR < 26,001 lbs.
or any RV

REST: None

END: A-MTRCL Also

REPLACEMENT LICENSE REQUIRED WITHIN 30 DAYS
OF ADDRESS OR NAME CHANGE

WWW.FLHSMV.GOV

The State
of Florida
retains all
property
rights herein
123053

Rev
03/01/2020



21
0004454172
2012



CLASS: E - Any non-commercial veh with a GVWR < 26,001 lbs.
or any RV

REST: None

END: A-MTRCL Also

REPLACEMENT LICENSE REQUIRED WITHIN 30 DAYS
OF ADDRESS OR NAME CHANGE

WWW.FLHSMV.GOV

TitleExpress™

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 920764

Web: www.grantsstreet.com
E-mail: TitleExpress@grantsstreet.com
Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
1614287	19E18S240010 00120 0130	4606 E PARSONS POINT RD HERNANDO

Legal Description

PARSONS PT ADD TO HERNANDO PB 2 PG 19 LOT 13 LESS THE W 20 FT & ALL OF LOT 14 BLK 12

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 7534	\$38,280	No	Yes	No

Owner of Record on Current Tax Roll
JEAN E BRELSFORD

Billing Name & Address

4606 E PARSONS POINT RD
HERNANDO FL 34442

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: 01/12/2023 **Search covers** 20 years **through:** 12/22/2022

James Bennett
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
ESTATE OF JEAN E. BRELSFORD, DECEASED 4606 E. PARSONS POINT ROAD HERNANDO FL 34442	Warranty Deed Bk:1747 Pg:161	

Related Documents (for Reference)

Warranty Deed
Bk:540 Pg:2052

Death Certificate
Bk:1519 Pg:2027

Affidavit
Bk:1747 Pg:160

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
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record**

THERESA A HERNANDEZ
1004 TULANE TERRACE
INVERNESS FL 34450

Document

Death Certificate
Bk:3004 Pg:1678

Examiner Comments**Related Documents (for Reference)**

None found.

OTHER DOCUMENTS**File Name**

920764PA.pdf

10.00
845.00 SL



THIS INSTRUMENT PREPARED BY AND RETURN TO:
Susan Gatto
CITRUS LAND TITLE LLC
1904 WEST MAIN STREET
INVERNESS, FLORIDA 34442
Property Appraisers Parcel Identification (Folio) Number: 24 18508 0014 00120 0130

2004082636 1 PG
OFFICIAL RECORDS
CITRUS COUNTY
CITY CITRUS DE
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$245.00
\$ 2004082636 06:1747 Pg:161-161
87.27/2004 18:13 day 1 95
JACOBSON, DC Receipt 0832064

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the ^{29th} day of July, 2004 by David MacDonald, joined by his wife, Shirley J. MacDonald, herein called the grantor, to Jean E. Brethford, whose post office address is 4606 E. PARSONS POINT ROAD, HERNANDO, FL 34442 herein after called the Grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties in this instrument and the heirs, legal representatives and assigns of individuals; and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, sells, alienes, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz:

✓ LOT 13, LESS AND EXCEPT THE WEST 20 FEET THEREOF AND ALL OF LOT 14, BLOCK 12, PARSONS POINT ADDITION TO HERNANDO, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 19 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Subject to covenants, restrictions and easements of record.

TOGETHER, with all the instruments, 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.

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:

Susan R Gatto
Witness #1 Signature
SUSAN R GATTO
Witness #1 Printed Name
Heather Beano
Witness #2 Signature
Heather Beano
Witness #2 Printed Name

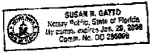
David MacDonald
David MacDonald
12 S. Lee Street, Beverly Hills, FL 34465

Shirley J. MacDonald
Shirley J. MacDonald
12 S. Lee Street, Beverly Hills, FL 34465

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this ^{29th} day of July, 2004 by David MacDonald, joined by his wife, Shirley J. MacDonald, who are personally known to me or have produced R.D. as identification.

SEAL



Susan R Gatto
Notary Public
Susan R Gatto
Printed Notary Name
My commission expires:

Return to Citrus Land
Title, Inc.
File # 04-256099

DRIVER'S LICENSE

DL NO 032217048 DOB 12/13/1963
CLASS C EXP 12/13/2026

JOHN SCOTT
HANSON

148 SCOTTS CREEK TRL
FLEMING TREE COR, GA 30096-2063
DAYSIGHT

Restrictions NONE
Iss 11/06/2018

Sex M Eyes BRO
Hgt 6'-05" Wgt 210 lb

ODT382002757500040967

Exp 07/01/2016

180027675500409



www.dds.ga.gov
(878) 413-8400

MEDICAL
INFORMATION:
None

CLASS: C-≤ 26,000 lbs. GVWR and Trailer ≤ 10,000 lbs. All recreation

ENDORSEMENTS: None

RESTRICTIONS: A-None



12/13/1963

Tifani White

From: Chris Keegan <keeganc@ymail.com>
Sent: Tuesday, September 5, 2023 1:12 PM
To: WebTaxDeeds
Subject: [EXTERNAL] Claim for Tax Deed Surplus
Attachments: ORDER_OF_SUMMARY_ADMINIST.pdf; Affidavit of Claim for Tax Deed Surplus.pdf; W9 for Estate Recovery Services.pdf

CAUTION: This email originated from outside of the Clerk's Office. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached please find an Affidavit of Claim for Tax Deed Surplus, a W9, and an Order of Summary Administration. Thank you,

Chris Keegan

The Law Office of Christopher Keegan, LLC
709 Lincoln Ave.
Leesburg, FL 34748
Tel.: (407) 761-5798

Notice of Confidentiality: This email communication and the attachment(s) hereto, if any, are intended solely for the use and information of the above addressee(s) and may contain information which is legally PRIVILEGED from disclosure and/or otherwise CONFIDENTIAL. If you are not the intended recipient of this email (or an authorized representative, agent or individual responsible for delivering the email to the intended recipient) you are hereby notified that any review, disclosure, reproduction, re-transmission and/or any other dissemination or use of this email communication and/or any attachment is strictly prohibited. If you have received this email in error, please notify us immediately by either reply email or by telephone at 407-761-5798, delete this email and any attachment(s) from your computer and destroy all physical copies of same. Thank you for your cooperation.

