

Tax Collector's Certification

Date of Tax Deed Application
AUGUST 09 2017

This is to certify that THE REALTY CONNEXION DISCOUNT R holder of Tax Sale Certificate Number 2015-00987-00, issued the 31 day of MAY, 2015, and which encumbers the following described property located in the County of Hernando, State of Florida, to-wit:

Parcel: R36 122 21 0870 0500 0040

Key: 00856005

RIDGE MANOR EST UNIT 2

BLK 50 LOT 4

2018-094

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
2015-00987-00	05/31/2015	197.26	9.86	207.12

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
2011-01015-00	05/31/2011	144.41	6.25	162.46	313.12
2012-01229-00	05/31/2012	131.43	6.25	124.20	261.88
2013-01028-00	05/31/2013	128.72	6.25	98.47	233.44
2014-00963-00	05/31/2014	133.71	6.25	78.22	218.18
2016-00979-00	05/31/2016	140.07	6.25	31.52	177.84
2017-00972-00	05/31/2017	153.60	6.25	7.68	167.53

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

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	207.12
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	1,371.99
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.	157.87
7. Total (Lines 1-6)	1911.98

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

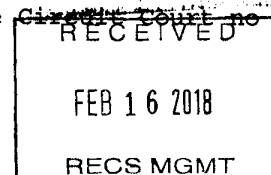
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542 F.S.	
14. Total (Lines 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 16 day of February, 2018 Tax Collector of Hernando County

Date of Sale _____

By Sally L. Daniel

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



2017-0474

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 # 2015-00987-00

Purchase Date: 05/31/2015

Certificate face amount \$197.26 Interest rate: 18.00%

Key # 00856005 Parcel # R36 122 21 0870 0500 0040

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

RIDGE MANOR EST UNIT 2 BLK 50 LOT 4

Certificate Holder: THE REALTY CONNEXION DISCOUNT REAL ESTAT
CARE OF MARTIN PRICE

Address: 21879 TOWN PLACE DRIVE

BOCA RATON FL 33433

The Realty Connexion
Certificate Holder(s)

Date: 8/9/17

(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

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

DR-512
R. 05/88

TO: Tax Collector of HERNANDO HERNANDO County:

In accordance with the Florida Statutes, I, MARTIN PRICE OF THE REACTY CONNECTION, 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
2015-00987-00	05/31/2015	RIDGE MANOR EST UNIT 2 BLK 50 LOT 4

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.

Martin Price
Applicant's Signature

8/3/17
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

January 18, 2018

Margaret Fultz
c/o Sue Cosco
125 Amber Ln
Fairmont WV 26554-8667

URGENT - REPLY NEEDED AT ONCE!

RE: Ridge Manor Est Unit 2

Blk 50 Lot 4

Key: 856005
Certificate: 2015-00987-00
File : 2017-0474

Dear: Property owner,

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 \$ 1918.23 must be paid on or before 2/14/18

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,

Sally L. Daniel

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

SLD/CZC

Key #856005
Ctf #2015-00987-00
File #2017-0474

Owner of Record:

Margaret Fultz
c/o Sue Cosco

Others to Notify:

Margaret Fultz
383 N Glebe Rd
Arlington VA 22203

Warranty Deed (Or Book 524-0612)

Gulf Coast Title Co., Inc.

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

"Since 1923"

File No. 20170474

Certificate No. 2015-00987-00

Effective Date: 12/12/2017

Parcel #: R36 122 21 0870 0500 0040 / Parcel Key 00856005

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

RIDGE MANOR EST UNIT 2 BLK 50 LOT 4

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

**APPLICANT: THE REALTY CONNEXION DISCOUNT REAL ESTATE
Attn: CARE OF MARTIN PRICE**

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:

Warranty Deed (OR Book 524-0612)

Margaret J. Fultz

383 N. Glebe Rd

Arlington, VA 22203

VENDEE OF RECORDED CONTRACT FOR DEED: None

LIEN HOLDER AND ADDRESS OF RECORD: None

ADDRESS ON RECORD ON CURRENT TAX ROLL:

FULTZ MARGARET J

C/O SUE COSCO

125 AMBER LN

FAIRMONT, WV 26554-8667

MOBILE HOME: No

OTHERS TO NOTIFY: None

HOMESTEAD EXEMPTION: No

ASSESSED VALUE: \$3,240.00

OUTSTANDING TAX SALE CERTIFICATES: 2015-00987-00

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 29th of December, 2017
GULF COAST TITLE CO., INC.

By: _____

David Eppley

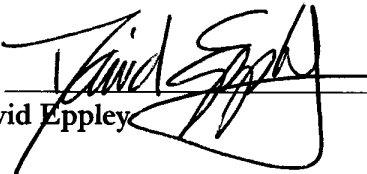
A handwritten signature in black ink, appearing to read "David Eppley", is written over a horizontal line. The signature is stylized with a large, sweeping loop at the end.

