

## Cindy Garner

---

**From:** Melissa Tartaglia  
**Sent:** Monday, March 31, 2025 12:37 PM  
**To:** Cindy Garner  
**Cc:** Pamela Hare; Lisa Morgan  
**Subject:** LR 25-184-1 - Misspelling of name on Unsafe Abatement Lien - Valentin

Hey, Cindy:

After reviewing the documents, running multiple searches on Hernando Clerk of Court's Official Records, and researching the statutes, my recommendation is to accept the payment of \$3,606.76, because there was no way for the title company to have found the lien based upon the correct spelling of Edwin Valentin's name. Because it was indexed under the wrong last name, Mr. Valentin was not on notice that a lien had been filed, nor was any subsequent purchaser. The lien doesn't show that it was mailed to him either. Lastly, the lien doesn't show up under the property's parcel number either. **Be advised that the only way to accept the payment and waive interest is to get the BOCC's pre-approval. For that, you will need to do an agenda item in Legistar asking for the BOCC's approval to waive the interest and accept only the lien amount. (Pam suggests looking at agenda item #15659 as a proximate example of how to go about wording the agenda item body.)**

Sincerely,  
Melissa A. Tartaglia  
Assistant County Attorney  
Hernando County, Florida  
FBN: 0116033  
20 N. Main Street, Ste. 462  
Brooksville, FL 34601  
(352) 754-4122