AFFIDAVIT OF CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Complete and return to:

ANGELA VICK, Clerk of the Circuit Court and Comptroller
Tax Deeds Department
110 North Apopka Ave
Inverness, FL 34450

Telephone: (352) 341-6478
Email: TaxDeeds@citrusclerk.org

Tax Deed #: 2023-0027TD Certificate #: 20-7534 Date of Sale: May 17, 2023

Note: CLAIMS MUST BE FILED WITHIN 120 DAYS OF THE DATE OF THE SURPLUS NOTICE OR THEY ARE BARRED, OTHER THAN PROPERTY OWNER CLAIMS.

The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's name: Estate Recovery Services, LLC
Contact name, if applicable: Christopher Keegan
Address: 709 Lincoln Ave., Leesburg, FL 34748
Phone Number: (407) 761-5798
Email address: keegan@gmail.com
Tax No: 19E18S240010001200130 Date of Sale (if known): May 17, 2023

I am a (check one): Lienholder Titleholder

Select ONE:

I claim surplus proceeds resulting from the above tax deed sale.
 I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (complete if claim is based on a lien against the sold property.)

A. Type of Lien: Mortgage: Court Judgment: Condo of Homeowner Association Lien
Other-describe in detail: _____

If your lien is recorded in CITRUS COUNTY'S Official Records, list the following, if known:

Recording Date: _____ Instrument #: _____ Book/Page #: _____ / _____

B. Original Lien

Amount: \$ _____ Amount due: \$ _____ Principal Remaining Due: \$ _____

Interest Due: \$ _____ Fees & Costs: *\$ _____ Attorney fees claimed: \$ _____

*Including late fees. Describe costs in detail, including additional sheet if needed: _____

2. TITLEHOLDER INFORMATION (complete if claim is based on title formerly held on sold property **and provide proof.**)

A. NATURE OF Title: Deed: Court Judgment: Other-describe in detail: _____

Order of Summary Administration in Citrus County Probate 2023-CP-475; The Estate of Jean E. Brelsford

If your former title is recorded in CITRUS COUNTY'S Official Records, list the following if known:

Recording Date: _____ Instrument #: _____ Book/Page#: _____ / _____

B. Amount of surplus tax deed sale proceeds claimed: \$ 39,378.01

C. Does the titleholder claim the subject property was homestead property? Yes No

3. I request that payment of any surplus funds due me be made payable to: Estate Recovery Services, LLC

4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: [Signature] Print name & Title: Christopher Keegan, Partner

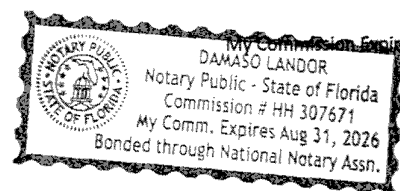
STATE OF Florida
COUNTY OF Lake

Physical Presence
 Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this 5th day of September 2023 by Christopher Keegan, who is personally known to me _____ or has produced FL DL as identification and who ~~did~~ take an oath.

[Signature]
NOTARY PUBLIC or DEPUTY CLERK

Damaso Lendor
[Print, type, or stamp commissioned name of notary]



My Commission Expires: Aug. 31st, 2026

September 6, 2023

CLAIM FOR SURPLUS PROCEEDS OF A TAX DEED SALE

Tax Deed Number #:	2023-0027TD
Certificate Number:	20-7534
Date of Sale:	5/17/2023
Total Surplus Funds:	\$59,609.13
Percentage Requested:	67%
Amount of Surplus Claimed:	Two claims for \$39,739.42
Previous Owner:	The Estate of Jean Elizabeth Brelsford
Claimants/ Heirs / Clients:	<ul style="list-style-type: none"> • Theresa A. Brelsford Hernandez • Brian Russell Brelsford
Property Address:	4606 E. Parsons Point Road, Hernando, FL 34442
Parcel ID:	19E18S240010-00120-0130

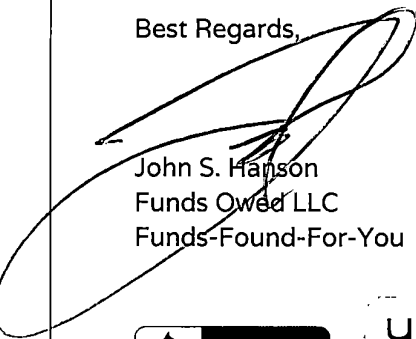
Dear Citrus County Clerk of the Circuit Court (Tax Deed Dept),

Please find the enclosed "open" Citrus County Circuit Civil Case #2023-CA-000923A for MH Properties Investments LLC (MH) vs. The Estate of Jean Brelsford, Michael J. Brelsford, Theresa Hernandez, Brian Hernandez, and Estate Recovery Services LLC (Estate). Estate apparently purchased the rights and interest in the subject property from Theresa A. Hernandez and Michael J. Brelsford through a Quit Claim Deed. MH is claiming that Estate had no right to purchase interest in a property that had not yet gone through probate. We agree with MH's stance.

Therefore, we are contesting half of the claim submitted by Estate Recovery Services LLC for the one third interest in the property for Theresa Ann Brelsford. Our claim for one third for Brian Russell Brelsford should not be affected as Brian did not pre-sell his interest in the property to Estate as Theresa and Michael did.

For questions or if you need additional information, please contact John Hanson at 678-567-6049 or email me at john@fundsfound.com.