Exhibit 'A'

BLOCK #50, LOT 4 of RIDGE MANOR ESTATES, UNIT 2, according to the plat thereof as recorded in Plat Book 10, Pages 2-27 and portions re-recorded in Plat Book 10, Pages 88-93 of the Public Records of Hernando County, Florida.

5.00
40.50

90007

WARRANTY DEED
(FROM CORPORATION)

Warranty Deed

This Indenture, Made, this Fifth day of May

A.D. 19 83.

Between RIDGE MANOR ESTATES, INC.

, a corporation

existing under the laws of the State of FLORIDA, having its principal place of business in the County of DADE and State of FLORIDA, and lawfully authorized to transact business in the State of Florida, party of the first part, and Margaret J. Fultz, 383 N. Glebe Rd., Arlington, of the County of Arlington and State of Virginia 22203 part of the second part ~~Witnesseth~~:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged has granted, bargained and sold in the said part y of the second part, Her heirs and assigns forever, the following described land situate, lying and being in the County of HERNANDO and State of Florida, to-wit:

BLOCK#50-----LOTS#3 & 4-----

Documentary Tax Pd \$ 40.50

Intangible Tax Pd \$ _____

Harold W. Brown, Clerk Circuit Ct
Hernando County Florida

By [Signature] WU-

of RIDGE MANOR ESTATES, UNIT 2, according to the plat thereon as recorded in Plat Book 10, Pages 2-27 and portions re-recorded in Plat Book 10, Pages 88-93 of the Public Records of Hernando County, Florida.

SUBJECT TO: Taxes for the year of 19 83 and subsequent years; applicable zoning ordinances, conditions, limitations, restrictions, reservations, right-of-way agreements and easements of record.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its proper officer, and its corporate seal to be affixed, the day and year above written.

RIDGE MANOR ESTATES, INC.

Signed, sealed and delivered in presence of us:

[Signature]

[Signature]
BERNARD SACKS, PRESIDENT

State of Florida.

County of DADE

I **Do hereby Certify** that on this Fifth day of May A.D. 1983, before me personally appeared BERNARD SACKS

President

RIDGE MANOR ESTATES, INC., a corporation under the laws of the State of FLORIDA

to me known to be the person who signed the foregoing instrument as such officer and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

In Witness Whereof,

said County and State, this Fifth day of May My Commission expires:

I hereunto set my hand and official seal of

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COM. EXPIRES: APRIL 17, 1984
BONDED THIS GENERAL TWO, UNDERWRITERS

NOTARY

A.D. 19 83

NOTARY PUBLIC

OFF REC 524 PG 0612

011298

FILED FOR RECORD
HAROLD W. BROWN, CLERK
HERNANDO COUNTY, FLA.
88 MAY 23 AM 10 55

This instrument was prepared by:

Bernard Sacks, Pres.

3305# Street 5552



PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
06/24/14	2014	170	021	VACANT
09/16/10	2010	170	021	VACANT



Hernando County Property Appraiser

John C. Emerson, CFA - Brooksville, Florida - 352-754-4190

PARCEL: R36 122 21 0870 0500 0040

KEY: 856005

RIDGE MANOR EST UNIT 2 BLK 50 LOT 4

Name: FULTZ MARGARET J

Site: LONG CIR

Mail: 125 AMBER LN

FAIRMONT WV 26554-8667

Last Sale: 05/01/1983 \$9,000.00 V(D)

Levy Code: CWES



This information was derived from data which was compiled by the Hernando County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the market value, ownership, or zoning of the property. Zoning information should be obtained from the Hernando County Development Department. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Hardcopy requested by:

User : EBUNCH

Station: PC5883

Date : 2018-03-21 13:18:30

CatsysSQLProduction - PA-SQL

File Edit Select Macros Options About

TxDUE | Report Management | Report messages/Requests | Users |

Function | Data | TAXES DUE INQUIRY | Action | PAYMENT DATE

KEY: 856005

STATUS: LOCATION: LONG CIR

DESCR: RIDGE MANOR EST UNIT 2
BLK 50 LOT 4

PARCEL: R36 122 21 0870 0500 0040

CURR OWNER: FULTZ MARGARET J
C/O SUE COSCO

TD FILE # 20170474 PLAN FULL PAY

YEAR/ASH	CERT	NUM	BIDDER#	TAX AMT	BALANCE	PAY OFF	INT %	TOTAL DUE	TYP
2017				131.06	131.06	149.99		149.99	F
2014	20150098700		2347923	1579.11	1579.11	2169.67	18.00	2169.67	F T

TOTAL 2319.66

Thru 5/31/18