

From: [Pamela Hare](#)
To: [Melissa Tartaglia](#)
Cc: [Lisa Morgan](#)
Subject: FW: 16153 La Bella St - Key 195853 (LR 25-679)
Date: Monday, December 22, 2025 3:57:07 PM
Attachments: [image003.png](#)
[Tax Deed - 195853.pdf](#)

I've updated the LR to include this new question about how the remaining liens can be removed – forgiven by the Board or via quiet title. The tax deed is attached.

Pam Hare
Co. Attorney's Office
x20138

From: Pamela Hare
Sent: Monday, December 22, 2025 3:55 PM
To: Jeffrey Rogers <JRogers@co.hernando.fl.us>; James Terry <JTerry@co.hernando.fl.us>
Cc: Omar DePablo <ODePablo@hernandocounty.us>; Jon Jouben <JJouben@co.hernando.fl.us>
Subject: FW: 16153 La Bella St - Key 195853 (LR 25-679)

A legal request was submitted last week. This additional question will be made part of that LR.

Pam Hare
Co. Attorney's Office
x20138

From: James Terry <JTerry@co.hernando.fl.us>
Sent: Monday, December 22, 2025 3:44:39 PM (UTC-05:00) Eastern Time (US & Canada)
To: Jeffrey Rogers <JRogers@co.hernando.fl.us>; Jon Jouben <JJouben@co.hernando.fl.us>
Cc: Omar DePablo <ODePablo@hernandocounty.us>
Subject: RE: 16153 La Bella St

I believe that to be the case, Jenna recently submitted a legal request on this property. As for code we would defer to the boards discretion, the violator no longer owns the property.



James Terry | Code Enforcement Manager

Code Enforcement | Development Services Department

789 Providence Blvd., Brooksville, FL 34601

Phone: (352) 754-4056 ext.29250

Fax: (352) 754-4491

Email: JTerry@co.hernando.fl.us

Website: <https://www.hernandocounty.us/departments/departments-a-e/code-enforcement>

Hernando County Development Services Department Code

*Enforcement Department business hours are **Monday – Friday 7:30am – 3:45pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

From: Jeffrey Rogers <JRogers@co.hernando.fl.us>
Sent: Monday, December 22, 2025 1:32 PM
To: Jon Jouben <JJouben@co.hernando.fl.us>; James Terry <JTerry@co.hernando.fl.us>
Cc: Omar DePablo <ODePablo@hernandocounty.us>
Subject: FW: 16153 La Bella St

Jon, James,

See below. I believe the only way to remove these would be for the BOCC to waive the liens?

Jeffrey Rogers, P.E.
County Administrator
Hernando County
15470 Flight Path Drive
Brooksville, FL 34604
(352)754-4841
jrogers@hernandocounty.us

From: Richard Sanvenero <rsanvenero@youthrivefl.org>
Sent: Monday, December 22, 2025 12:51 PM
To: Jeffrey Rogers <JRogers@co.hernando.fl.us>
Cc: Richard Sanvenero <rsanvenero@youthrivefl.org>
Subject: FW: 16153 La Bella St

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

Good afternoon Mr. Rogers,
Our company acquired the above-referenced property through a tax deed auction, and we are currently in the process of constructing another affordable home on this lot.

As you know, keeping development costs down is essential to ensuring we can

offer these homes at truly affordable prices to Hernando County's first-time, SHIP-approved applicants. However, several outstanding code violations are still showing as open on the property.

Jennifer Rey, who serves on our Board of Directors, advised us that in order to deliver a clean title at closing, these nine (9) open violations must be resolved.

We are requesting the County's assistance in discharging these outstanding code cases so that we can move forward without delays that could impact affordability for our future homeowner.

Please contact me at your convenience to discuss how we can work together to address this matter.

Thank you in advance for your help.

Respectfully,

Richard Sanvenero Sr.
You Thrive Florida
House to Home Director
820 Kennedy Blvd.
Brooksville FL 34601
(P) 888 802-7483 option 6
(C) 352-573-8544
www.youthrivefl.org



You Thrive Florida provides life changing services and opportunities to individuals and families, in an effort to improve their ability to thrive.

From: Jarrod Prater <jprater@hoganlawfirm.com>

Sent: Monday, December 22, 2025 12:16 PM

To: Richard Sanvenero <rsanvenero@youthrivefl.org>; Steve Homan <shoman@youthrivefl.org>

Cc: Tiffanie Maze <tmaze@hoganlawfirm.com>

Subject: RE: 16153 La Bella St

Mr. Sanvenero:

Please find attached the liens that are still outstanding. In looking at some of these, there are two liens which are still valid and the 20-year statute of limitations has not expired. The two are Official Records Book 2718, Page 1387 costs of \$680.00, and Official Records Book 2604, Page 693 costs of \$290.00. Please let me know if you have any additional questions.

Regards
-Jarrod

From: Richard Sanvenero <rsanvenero@youthrivefl.org>
Sent: Monday, December 22, 2025 10:43 AM
To: Jarrod Prater <jprater@hoganlawfirm.com>
Subject: 16153 La Bella St

Jarrod

Please call me to discuss at your earliest convenience.

Respectfully,

Richard Sanvenero Sr.
You Thrive Florida
House to Home Director
820 Kennedy Blvd.
Brooksville FL 34601
(P) 888 802-7483 option 6
(C) 352-573-8544
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