Best Regards,



John S. Hanson
Funds Owed LLC
Funds-Found-For-You



BBB Rating: A+



Enclosures:

Case Number: 1031235



Secured Courts Online Record Search System

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[Back to Results](#) [Refine Search](#)

This case is labeled as a **Circuit Civil** case type from the AOSC Matrix
You are viewing this case with the AOSC role of: **Public Internet (Anonymous)** - [What does this mean?](#)

Case Information

Case Number	2023 CA 000923 A	File Date	07/19/2023
Case Type	CIRCUIT CIVIL	Case Status	OPEN
Case Action	REAL PROPERTY <50000	Judge	FALVEY, CAROLA

Party Information

	Party Type	Party Name	Gender	Race	DOB
1	Plaintiff	MH PROPERTIES INVESTMENTS, LLC Mailing Address: ZEPHYRHILLS FL 33540 Attorney: SCHARBER, JARROD			
2	Defendant	BRELSFORD, JEAN E THE ESTATE OF			
3	Defendant	BRELSFORD, MICHAEL J Mailing Address: WALLINGFORD CT 06492			
4	Defendant	HERNANDEZ, THERESA Mailing Address: INVERNESS FL 34450			
5	Defendant	BRELSFORD, BRIAN Mailing Address: HERNANDO FL 34442			
6	Defendant	ESTATE RECOVERY SERVICES LLC Attorney: , CHRISTOPHER J KEEGAN			

Dockets

DIN	Date	Description	View Image	Viewable On Request	VOR Requested	RED - Document in Redaction	Confidential	View Image	Pages
1	07/19/2023	CASE FILED 07/19/2023 CASE NUMBER 2023 CA 000923 A							
5	07/19/2023	VERIFIED COMPLAINT TO QUIET TITLE TO REAL PROPERTY UNDER SECTION 65.081 FLORIDA STATUTES							13
4	07/19/2023	COVER SHEET							3
6	07/19/2023	SUMMONS ISSUED - CIVIL							4
7	07/19/2023	SUMMONS ISSUED - CIVIL							3
8	07/19/2023	SUMMONS ISSUED - CIVIL							4
2	07/20/2023	JUDGE FALVEY, CAROLA: ASSIGNED							
3	07/20/2023	PLAINTIFF'S ATTORNEY: SCHARBER, JARROD ASSIGNED							
9	07/20/2023	PAYMENT \$430.00 RECEIPT #2023031119							1
10	08/07/2023	ACCEPTANCE AND WAIVER OF SERVICE OF PROCESS							2
11	08/08/2023	NOTICE OF APPEARANCE AND DESIGNATION OF EMAIL ADDRESS							1
12	08/17/2023	RETURN OF SERVICE-SERVED							1
13	08/17/2023	RETURN OF SERVICE-SERVED							1

Financial Information

Disclaimer

Monetary amounts indicated as "dismissed" reflect not only fines, costs and fees that may have been dismissed, but may also include amounts that have been modified due to legislative changes, fees that cannot be accepted prior to a court hearing, and other reasons. The dismissal of amounts due on a case do not reflect the disposition of the case. Contact the Clerk's office for specific information regarding dismissed amounts.

	Fee Description	Amount Owed	Amount Paid	Amount Waived	Amount Due
1	FILING FEE < 50,000	\$400.00	\$400.00	\$0.00	\$0.00
2	ISSUE SUMMONS CA	\$30.00	\$30.00	\$0.00	\$0.00
	Total	\$430.00	\$430.00	\$0.00	\$0.00

[Pay Balance Online](#)

Receipts

	Receipt Date	Receipt #	Received From	Payment Amount
1	07/20/2023	2023031119	JARROD SCHARBER	\$430.00

Citrus County Clerk of Court and Comptroller
Secured Courts Online Records Search System

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

MH PROPERTIES INVESTMENTS, LLC,

Plaintiff,

Case Number: 2023 CA 000923 A
Division:

v.

THE ESTATE OF JEAN E. BRELSFORD,
MICHAEL J. BRELSFORD, THERESA HERNANDEZ,
BRIAN BRELSFORD, and
ESTATE RECOVERY SERVICES, LLC

Defendants.

VERIFIED COMPLAINT TO QUIET TITLE TO REAL PROPERTY
UNDER SECTION 65.081, FLORIDA STATUTES

Plaintiff, MH PROPERTIES INVESTMENTS, LLC, sues Defendants THE ESTATE OF JEAN E. BRELSFORD, MICHAEL J. BRELSFORD, THERESA HERNANDEZ, BRIAN BRELSFORD, and ESTATE RECOVERY SERVICES, LLC, and alleges as follows:

1. This is an action to quiet title to real property in Citrus County, Florida in accordance with Section 65.081, Florida Statutes.
2. Plaintiff owns the following described real property lying in Citrus County, Florida (hereinafter referred to as the "Property"):

Property Address: 4606 Parsons Point Dr. Hernando, FL 34442

Citrus County Parcel ID: 19E18S240010 00120 0130

LOT 13, LESS AND EXCEPT THE WEST 20 FEET THEREOF AND ALL OF LOT 14, BLOCK 12, PARSONS POINT ADDITION TO HERNANDO, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 19 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Together with the 1973 BUDD Mobile Home Vin: 0465375AG and Vin:0465375BG

3. Jurisdiction is proper in the Circuit Court in and for Citrus County as it is the location

of the real property in question, and the subject matter concerns title to lands.

