

# Tax Collector's Certification

2017-0351

Date of Tax Deed Application  
JULY 18 2017

This is to certify that BOWLES TL, LLC, holder of Tax Sale Certificate Number 2011-02036-00, issued the 31 day of MAY, 2011, and which encumbers the following described property located in the County of Hernando, State of Florida, to-wit:

Parcel: R01 221 17 3357 4630 0200      Key: 00761919  
ROYAL HIGHLANDS UNIT 7                      BLK 463 LOT 20

2017 J45 TD

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

**Certificates owned by Applicant and Filed in Connection with this Tax Deed Application:**

Certificate No	Date of Sale	Face Amount	Interest	Total
2011-02036-00	05/31/2011	191.93	97.64	289.57

**Certificates Redeemed by Applicant or Included (County) in Connection with this Tax Deed Application:**

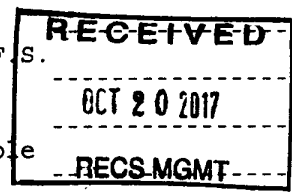
Certificate No	Date of Sale	Face Amount	T.C.Fee	Interest	Total
2012-02083-00	05/31/2012	167.06	6.25	155.37	328.68
2013-01926-00	05/31/2013	154.50	6.25	115.88	276.63
2014-01842-00	05/31/2014	160.85	6.25	8.04	175.14
2015-01821-00	05/31/2015	234.70	6.25	11.74	252.69
2016-01803-00	05/31/2016	155.49	6.25	32.65	194.39
2017-01809-00	05/31/2017	158.06	6.25	7.90	172.21

**Amounts Certified by Tax Collector (Lines 1-7):**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	Total Amount Paid 289.57
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	1,399.74
3. Total of Current Taxes Paid by Tax Deed Applicant	-----
4. Ownership and Encumbrance Report Fee	100.00
5. Tax Deed Application Fee	75.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	83.90
7. Total (Lines 1-6)	1948.21

**Amounts Certified by Clerk of Court (Lines 8-15):**

8. Clerk of Court Statutory Fee for Processing Tax Deed	-----
9. Clerk of Court Certified Mail Charge	-----
10. Clerk of Court Advertising Charge	-----
11. Clerk of Court Recording Fee for Certificate of Notice	-----
12. Sheriff's Fee	-----
13. Interest Computed by Clerk of Court Pursuant to Section 197.542 F.S.	-----
14. Total (Lines 8-13)	-----
15. One-half of the assessed value of homestead property, if applicable pursuant to section 197.502, F.S.	-----



16. Statutory (Opening) Bid; Total of Lines 7, 14 and 15 (if applicable) -----

\*Done this the 20<sup>th</sup> day of October, 2017 Tax Collector of Hernando County

Date of Sale \_\_\_\_\_, \_\_\_\_\_ By Sally L. Daniels

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

2017-0351

TAX DEED APPLICATION

HERNANDO COUNTY, BROOKSVILLE, FLORIDA

I am the owner of the following tax sale certificate and do hereby make application for Tax Deed on same:

Tax Sale Certificate # 2011-02036-00

Purchase Date: 05/31/2011

Certificate face amount \$191.93 Interest rate: 8.25%

Key # 00761919 Parcel # R01 221 17 3357 4630 0200

Legal Description (as shown on List of Lands Sold):

ROYAL HIGHLANDS UNIT 7 BLK 463 LOT 20

Certificate Holder: BOWLES TL, LLC  
Attn: MARGARET BOWLES

Address: 3944 W. EDEN ROC CIRCLE  
TAMPA FL 33634

Bowles TL LLC  
Certificate Holder(s)

Date: 7-17-17

(This form takes the place of a tax certificate in applying for a tax deed due to electronic issuance of tax sale certificates as of June 1, 1993.)  
Form: TDAHCTC1

2017-0351  
DR-512  
R. 05/88

**NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED**

TO: Tax Collector of HERNANDO County:

In accordance with the Florida Statutes, I, BOWLES TL, LLC, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

CERT. NO.	DATE	LEGAL DESCRIPTION
2011-0454-	2011	Ridge Manor Est Unit 6, Block 99 Lot 5
2011-00613-00	2011	Ridge Manor Est Unit 4, Block 51 Lots 10+11
2011-02126-00	2011	Royal Highlands, Unit 7 Block 530, Lot 7
2011-02036-00	2011	Royal Highlands Unit 7 Block 463, Lot 20

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Margaret Bowles  
Applicant's Signature

July 14, 2017  
Date

HERNANDO COUNTY TAX COLLECTOR  
SALLY L. DANIEL, C.F.C.



