

Tax Collector's Certification

2017-0496

Date of Tax Deed Application
AUGUST 10 2017

This is to certify that THE REALTY CONNEXION DISCOUNT R holder of Tax Sale Certificate Number 2015-02012-00, 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: R01 221 17 3360 0721 0070 Key: 00810554
ROYAL HIGHLANDS UNIT 8 BLK 721 LOT 7

2018-117 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
2015-02012-00	05/31/2015	239.63	11.98	251.61

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
2013-02263-00	05/31/2013	157.93	6.25	87.26	251.44
2014-02159-00	05/31/2014	164.42	6.25	64.12	234.79
2016-02136-00	05/31/2016	152.27	6.25	34.26	192.78
2017-02070-00	05/31/2017	154.90	6.25	7.75	168.90

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)	251.61
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	847.91
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.	133.83
7. Total (Lines 1-6)	1408.35

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

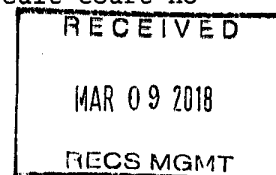
8. Clerk of Court Statutory Fee for Processing Tax Deed	-----
9. Clerk of Court Certified Mail Charge	-----
10. Clerk of Court Advertising Charge	-----
11. Clerk of Court Recording Fee for Certificate of Notice	-----
12. Sheriff's Fee	-----
13. Interest Computed by Clerk of Court Pursuant to Section 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 9th day of March, 2018 Tax Collector of Hernando County

Date of Sale _____, _____ By _____

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

02-23-18

STETZY JO ANN I

32873 TITUS HILL LN

AVON LAKE OH 44012-2370

URGENT - REPLY NEEDED AT ONCE!

RE: ROYAL HIGHLANDS UNIT 8

BLK 721 LOT 7

Key: 810554

Certificate: 2015-0212-00

File: 2017-0496

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 \$ 1412.60 must be paid on or before 03-07-18

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/

Key # 810554
CTF #2015-000212-00
FILE #2017-0496

OWNER OF RECORD:

JO ANN I STETZY

OTHERS TO NOTIFY:

JO ANN I STETZY
272 N OAKMONT DR
NORTHFIELD CENTER OH 44067

2017-0496

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 # 2015-02012-00

Purchase Date: 05/31/2015

Certificate face amount \$239.63 Interest rate: 18.00%

Key # 00810554 Parcel # R01 221 17 3360 0721 0070

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

ROYAL HIGHLANDS UNIT 8 BLK 721 LOT 7

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 REALTY CONNEXION ^{THE REALTY CONNEXION DISCOUNT}, 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
2015-02012-00	05/31/2015	ROYAL HIGHLANDS UNIT 8 BLK 721 LOT 7

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

Gulf Coast Title Co., Inc.

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

"Since 1923"

File No. 20170496
Certificate No. 2015-02012-00
Effective Date: 02/02/2018

Parcel #: R01 221 17 3360 0721 0070 / Parcel Key 00810554

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

ROYAL HIGHLANDS UNIT 8 BLK 721 LOT 7

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

APPLICANT: THE REALTY CONNEXION DISCOUNT REAL ESTATE
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:

Order of Summary Administration (OR Book 1016-1438)

Jo Ann I. Stetzy

272 N. Oakmont Dr.

Northfield Center, OH 44067

VENDEE OF RECORDED CONTRACT FOR DEED: None

LIEN HOLDER AND ADDRESS OF RECORD: None

ADDRESS ON RECORD ON CURRENT TAX ROLL:

STETZY JO ANN I

32873 TITUS HILL LN

AVON LAKE, OH 44012-2370

MOBILE HOME: No

OTHERS TO NOTIFY: None

HOMESTEAD EXEMPTION: No

ASSESSED VALUE: \$3,739.00

OUTSTANDING TAX SALE CERTIFICATES: 2015-02012-00.

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 9th day of February, 2018.
GULF COAST TITLE CO., INC.

By: 
David Eppley

Exhibit "A"

Lot 7, Block 721, Royal Highlands, Unit No. 8, as per plat thereof recorded in Plat Book 13, Pages 3-31, Public Records of Hernando County, Florida.

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA

IN RE: ESTATE OF
HELEN R. TUBOLY

PROBATE DIVISION

File Number 95-453-CP-02

Division _____

FILED FOR RECORD
KAREN NICOLAI CLERK
HERNANDO COUNTY, FL.
95 MAY 16 PM 3:01

Deceased.

