



# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

1408 N. Westshore Blvd., Suite 900, Tampa, FL 33607

March 24, 2025

Hernando County Board of County Commissioners  
c/o Hernando County Building Division  
789 Providence Blvd.  
Brooksville, FL 34601

**Re: Claim No.: 401520**  
**Insured: Terry Brownell**  
**Parcel No.: R13 222 17 9003 00D0 0590**  
**Property: 9526 Black Bear Drive, Brooksville, FL 34613**

Dear Ms. Garner:

Old Republic National Title Insurance Company ("Old Republic") is the underwriting title insurer of the above referenced property owner, Terry Brownell. We are reaching out regarding a prior Hernando County Unsafe Building Abatement Lien ("Lien") recorded against the above property on June 14, 2006, in Official Records Book 2275, Page 1161. The Lien was found due to a link located on the Property Appraiser's online property report. Accordingly, the owner would like the Lien released in order to move forward with construction on the vacant land.

In researching the Lien, it has come to our attention that the Lien was mis-indexed upon recording due to an error. The Lien names the property owner of record as Edwin Valentino, however, the property owner was Edwin Valentin at the time of the Lien, per deed recorded in OR Book 1740, Page 769. Accordingly, the normal Grantor/Grantee title search conducted for the subsequent sale of the property would not have yielded the recorded Lien.

Further review of the Lien reveals that it lacks certification as required by state statute. Specifically, the instrument does not comply with the recording requirements of Florida Statute §162.09. We would challenge that this renders the Lien invalid and unenforceable against the property:

**162.09 Administrative fines; costs of repair; liens.—**

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

For the above stated reasons, we believe the Lien should be released of record. However, Old Republic would be willing to pay the costs of the original recorded Lien in the amount of \$3,606.76, to Hernando County BOCC in exchange for release of Lien.

We will await your response to our offer. Please contact me at my direct phone (813) 514-2809, or email [jspinale@oldrepublictitle.com](mailto:jspinale@oldrepublictitle.com).

Sincerely,

Julie Spinale  
AVP | Claims Administrator – Corporate Legal Department



OLD REPUBLIC INSURANCE GROUP