20 NORTH MAIN ST., ROOM 112 \* BROOKSVILLE, FLORIDA 34601-2892  
TELEPHONE (352) 754-4180 \* FAX (352) 754-4189

OCTOBER 4, 2017

HORN VI LLC

18305 BISCAYNE BLVD STE 400

AVENTURA, FL 33160-2172

**URGENT - REPLY NEEDED AT ONCE!**

RE: ROYAL HIGHLANDS UNIT 7

BLK 463 LOT 20

Key: 761919

Certificate: 2011-02036-00

File : 2017-0351

Dear: PROPERTY OWNERS:

Application for TAX DEED has been made on your property shown above. As authorized by Florida Statutes, continued non-payment of delinquent taxes will result in added costs and the loss of your property at public auction.

To stop this action, the amount of \$ 1954.46 must be paid on or before 10/18/2017

**Payment will be accepted only by cash, money order, cashier's check or certified check. Funds must be drawn on a United States bank or an International Money Order in U.S. funds.**

We urge payment before the above date to avoid additional costs and possible loss of property.

Sincerely,

A handwritten signature in cursive script that reads "Sally L. Daniel".

Sally L. Daniel, C.F.C.  
Hernando County Tax Collector

SLD/elb

# Gulf Coast Title Co., Inc.

111 North Main Street  
Brooksville, FL 34601  
(352)-796-9416  
(352) 796-6676 (fax)

*"Since 1923"*

File No. 20170351  
Certificate No. 2011-02036-00  
Effective Date: 9/20/2017

Parcel #: R01 221 17 3357 4630 0200 / Parcel Key 00761919

**LEGAL DESCRIPTION;** (Per Tax Collector Certification, See Exhibit A for full legal);

ROYAL HIGHLANDS UNIT 7 BLK 463 LOT 20

**TO:** Clerk of the Circuit Court, Hernando County, Florida.

**APPLICANT:** BOWLES TL, LLC  
Attn: MARGARET BOWLES

Dear Sir: Application is made to this office for Tax Deed on the above property. I certify that the legal description is correct as required under Chapter 197 Florida Statute.

**APPARENT TITLE HOLDER AND ADDRESS ON RECORD:**

Tax Deed (OR Book 2794-1815)  
Horn VI, LLC  
18305 Biscayne Blvd. Suite 400  
Aventura, FL 33160

**VENDEE OF RECORDED CONTRACT FOR DEED:** None

**LIEN HOLDER AND ADDRESS OF RECORD:** None

**ADDRESS ON RECORD ON CURRENT TAX ROLL:**

HORN VI LLC  
18305 BISCAYNE BLVD STE 400  
AVENTURA, FL 33160-2172

**MOBILE HOME:** No

**OTHERS TO NOTIFY:** None

**HOMESTEAD EXEMPTION:** No

ASSESSED VALUE: \$3,584.00

**OUTSTANDING TAX SALE CERTIFICATES: 2011-02036-00**

This is to certify that this "Ownership and Encumbrance Report" (hereinafter referred to as the "Report"), shows the apparent record owner and all liens, as required by Chapter 197 Florida Statutes. It applies to the property described in said Tax Collector's Certification, and is based upon a search of the Public Records of Hernando County, Florida. This Company, in issuing this Report, assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

The Company's liability for this Report is limited to \$1,000.00 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims of losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Dated 27<sup>TH</sup> of September, 2017  
GULF COAST TITLE CO., INC.

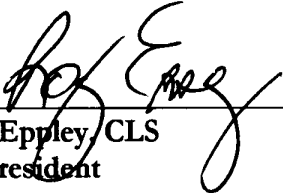
By:   
Roger Eppley, CLS  
Vice-President

Exhibit 'A'

Lot 20, Block 463, ROYAL HIGHLANDS UNIT NO. 7, according to the map or plat thereof, as recorded in Plat Book 12, Page 83-110, inclusive, of the Public Records of HERNANDO County, Florida.