**** OFFICIAL RECORDS ****
BK: 1016 PG: 1438

ORDER OF SUMMARY ADMINISTRATION
(intestate)

FILE# 95-015578
HERNANDO COUNTY, FLORIDA

RCD May 18 1995 02:52pm
KAREN NICOLAI, CLERK

On the petition of Jo Ann I. Stetzy

for Summary Administration on the estate of Helen R. Tuboly

deceased, the court finding that the decedent died on the 20th day of October

19 95; that the material allegations of the petition are true; and that the decedent's estate qualifies

for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that there be immediate distribution of the assets of the decedent as follows:

Name	Address	Asset, Share or Amount
Jo Ann I. Stetzy	272 N. Oakmont Drive Northfield Center, OH 44067	Entire interest in the following real estate

Vacant lot - Lot 2, in Block 690, of Royal Highlands Unit No. 8, according to the Plat thereof, as recorded in Plat Book 13, Pages 3 through 31, of the Public Records of Hernando County, Florida

Vacant lot - Lot 6, in Block 721, of Royal Highlands Unit No. 3, according to the Plat thereof, as recorded in Plat Book 13, Pages 3 through 31, of the Public Records of Hernando County, Florida.

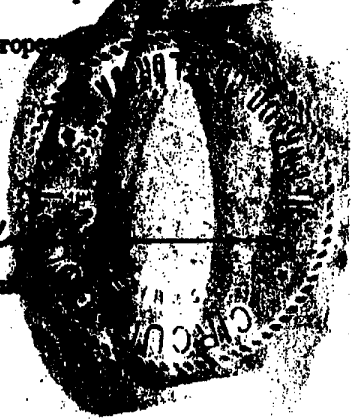
Vacant lot - Lot 7, in Block 721, of Royal Highlands Unit No. 8, according to the Plat thereof, as recorded in Plat Book 13, Pages 3 through 31, of the Public records of Hernando County, Florida

ADJUDGED FURTHER, that those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

ADJUDGED FURTHER, that debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property so

ORDERED this 15 day of April ^{May}, 1995.

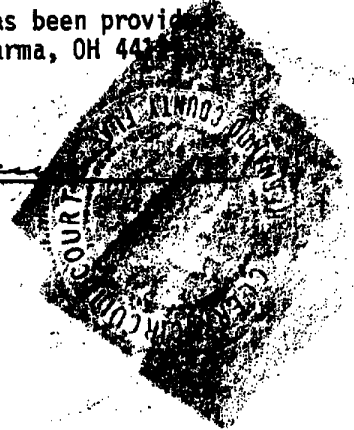
Jack Spivey
Circuit Clerk



** OFFICIAL RECORDS **
BK: 1015 PBI 1439

I hereby certify that a copy of the foregoing Order has been provided by U.S. Mail to Timothy A. Boyko, Attorney, 6741 Ridge Road, Parma, OH 44130, this 16 day of May, 1995.

Marie C. Shanley
Deputy Clerk





Hernando County Property Appraiser

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

PARCEL: R01 221 17 3360 0721 0070

KEY: 810554

ROYAL HIGHLANDS UNIT 8 BLK 721 LOT 7

Name: STETZY JO ANN I

Site: DOWNY WOODPECKER RD

Mail: 32873 TITUS HILL LN

AVON LAKE OH 44012-2370

Last Sale: 05/15/1995 \$100.00 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, it's use, or it's 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 14:51:59

CatsysSQLProduction - PA-SQ

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TXDUE | Report Management | Report messages/Requests | Users |

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

KEY: 810554

STATUS: _____ LOCATION: DOWNY WOODPECKER RD

DESCR: ROYAL HIGHLANDS UNIT 8
BLK 721 LOT 7

PARCEL: R01 221 17 3360 0721 0070

CURR OWNER: STETZY JO ANN I

TD FILE # 20170496 PLAN FULL PAY

YEAR/ASM	CERT	NUM	BIDDER#	TAX AMT	BALANCE	PAY OFF	INT %	TOTAL DUE	TYP
2017				149.42	149.42	168.90		168.90	F
2014	20150201200		2347923	1099.52	1099.52	1576.56	18.00	1576.56	F T

TOTAL 1745.46

Thru 5/31/18

14:51:54:750 INQUIRY REQUEST

INS Connected