



TD 2020-063

**CERTIFICATION OF TAX DEED APPLICATION**

Section 197.502 and 197.542, Florida Statutes

RA-513 v2, R.10/18  
Page 1 of 2

**Part 1: Tax Deed Application Information**

Applicant	RASHID ROGER A OR CAROL A 3959 VAN DYKE RD #271 LUTZ , FLORIDA 33558	Apply Date	01/15/2020
		TDA Number	202000002
Owner	CITRUS LAND & TIMBER INC 1908 NW 4TH AVE APT 112 BOCA RATON , FLORIDA 33432-1501	Certificate *	20170041600
		Issued	05/31/2017
Property Description	RIDGE MANOR EST UNIT 6 BLOCK 97 LOT 11	Parcel ID	00019054

Column 1                      Column 2                      Column 3                      Column 4                      Column 5                      Column 6

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

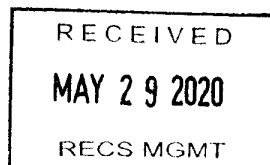
Certificate Number	Date of Certificate Sale	Face Amount of Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4)
20190039800	05/31/2019	\$389.98	\$28.60		\$418.58
20180037700	05/31/2018	\$369.05	\$67.66		\$436.71
20170041600 *	05/31/2017	\$244.52	\$58.68		\$303.20
<b>Part 2: Total</b>					<b>\$1,158.49</b>

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

Certificate Number	Date of Other Certificate Sale	Face Amount of Other Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4+5)
<b>Part 3: Total</b>					<b>\$0.00</b>

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (Total of Parts 2 and 3 above)	\$1,158.49
2. Delinquent taxes paid by the applicant	
3. Current taxes paid by the applicant	\$359.59
4. Ownership and encumbrance report fee	\$100.00
5. Tax deed application fee(s)	\$150.00
6. Interest accrued by tax collector under F.S. 197.542 (see Tax Collector Instructions, page 2)	\$106.08
<b>7. Total (Lines 1-6)</b>	<b>Part 4: Total \$1,874.16</b>



I certify the above information is true and the tax certificates, interest, ownership and encumbrance report fee, and tax collector's fees have been paid, and that the ownership and encumbrance statement is attached.

Hernando County, Florida

kpapineau (Kerriann Papineau)  
Signature, Tax Collector or Designee

05/29/2020  
Date

# CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

**Part 5: Clerk of Court Certified Amounts (Lines 8-17)**

8. Processing tax deed fee(s)	
9. Certified or registered mail charge(s)	
10. Advertising charge(s) (see s.197.542, F.S.)	
11. Recording fee for certificate of notice	
12. Sheriff's fee(s)	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total</b> (Lines 8-13)	
15. Redemption fee(s)	\$18.75
16. Plus one-half of the assessed value of homestead property, if applicable under F.S. 197.502(6)(c)	
17. <b>Statutory Opening Bid</b> (total of Lines 7, 14, and 16)	<b>Part 5: Total</b>

\_\_\_\_\_  
 Hernando County, Florida

\_\_\_\_\_  
 Signature, Clerk of Court or Designee

\_\_\_\_\_, 20\_\_\_\_  
 Date of Sale

## INSTRUCTIONS

**Tax Collector (Complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 6.

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

Add Columns 3, 4, and 5 and enter the amount in Column 6.

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

**Line 1:** Enter the total of Part 2 plus the total of Part 3 above.

**Line 6:** Interest accrued by tax collector.

Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

**Line 7:** Enter the total of Lines 1-6.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

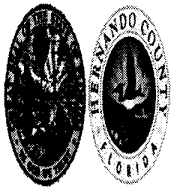
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (Complete Part 5)**

**Line 13:** Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-16, if applicable.

**Line 17:** Enter the total of Lines 7, 14 and 16.



**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

RA-512, R.04/18  
Page 1 of 1

To: Tax Collector of **Hernando** County, Florida  
Re: 00019054

I, **RASHID ROGER A OR CAROL A , 3959 VAN DYKE RD #271 LUTZ , FLORIDA, 33558** , hold the listed tax certificates and submit them to the tax collector.

Certificate Number	Date	Legal Description
20170041600 *	05/31/2017	RIDGE MANOR EST UNIT 6 BLOCK 97 LOT 11
20190039800	05/31/2019	RIDGE MANOR EST UNIT 6 BLOCK 97 LOT 11
20180037700	05/31/2018	RIDGE MANOR EST UNIT 6 BLOCK 97 LOT 11

\* = Applying Certificate

I agree to:

- pay all delinquent taxes,
- redeem all outstanding tax certificates plus interest, and
- pay any delinquent, omitted, or current taxes and interest covering the property.

I 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 tax certificate on which this application is based, and all other certificates on the same property or of the same legal description.

CarolRashid (Carol Rashid)  
Applicant's Signature

01/15/2020  
Date

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



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

CITRUS LAND & TIMBER, INC.  
1908 NW 4<sup>TH</sup> AVENUE  
SPT. # 112  
BOCA RATON, FL 33432-1501

May 8th, 2020

**URGENT-REPLY NEEDED AT ONCE!**

RE: STONE DRIVE	Key: 19054
RIDGE MANOR EST UNIT 6	Certificate: 2017-00416-00
BLOCK 97 LOT 11	File: 2020-0002

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 \$ \$1,880.41 must be paid on or before 05-27-2020.