4. Plaintiff derains title to the Property as follows:
 - a. Warranty Deed from DAVID MACDONALD and SHIRLEY J. MACDANALD to JEAN E. BRELSFORD, recorded July 27, 2004 in O.R. Book 1747, Page 160, of the Public Records of Citrus County, Florida. A true and correct copy of the Warranty Deed is attached hereto as *Exhibit "A."*
 - b. JEAN E. BRELSFORD passed away on July 24, 2018. Death Certificate was recorded on September 16, 2019 in O.R. Book 3004, Page 1678. Probate proceedings were initiated by Estate Recovery Services, LLC who had an interest in the Estate of Jean Brelsford through assignments of expectancy from two of three legal heirs. The Petition for Summary Administration and the signed Assignment of Expectancy from heirs: Theresa Hernandez and Michael Brelsford were recorded on May 15, 2023 in O.R. Book 3378, Page 1219, of the Public Records of Citrus County, Florida. A true and correct copy of the Death Certificate, Summary Administration and Assignments is attached hereto as *"Exhibit B"*.
 - c. Quit Claim Deed from Michael Brelsford deeding his interest over to Estate Recovery Services, LLC, recorded on May 12, 2023 in O.R. Book 3378, Page 593, Public Records of Citrus County, Florida. A true and correct copy of the Quit Claim Deed is attached hereto as *Exhibit "C"*.
 - d. Quit Claim Deed from Theresa Ann Hernandez deeding her interest over to Estate Recovery Services, LLC recorded on May 12, 2023 in O.R. Book 3378, Page 594, Public Records of Citrus County, Florida. A true and correct copy of the Quit Claim Deed is attached hereto as *Exhibit "D"*.
 - e. County taxes for 2018 and all subsequent years were not paid. Thereafter, tax certificates were sold and the holder of the tax certificates applied for a tax deed to be issued by the Clerk of the Circuit Court of Pasco County, Florida. Notice of the application for Tax Deed were mailed or otherwise processed to all parties of

interest by the Clerk of the Circuit Court at the time the Tax Deed was applied for, pursuant to Section 197.522, Florida Statutes. The Clerk of the Circuit Court duly advertised the application for the tax deed and otherwise duly complied with the statutes concerning the issuance of a tax deed. At the sale conducted by the Clerk, the Clerk duly issued a Tax Deed to the highest bidder, **MH PROPERTIES INVESTMENTS, LLC**, dated May 18, 2023 and recorded May 18, 2023, in O.R. Book 3380, Page 4, of the Public Records of Citrus County, Florida. A true and correct copy of the Tax Deed is attached hereto as ***Exhibit "E"***.

5. Plaintiff has continuously maintained possession of the property adverse to Defendants and have paid all the taxes and/or assessments accruing on the land subsequent to the issuance of the Tax Deed.

6. The delinquent real property taxes were not paid and the Property was not redeemed prior to the sale, issuance of the Tax Deed to Plaintiff and recording in the Public Records; therefore, no defense thereto is available as provided by Section 65.081(3), Florida Statutes.

7. The Tax Deed itself is prima facie evidence of its regularity, as provided by Section 197.552, Florida Statutes. The failure of anyone to receive notice as provided by Section 197.522, Florida Statutes, shall not affect the validity of the Tax Deed issued pursuant to notice made consistent with the requirements of Chapter 197, Florida Statutes.

8. Defendants, The Estate of Jean E. Brelsford, and the Heirs Michael J. Brelsford, Theresa Hernandez and Brian Brelsford were notified by the Court of the Tax Deed Sale by the Clerk of the Court and did not object to the sale of the property at the Tax Deed Sale.

9. The "interests" of the Defendants in the Property set forth in 4 above create cloud(s) on the title to the Property. The issuance of the Tax Deed did not create marketable title to Plaintiff, so Plaintiff is unable to convey, mortgage or otherwise deal with the Property based on marketable title unless the Defendant's pre-Tax Deed claims are quieted by judicial decree. Consequently, Plaintiff initiated this action to quite those claims.

10. The claims of the Defendants described hereinabove predate the issuance of the Tax

Deed and, therefore, were extinguished by the Tax Deed.

11. The Plaintiff has retained the undersigned attorney to represent it in this matter and has agreed to pay him a reasonable fee for his services. If any defendant challenges the validity of the Tax Deed and the Plaintiff prevails, Plaintiff shall be entitled to all reasonable litigation expenses, including attorney's fees, in accordance with Section 197.602, Florida Statutes.

WHEREFORE, Plaintiff demands judgment quieting title to the Property from and against all of the Defendants' claims that predate the Tax Deed, along with such other or further relief the Court deems just and proper.

Dated this 19 day of July 2023

Respectfully Submitted by:

The Office of
SCHARBER LAW GROUP, P.A.

/s/ Jarrod M. Scharber
Jarrod M. Scharber, Esquire
Florida Bar #0031164
14010 21st Street
Dade City, FL 33525
(352) 534-8080
(352) 534-8081 (facsimile)
pleadings@scharberlaw.com

10.00
245.00 SL



THIS INSTRUMENT PREPARED BY AND RETURN TO:
Sean Gatto
CITRUS LAND TITLE LLC
1904 WEST MAIN STREET
INVERNESS, FLORIDA 34432
Property Appraisers Parcel Identification (Folio) Number: 24 18519E 0010 00120 0130

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.00
DOCUMENTARY TAX: \$248.00
2004052836 BK: 1747 PG: 161-161
07/27/2004 10:18 AM 1 PG
JPMR15M, OC Receipt #833584

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the ^{29th} day of July, 2004 by David MacDonald, joined by his wife, Shirley J. MacDonald, herein called the grantor, to Jean E. Breisford, whose post office address is 4606 E. Parsons Point Road, Hernando, FL 34442 hereinafter called the Grantee;

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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 CITRUS County, State of Florida, viz.:

✓ LOT 13, LESS AND EXCEPT THE WEST 20 FEET THEREOF AND ALL OF LOT 14, BLOCK 12, PARSONS POINT ADDITION TO HERNANDO, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 19 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Subject to covenants, restrictions and easements of record.

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.

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:

Susan R. Gatto
Witness #1 Signature

SUSAN R. GATTO
Witness #1 Printed Name

Heather Bianca
Witness #2 Signature

Heather Bianca
Witness #2 Printed Name

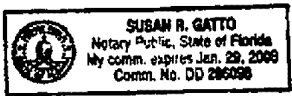
David Mac Donald
David MacDonald
12 S. Lee Street, Beverly Hills, FL 34465

Shirley J. MacDonald
Shirley J. MacDonald
12 S. Lee Street, Beverly Hills, FL 34465

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this ^{29th} day of July, 2004 by David MacDonald, joined by his wife, Shirley J. MacDonald, who are personally known to me or have produced FLDL as identification.