**TAX DEED**

Prepared By: Debby Ellinghuysen  
20 North Main St., Room 362  
Brooksville, FL. 34601  
Clerk TDA# 10-089

STATE OF FLORIDA  
COUNTY OF HERNANDO

The following Tax Sale Certificate Numbered 1725 issued on May 30, 2008 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 7th day of January, 2011 offered for sale as required by law for cash to the highest bidder and was sold to:

**HORN VI, LLC**

ADDRESS:  
18305 BISCAYNE BLVD. SUITE 400  
AVENTURA, FL 33160



being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, this 10th day of January, 2011 the County of Hernando, State of Florida, in consideration of the sum of (\$ 2,374.19) TWO THOUSAND THREE HUNDRED SEVENTY FOUR AND 19 / 100, being the amount paid pursuant of the Laws of Florida does hereby sell the following lands situated in the County and State and described as follows:

**ROYAL HIGHLANDS UNIT 7 BLK 463 LOT 20  
KEY #00761919**

KAREN NICOLAI  
CLERK OF THE CIRCUIT COURT  
HERNANDO COUNTY

PROPERTY ID NUMBER R01-221-17-3357-4630-0200

WITNESS:

BY: Patricia A. Galbraith  
PATRICIA A. GALBRAITH

Vicky Bales  
VICKY BALES  
Joan Pinkard  
JOAN PINKARD

STATE OF FLORIDA  
COUNTY OF HERNANDO

On this 10th day of January, 2011 before me personally appeared Karen Nicolai, Clerk of Circuit Court or PATRICIA A. GALBRAITH, Deputy Clerk for Karen Nicolai, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his/her own free act and deed for the use and purpose therein mentioned, who is personally known to me and who did not take an oath.

Witness my hand and official seal date aforesaid.

