



Legislation Details (With Text)

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Title: Release of Public Nuisance Abatement Lien Recorded in Error Against Albasa Land & Invest Corp, c/o Luis A. Figueroa Esq (Key #898194)

Sponsors:

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Attachments: 1. Escheatment Tax Deed, 2. Public Nuisance Abatement Special Assessment Lien 11.18.2014, 3. Release of Lien, 4. Approved Release of Public Nuisance Abatement Lien Recorded in Error Against Albasa Land & Invest Corp, c o Luis A. Figueroa Esq (Key #898194)

Date	Ver.	Action By	Action	Result
12/12/2023	1	Board of County Commissioners		

TITLE

Release of Public Nuisance Abatement Lien Recorded in Error Against Albasa Land & Invest Corp, c/o Luis A. Figueroa Esq (Key #898194)

BRIEF OVERVIEW

On December 18, 2014, a Public Nuisance Abatement Special Assessment Lien was recorded in Book 3154, Page 1256 of the Official Records of Hernando County, Florida against a vacant lot on McKethan Road (Key 898194) owned prior to that time by Albasa Land & Invest Corp, c/o Luis A Figueroa Esq. Said lien was in the amount of \$350.00. On October 23, 2014, the parcel escheated to Hernando County, so the lien should not have been recorded.

The parcel was sold as surplus land and has changed ownership a few times. The cloud on the title was discovered when the current owner, Xianying Wei, attempted to sell it and a title search was performed. Since the lien was recorded in error, it is appropriate that it now be released.

FINANCIAL IMPACT

N/A

LEGAL NOTE

The Board is authorized to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION

It is recommended that the Board approve the attached Release of Lien, authorize the Chairperson's signature thereon and that it be subsequently recorded in the Official County Records.