SEAL



Susan R. Gatto
Notary Public

SUSAN R. GATTO
Printed Notary Name

My commission expires:

Return to Citrus Land
Title, Inc.
File # 04-2566

File No.: 04-2566



This instrument prepared by & return to:
Christopher Keegan
709 Lincoln Ave.
Leesburg, FL 34748

Property Appraiser Parcel I.D. Number:
19E18S240010 00120 0130

QUITCLAIM DEED

THIS INDENTURE, Made this 9th day of May, 2023, by and between Michael Brelsford, whose address is 1201 Yale Ave., Wallingford, CT 06492, (hereinafter referred to as "Seller"), to Estate Recovery Services, LLC, whose address is 709 Lincoln Ave., Leesburg, FL 34748 (hereinafter referred to as "Buyer").

WITNESSETH: That Seller, for and in consideration of the sum of \$3,000.00 and other valuable considerations, lawful money of the United States of America, to Seller in hand paid by the Buyer, receipt whereof is hereby acknowledged, has remised and quitclaimed to the Buyer, Buyer's heirs and assigns forever, all the rights, title, interest and claim of the Seller in and to the following described land in Citrus County, Florida, to wit:

LOT 13, LESS AND EXCEPT THE WEST 20 FEET THEREOF AND ALL OF LOT 14, BLOCK 12, PARSONS POINT ADDITION TO HERNANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 19 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY
And commonly known as 4606 Parsons Point Road, Hernando, FL 34442

TOGETHER WITH any and all improvements situated thereon.

To **Have and to Hold**, the above described premises, with the appurtenances, unto Buyer, Buyer's heirs and assigns forever.

IN WITNESS WHEREOF, Seller has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, the day and year first above written.

Grantor Signature: *Michael Brelsford*
Michael Brelsford

Signed, Sealed and Delivered in Our Presence:

Witness #1 Signature: *Richard Cantucci* Witness #1 Printed Name: Richard Cantucci

Witness #2 Signature: *Kathleen Allain* Witness #2 Printed Name: Kathleen Allain

The foregoing instrument was acknowledged before me this 9th day of May, 2023, by Michael Brelsford. He/she is personally known to me or produced CONNECTICUT LICENSE as identification.

Notary Signature: *William T. Powell*

Notary Printed Name: William T. Powell



This instrument prepared by & return to:
Christopher Keegan
709 Lincoln Ave.
Leesburg, FL 34748

Property Appraiser Parcel I.D. Number:
19E18S240010 00120 0130

QUITCLAIM DEED

THIS INDENTURE, Made this 4 day of May, 2023, by and between Theresa Ann Hernandez, whose address is 1004 Tulane Terrace, Inverness, FL 34450, (hereinafter referred to as "Seller"), to Estate Recovery Services, LLC, whose address is 709 Lincoln Ave., Leesburg, FL 34748 (hereinafter referred to as "Buyer").

WITNESSETH: That Seller, for and in consideration of the sum of \$3,000.00 and other valuable considerations, lawful money of the United States of America, to Seller in hand paid by the Buyer, receipt whereof is hereby acknowledged, has remised and quitclaimed to the Buyer, Buyer's heirs and assigns forever, all the rights, title, interest and claim of the Seller in and to the following described land in Citrus County, Florida, to wit:

LOT 13, LESS AND EXCEPT THE WEST 20 FEET THEREOF AND ALL OF LOT 14, BLOCK 12, PARSONS POINT ADDITION TO HERNANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 19 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY
And commonly known as **4606 Parsons Point Road, Hernando, FL 34442**

TOGETHER WITH any and all improvements situated thereon.

To Have and to Hold, the above described premises, with the appurtenances, unto Buyer, Buyer's heirs and assigns forever.

IN WITNESS WHEREOF, Seller has caused these presents to be executed in its name, by its proper officer ~~thereunto duly~~ authorized, the day and year first above written.

Grantor Signature: [Handwritten Signature]
Theresa Ann Hernandez

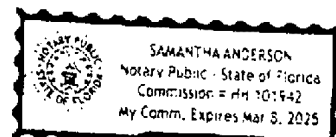
Signed, Sealed and Delivered in Our Presence:

Witness #1 Signature: [Handwritten Signature] Witness #1 Printed Name: Noemi Abgeica

Witness #2 Signature: [Handwritten Signature] Witness #2 Printed Name: Adele Owens

The foregoing instrument was acknowledged before me this 4th day of May, 2023, by Theresa Ann Hernandez. He/she is personally known to me or produced FIDI as identification.

Notary Signature: [Handwritten Signature]
Notary Printed Name: Samantha Anderson



PREPARED BY:

Tifani L. White, Deputy Clerk
Clerk Of The Circuit Court And Comptroller
110 North Apopka Ave
Inverness, FL 34450

Tax Deed File No. 2023-0027TD
Parcel ID 19E18S240010 00120 0130
Alternate Key 1614287

RETURN TO:

Grantee

Tax Deed

State of Florida
County of Citrus

The following tax sale certificate numbered 20-7534 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 17th day of May, 2023, offered for sale as required by law for cash to the highest bidder and was sold to: **MH PROPERTIES INVESTEMNTS LLC** whose address is: 38244 RUTH AVE, ZEPHYRHILLS, FL 33540, being the highest bidder and having paid the sum of his/her bid as required by the Laws of Florida.

NOW, on this 18th day of May 2023, in the County of Citrus, State of Florida, in consideration of the sum of \$64,020.00, being the amount paid pursuant to the laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

PARSONS PT ADD TO HERNANDO PB 2 PG 19 LOT 13 LESS THE W 20 FT & ALL OF LOT 14 BLK 12

Witness:

Tifani L. White

Tifani L. White

Tammy S. Kirby

Tammy S. Kirby

Angela Vick

ANGELA VICK, CLERK OF THE CIRCUIT COURT AND
COMPTROLLER
CITRUS COUNTY, FLORIDA



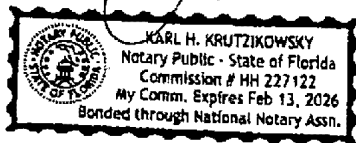
State of Florida
County of Citrus

On 18th day of May 2023, before me by means of physical presence, appeared ANGELA VICK, CLERK OF THE CIRCUIT COURT AND COMPTROLLER in and for the State and this County who is known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned. Personally known to me and who did not take an oath.