Tracey Merry  
NOTARY PUBLIC STATE OF FLORIDA



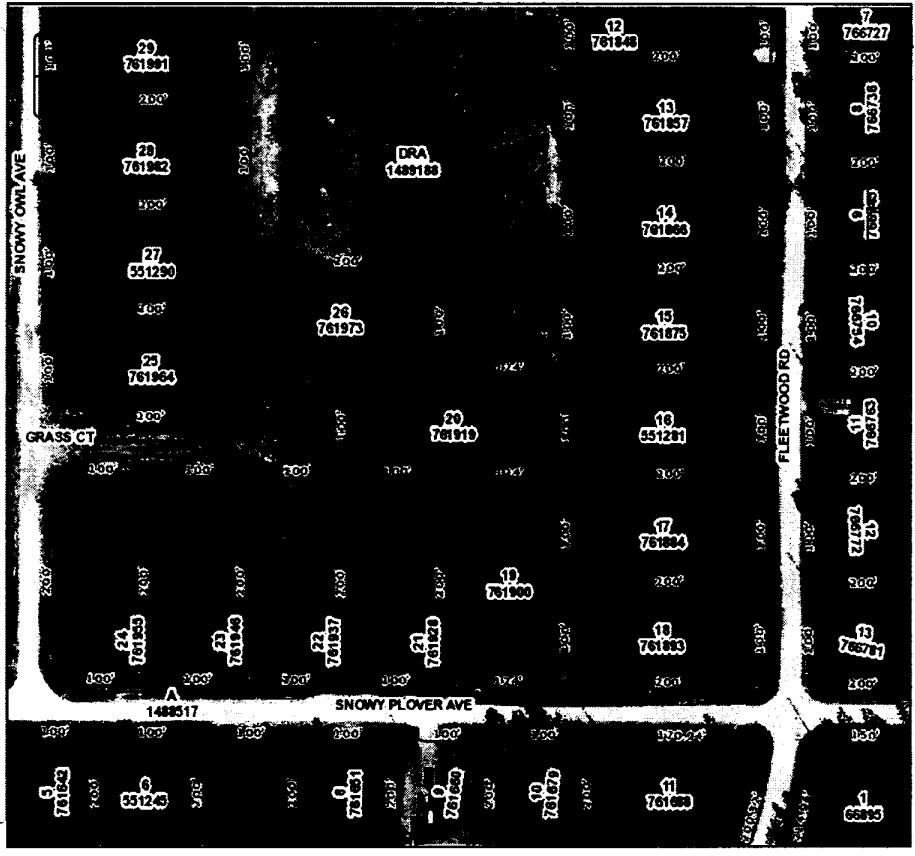


**PARCEL INFO**  
 Parcel #: R01 221 17 3357 4630 0200  
 Parcel Key: 761919  
 Site Addr: GRASS CT  
 Desc: ROYAL HIGHLANDS UNIT 7  
 BLK 463 LOT 20

Levy: CWES

**OWNER INFO**  
 Owner(s): HORN M LLC  
 Mailing: 18305 BISCAYNE BLVD STE 400  
 Address: AVENTURA FL 33160-2172

**SALES INFO**  
 Last Date: 01/10/2011  
 Last Price: 52,400.00  
 V/I(Q): V(D)



© Copyright 2003 All Rights Reserved - Hernando County Property Appraiser



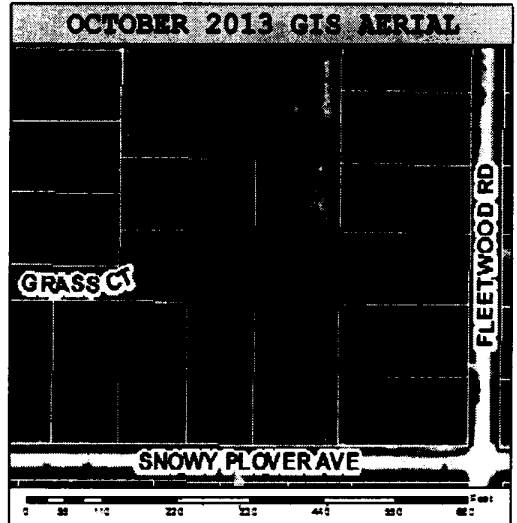
# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

6.21

2016 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00761919	PRINTED	07/18/17	PAGE	1
PARCEL #	R01 221 17 3357 4630 0200	SITUS	GRASS CT		
OWNER(S)	HORN VI LLC	PARCEL DESCRIPTION	ROYAL HIGHLANDS UNIT 7 BLK 463 LOT 20		
MAILING ADDRESS UPDATED	18305 BISCAYNE BLVD STE 400 AVENTURA FL 33160-2172	UPDATED	01/01/80		
01/28/11					

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	22,400	
ACRES	0.50	
AERIAL MAP	47C	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	3357	ROYAL HIGHLANDS UNIT 7
SUBDIVISION	3357	ROYAL HIGHLANDS UNIT 7
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2016-03-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	3,584	3,584	3,584	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	3,584	3,584	3,584	
VALUE PRIOR TO CAP	3,584	3,584	3,584	
ASSESSED VALUE	3,584	3,584	3,584	
EXEMPT VALUE	0	0	0	
TAXABLE VALUE	3,584	3,584	3,584	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	56.61	NON-AD VALOREM TAXES 75.67

LAND INFORMATION														
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE			ADJ RATE	VALUE
01	RESIDENTIAL/SQFT RA	N	2005		Y				22,400.00	SQFT			0.16	3,584

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY
SITUS
GRASS CT

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP		VALUE
01/10/11	HORN VI LLC	D	DISQUALIFIED	Y	TD	2794	1815	0		2,400
11/04/05	CARDENAS CARLOS R	Q	QUALIFIED	Y	WD	2141	1736	0		45,000
08/27/04	GOOMANSINGH FRANK	U	UNQUALIFIED M	Y	WD	1894	1954	0		33,800
04/03/02	RASHID ROGER A & CAROL A	D	DISQUALIFIED	Y	TD	1517	0076	0		1,000
02/24/97	PALLA NICK	D	DISQUALIFIED	Y	QC	1112	1514	0		100
12/01/81	FLINT RAYMOND & MARGUERITE	Q	QUALIFIED	Y	WD	0495	0540	0		3,500
01/01/80	ROYAL PALM BCH COLONY INC	D	DISQUALIFIED	N		0000	0000	0		0