Witness my hand and office seal date aforesaid.

Karl Krutzkowsky

Karl Krutzkowsky





September 22, 2023

CLAIM FOR SURPLUS PROCEEDS OF A TAX DEED SALE

Tax Deed Number #:	2023-0027TD
Certificate Number:	20-7534
Date of Sale:	5/17/2023
Total Surplus Funds:	\$19,869.71
Percentage Requested:	33.33%
Amount of Surplus Claimed:	\$19,869.71
Previous Owner:	The Estate of Jean Elizabeth Brelsford
Claimant/ Heir / Client:	Brian Russell Brelsford
Property Address:	4606 E. Parsons Point Road, Hernando, FL 34442
Parcel ID:	19E18S240010-00120-0130

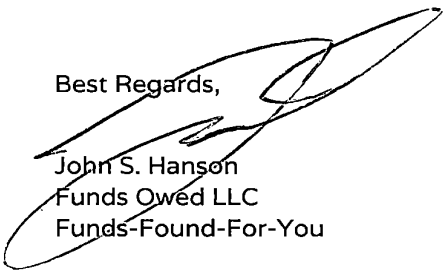
Dear Citrus County Clerk of the Circuit Court (Tax Deed Dept),

We are retracting our contentions related to the claim for Theresa Ann Hernandez and the actions taken by Estate Recovery Services LLC. Therefore, we are withdrawing our claim on behalf of Theresa Ann Hernandez.

However, we are maintaining our claim on behalf of Brian Russell Brelsford. We will be filing an Amended Petition for Administration to grant Brian Russell Brelsford and or us 1/3 interest in the estate. We will forward this paperwork to you as soon as possible.

For questions or if you need additional information, please contact John Hanson at **678-567-6049** or email me at john@fundsfound.com.

Best Regards,



John S. Hanson
Funds Owed LLC
Funds-Found-For-You

Case Number: 1031235

Tifani White

From: John at Funds-Found <john@fundsfound.com>
Sent: Wednesday, November 15, 2023 12:10 PM
To: 'Jessica Czaya'; WebTaxDeeds
Cc: john@fundsfound.com; 'Kerven L Montfort'
Subject: [EXTERNAL] Tax Deed 2023-027TD
Attachments: BRELSFORD - ORDER_OF_SUBSEQUENT_ADMIN.PDF; PETITION FOR FURTHER ADMINISTRATION - Brelsford.pdf; Letter from Citrus County - Brian Brelsford.pdf; Brian Brelsford Claim.pdf

CAUTION: This email originated from outside of the Clerk's Office. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Jessica and Citrus County,

Please see the attached Order of Subsequent Administration on behalf of our client, **Brian Russell Brelsford**, which awards 1/3 share of the tax deed surplus claim on tax deed 2023-027TD payable to **Funds Owed LLC**.

Please issue payment to Funds Owed LLC for 1/3 of the surplus funds, for approximately **\$19,869.71**. Please mail this payment to:

Funds Owed LLC
4958 Scotts Creek Trail
Peachtree Corners, GA 30096

Thank you.

Kindest regards,

John S. Hanson
Funds-Found-For-You
678-567-6049
Visit Our Website: www.fundsfound.com



BBB Rating: A+

CONFIDENTIALITY NOTE: This email is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521 and is legally privileged. The information contained in this transmission may be privileged and confidential information and is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it. Thank you.

Funds Owed LLC (dba) Funds-Found-For-You (F. F. Y.) -- Peachtree Corners, Georgia -- 678-538-9848 -- www.fundsfound.com



www.KeithTaylorLaw.com

October 12, 2023

Funds Owed LLC
obo Brian Russell Brelsford
4958 Scotts Creek Trail
Peachtree Corners, GA 30096

SENT VIA US MAIL

Re: Tax Deed 2023-0027TD; Citrus County, FL

To Whom It May Concern,

This firm has the pleasure of representing the Clerk of the Court and Comptroller for Citrus County, Florida. I have had an opportunity to review the claim submitted by you pursuant to the above-mentioned tax deed requesting excess proceeds for the real property located at 4606 E Parsons Pt, Hernando, FL.

Unfortunately, I am unable to comply with your request for distribution of these funds at this time, as the titleholder of the property, Jean E. Brelsford, would be entitled to such surplus funds. If the titleholder is deceased, relevant probate orders for the titleholder's estate from a Florida court along with the death certificate for the titleholder would need to be submitted to the Clerk. Until such documentation is provided, we are unable to release these funds.

Therefore, please forward to the Clerk the documents requested above. If we do not receive the requested documents from you within thirty (30) days from the date of this letter, we will be obligated to interplead the funds into the registry of the court.


Thank you for your attention to this matter. This firm cannot provide you with any legal advice related to this matter. Should you desire to contact our office, please contact Christie Vann at 352-795-0404 (Ext. 6005).

Kindest regards,

Lindsey Cappola, Esq.

LRC/crv
cc: Client

Citrus County
1143 N. Lyle Ave.
Crystal River, FL 34429
(352) 795-0404


REPLY TO:
PO Box 2016
Lecanto, FL 34460
Fax: (352) 795-3145

Marion County
12017 S. Williams St.
Dunnellon, FL 34432
(352) 547-1867



June 17, 2023

CLAIM FOR SURPLUS PROCEEDS OF A TAX DEED SALE

Tax Deed Number #:	2023-0027TD
Certificate Number:	20-7534
Date of Sale:	5/17/2023
Surplus Funds:	\$59,609.13
Percentage Requested:	33.33%
Amount of Surplus Claimed:	\$19,869.71
Previous Owner:	The Estate of Jean Elizabeth Brelsford
Claimant/ Heir / Client:	Brian Russell Brelsford - Heir
Property Address:	4606 E. Parsons Point Road, Hernando, FL 34442
Parcel ID:	19E18S240010-00120-0130

Dear Citrus County Clerk of the Circuit Court (Tax Deed Dept),

Please accept this submission and the enclosed documents from **Funds Owed LLC** as our claim on behalf of our client **Brian Russell Brelsford** for 33.33% of the surplus funds referenced above. Brian has two siblings, **Theresa Ann Brelsford Hernandez**, and **Michael J. Brelsford**. We plan to initiate probate in this matter and will forward the Order of Summary Administration upon receipt.

I acknowledge that we are making the above representations under oath to receive payment of such funds. I also understand that if it is later discovered or determined that payment of such surplus funds to us was in error, I am personally liable for the repayment of such surplus funds to the Clerk of the Circuit Court of Citrus County.

I request that the information on the identifications be redacted and exempt from public inspection (including display on the County's website) pursuant to FS 119.0712. Upon approval, please make the check payable Funds Owed LLC, 4958 Scotts Creek Trail, Peachtree Corners, GA 30096.

Enclosed are the following documents for your records and review:

- AFFIDAVIT OF CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE
- Assignment of Rights
- Letter of Direction
- Joinder Waiver and Consent
- AKA Name Affidavit
- Sworn Statement of Claimant Identification
- Claimant Identification - (Driver's License)

- Witnesses Identification – (Driver's Licenses)
- Warranty Deed & County Property Report
- Death Certificate for Jean Elizabeth Brelsford
- Company Representative Identification – (Driver's License)
- W9 Form - (Funds Owed LLC)

For questions or if you need additional information, please contact John Hanson at 678-567-6049 or email me at john@fundsfound.com.

Best Regards,



John S. Hanson
Funds Owed LLC
4958 Scotts Creek Trail
Peachtree Corners, GA 30096
678-567-6049
www.fundsfound.com



BBB Rating: A+



Enclosures:

Case Number: 1031235

AFFIDAVIT OF CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Complete and return to:

ANGELA VICK, Clerk Of The Circuit Court And Comptroller
Tax Deeds Department

Telephone: (352) 341-6478
Email: TaxDeeds@citrusclerk.org

Tax Deed #: 2023-0027TD Certificate #: 20-7534 Date of Sale: 5/17/2023

NOTE: CLAIMS MUST BE FILED WITHIN 120 DAYS OF THE DATE OF THE SURPLUS NOTICE OR THEY ARE BARRED, OTHER THAN PROPERTY OWNER CLAIMS.

The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's name: Funds Owed LLC (Cobo) Brian Russell Bretsford

Contact name, if applicable: John Hanson

Address: 4958 Scotts Creek Trail, Peachtree Corners, GA 30096

Phone Number: 678-567-6049

Email address: john@fundsowed.com

NOTE: ALL CLAIMANTS MUST SUBMIT A COMPLETED W-9. VISIT WWW.IRS.GOV FOR THE MOST CURRENT FORM.

I am a (check one): Lienholder Titleholder

Select ONE:

I claim surplus proceeds resulting from the above tax deed sale.

I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

A. Type of Lien: Mortgage; Court Judgment; Condo of Homeowner Association Lien;

Other - describe in detail: _____

If your lien is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: _____ Instrument #: _____ Book/Page #: _____ / _____

B. Original Lien

Amount: \$ _____ Amount due: \$ _____ Principal Remaining Due: \$ _____

Interest Due: \$ _____ Fees & Costs * \$ _____ Attorney fees claimed: \$ _____

* Including late fees. Describe costs in detail, including additional sheet if needed: _____

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property and provide proof.)

A. Nature of Title: Deed; Court Judgment; Other - describe in detail:

Tax Deed Sale

If your former title is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: 7/27/2024 Instrument #: 202405293L Book/Page #: 1747 / 0161

B. Amount of surplus tax deed sale proceeds claimed: \$ 19,869.71

C. Does the titleholder claim the subject property was homestead property? Yes No

3. I request that payment of any surplus funds due me be made payable to: Funds Owed LLC
and such payment be mailed to either the address above or to: 4958 Scotts Creek Trail, Peachtree Corners
GA 30096

4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: _____ Print Name & Title: John S. Hanson - Owner

STATE OF GINNETT COUNTY
COUNTY OF GEORGIA

Physical Presence
 Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this 20 day of 6, 2023 by

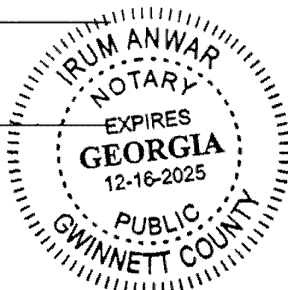
JOHN SCOTT HANSON, who is personally know to me or has produced
DRIVER'S LICENCE as identification and who did take an oath.

NOTARY PUBLIC or DEPUTY CLERK

IRUM ANWAR

[Print, type, or stamp commissioned name of notary]

My Commission Expires: 12-16-2025





ASSIGNMENT OF RIGHTS TO GOVERNMENT-HELD MONIES

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Brian R. Brelsford, Heir, Beneficiary or Administrator of the Estate of Jean Elizabeth Brelsford, Owner of Record** ("Assignor"), whose address is **4849 E Harvard Dr, Hernando, FL 34442** hereby assigns to **Funds Owed LLC** (dba) "Funds-Found-For-You", a Georgia limited liability company, or assigns ("Assignee"), whose address is **4958 Scotts Creek Trail, Peachtree Corners, GA 30096**, all rights, title and interest to all of the monies (the "Monies") currently held by a government agency related to the sale of real property with parcel ID number 19E18S240010 sold by the Clerk of the Circuit Court of Citrus County and which Assignor could claim on his or her own or with Assignee, and hereby acknowledges and agrees as follows:

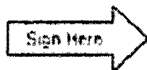
1. Assignor represents that to the best of their knowledge:
 - a. They have not transferred, assigned, or otherwise relinquished any remainder interest in the Monies to any person, company, or organization; and they have not hired anyone or any company to claim the Monies being assigned herein for them or on their behalf.
 - b. Assignor agrees not to attempt to assign part or all of the right to claim Monies being transferred under this agreement to any person, company, or organization in the future, or to hire anyone to process a claim for the Monies on their behalf.

2. In executing this assignment. Assignor acknowledges that:
 - a. Assignor has the legal right and full authority to file a claim for Assignor's interest in the funds. Assignor hereby grants, bargains, sells, and assigns, fully and irrevocably, to Assignee, **Funds Owed LLC** (dba) "Funds-Found-For-You" or assigns, any- and-all right, title, and interest in and to all such funds currently held by the government agency, as may be due.

- b. Assignor has had the opportunity to consult with any attorney or person of their choice prior to executing this Assignment.
 - c. Assignor has the legal right to make inquiries about monies that may be claimable by me from any government agency, business or individual, fill in any applications, file petitions or lawsuits, hire, or get assistance from an attorney, to endorse any payment received from any person or entity related to the recovery of the monies.
 - d. The distribution of any funds successfully recovered and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
 - e. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any-and-all judicial proceedings, if necessary.
3. Assignor understands the *approximate* amount of the Monies that *may* be recovered are: **\$59,609.13**
4. Assignor will hold harmless, protect, indemnify the Government Agency holding the Monies and each of its employees from all claims against any Government agency, department or entity that may arise from this assignment, or any actions taken under this assignment.
5. This assignment is binding on all heirs, successors in interest, and assigns. Both Parties enter into this Agreement intending to be legally bound thereby and may not be altered or amended except in writing.
6. Assignor makes the above representations under oath and under penalty of perjury.

The estate of Jean E. Brelsford

Dated this 14 day of June, 2023.



Signature X Brian R Brelsford
Assignor

Print Name of Assignor: Brian R Brelsford

Title of Assignor: _____

ACKNOWLEDGMENT BY AN ADMINISTRATOR OR BENEFICIARY OF AN ESTATE

NOTARIZATION

STATE OF Florida)

) ss.

COUNTY OF Citrus)

We, Brian R Brelsford, Desiree Williams,
Assignor - Printed Name Witness #1 - Printed Name

And Crishonda Sykes, the Assignor and the Witnesses, respectively,
Witness #1 - Printed Name

whose names are signed to the attached or foregoing instrument, having been sworn, declared to the undersigned officer that the Assignor, in the presence of the Witnesses, signed the instrument voluntarily and that each of the Witnesses, in the presence of the Assignor and in the presence of each other, signed the instrument as a Witness and that to the best of the knowledge of each Witness, the Assignor was at the time eighteen or more years of age, of sound mind and under no constraint or undue influence.

x [Signature]
Witness #1 - Signature

x [Signature]
Witness #2 - Signature

Acknowledged and subscribed before me by Brian R Brelsford, the Assignor, who is personally known to me or who has produced DL as identification, and sworn to and subscribed before me by the Witness #1, Desiree Williams, who is personally known to me or who has produced DL as identification, and by the Witness #2 Crishonda Sykes, who is personally known to me or who has produced DL as identification, and subscribed by me in the presence of the Principal and the subscribing witnesses, all on the 14th day of June, 2023.



Notary Signature [Signature]

Print Name of Notary Katina Lowery

Notary Public in and for the State of Florida

With an Address of 13566 Teaberry Ln Spring Hill, FL

My Commission Expires 04.20.2023 34609



LETTER OF DIRECTION

Date: June 14, 2023

To: County Clerk of the Circuit Court & Comptroller
Subject: Application to Claim Funds Owed to Brian R. Brelsford

Dear Sir/Madam:

I have contracted with Funds Owed LLC (dba) "Funds-Found-For-You" to make application for and/or claim the funds (refund, rebate, reimbursement, indemnification, surplus funds, settlement, excess proceeds, overage, overbid, remainder, etc.) being held by your office that are owed to me.

Please work directly with them on my behalf to process my claim. Please issue a check made payable to Funds Owed LLC, and mail it to the following address:

John S. Hanson
c/o Funds Owed LLC
4958 Scotts Creek Trail
Peachtree Corners, GA 30096

If you have questions about my application and/or this claim, please call Funds Owed LLC at 678-567-6049 or email them at info@fundsfound.com.

These are my explicit instructions. Please follow them as I have directed. Thank you.

Sincerely,

Brian R. Brelsford



Your Signature X

Brian R. Brelsford
Claimant

6-14-23
Date

Estate of Jean Elizabeth Breisford

ACKNOWLEDGMENT BY AN HEIR, BENEFICIARY OR ADMINISTRATOR OF AN ESTATE

State of Florida :

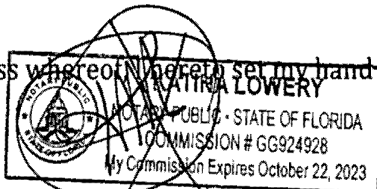
SS:

County of CHUS :

On this 14th day of June 2023 [month, year], before me, Katina Lowery [name of notary], personally appeared the undersigned Brian Russell Breisford [name of Administrator] who acknowledged himself/herself to be the lawfully appointed Heir, Beneficiary or Administrator of the Estate of Jean Elizabeth Breisford, and that she [he or she] as such Heir, Beneficiary or Administrator, being authorized to do so, executed the foregoing instrument for the purposes contained in it by signing his/her name as said Heir, Beneficiary or Administrator.

In witness whereof I hereunto set my hand and official seal.

[Seal]



Signed

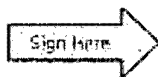
[Signature]

Print Name of Notary Public Katina Lowery

Notary Public in and for the State of Florida

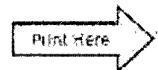
With an Address of 13516 Teaberry Ln Spring Hill, FL 34609

My commission expires Oct. 22, 2023



Your Signature X [Signature]
Assignor's Signature

352 6137562
Phone



Your Printed Name X Brian Russell Breisford
Print Assignor's Name

Heir to the estate of Jean Elizabeth Breisford
Title of Assignor