**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/ lcf

**OTHERS TO NOTIFY**

1

**TDA: # 2020-0002**

**CTF: # 2017-00416-00**

**KEY: # 19054**

**OWNER OF RECORD:**

CITRUS LAND & TIMBER INC.  
1908 NW 4<sup>TH</sup> AVENUE  
APT. # 112  
BOCA RATON, FL 33432-1501

**OTHERS TO NOTIFY:**

**WARRANTY DEED (OR BOOK 1817-145)**

CITRUS LAND & TIMBER, INC., A FLORIDA CORPORATION  
701 NW 13<sup>TH</sup> STREET  
SUITE B-1  
BOCA RATON, FL 33486

**ADDRESS PER DIVISION OF CORPORATIONS:**

1908 NW 4<sup>TH</sup> AVENUE  
SUITE 112  
BOCA RATON, FL 33432

1

# Gulf Coast Title Co., Inc.

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

*"Since 1923"*

File No. 202000002  
Certificate No. 2017-00416-00  
Effective Date: 4/16/2020

Parcel #: R21 122 21 0930 0970 0110 / Parcel Key 00019054

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

RIDGE MANOR EST UNIT 6 BLOCK 97 LOT 11

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

APPLICANT: RASHID ROGER A OR CAROL A

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 1817-145)  
Citrus Land & Timber, Inc., a Florida corporation  
701 NW 13<sup>th</sup> Street, Suite B-1  
Boca Raton, Florida 33486  
Address per Division of Corporations:  
1908 NW 4<sup>th</sup> Ave  
Suite 112  
Boca Raton, FL 33432

VENDEE OF RECORDED CONTRACT FOR DEED: None

**LIEN HOLDER AND ADDRESS OF RECORD:**

None

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

CITRUS LAND & TIMBER INC  
1908 NW 4<sup>TH</sup> AVE APT 112  
BOCA RATON FL 33432-1501

MOBILE HOME: NO

OTHERS TO NOTIFY: None

HOMESTEAD EXEMPTION: NO

ASSESSED VALUE: \$11,507

OUTSTANDING TAX SALE CERTIFICATES: 2017-00416-00

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: May 6, 2020.

GULF COAST TITLE CO., INC.

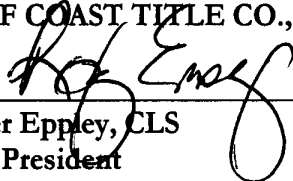
By:   
Roger Eppley, CLS  
Vice-President

Exhibit "A"

Lot 11, Block 97, Ridge Manor Estates, Unit No. 6, as per plat thereof recorded in plat book 11, page 33, public records of Hernando County, Florida.

1/4 6.00

# Warranty Deed

This Warranty Deed, dated this 26<sup>th</sup> day of March, 2004 by Robert A. Monaco, a single man, Justyn L. Monaco, a single woman, and Patricia J. Monaco, a single woman, as tenants in common, hereinafter called the Grantor, whose address(s) are 245 Ventanna Heights, Henderson, Nevada 89014

R

and Citrus Land & Timber, Inc, a Florida corporation, hereinafter called the Grantee, whose address is 701 NW 13<sup>th</sup> Street, Suite B-1, Boca Raton, Florida 33486.

**Witnesseth:** That said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Hernando County Florida, viz:

**Lot 11, Block 97, RIDGE MANOR ESTATES, UNIT #6, according to the plat thereof, as recorded in Plat Book 11, Page 34, Public Records of Hernando County, Florida**

Subject property is vacant land and Grantor derives Title in OR Bk 787, page 1906.  
ENTIRE PARCEL IS VACANT LAND AND IS NOT THE HOMESTEAD NOR CONTIGUOUS TO THE HOMESTEAD PROPERTY OF THE GRANTOR(S).

**SUBJECT ONLY TO THE FOLLOWING:**

1. Conditions, restrictions, limitations and easements of record.
2. Applicable zoning ordinances
3. Taxes for all years since 1990

and the Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**To Have and to Hold.** the same in fee simple forever.

**IN WITNESS WHEREOF,** the Grantor(s) has executed this instrument on the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
(First Witness signature)

DAVE J. ENGLUND  
(First Witness - Print Name)

[Signature]  
(Second Witness Signature)

HILDRED H. ENGLUND  
(Second Witness - Print Name)

[Signature]  
ROBERT A. MONACO

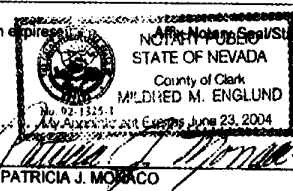
[Signature]  
JUSTYN L. MONACO

STATE OF NEVADA  
COUNTY OF CLARK The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of March 2004 by ROBERT A. MONACO and JUSTYN L. MONACO tenants by the entireties, who acknowledged before me that he & she they executed the foregoing instrument, OR  
\_\_\_ who is/are personally known to me  
 who have produced the following identification: 6-22-04

[Signature]  
NOTARY SIGNATURE

HILDAED M. ENGLUND  
Notary Name Please Print

My Commission expires: June 23, 2004 Affix Notary Seal/Stamp below.



[Signature]  
(First Witness signature)

Clare L. Portin  
(First Witness - Print Name)

[Signature]  
(Second Witness signature)

SAWSAN SHARIF  
(Second Witness - Print Name)

[Signature]  
PATRICIA J. MONACO

STATE OF CALIFORNIA  
COUNTY OF Los Angeles The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March 2004, by PATRICIA J. MONACO who acknowledged before me that she executed the foregoing document, and who  
 is personally known to me: OR  
\_\_\_ who has produced the following identification: N/A

[Signature]  
NOTARY SIGNATURE

SAWSAN SHARIF  
Notary Name Please Print

My commission expires: \_\_\_\_\_ Affix Notary Seal/Stamp below:



RECORDING  
MODERNIZATION TRUST FUND  
DED. DOC. STAMP  
04/07/2004  
3.80  
1.80  
78.86  
Deputy  
Clerk



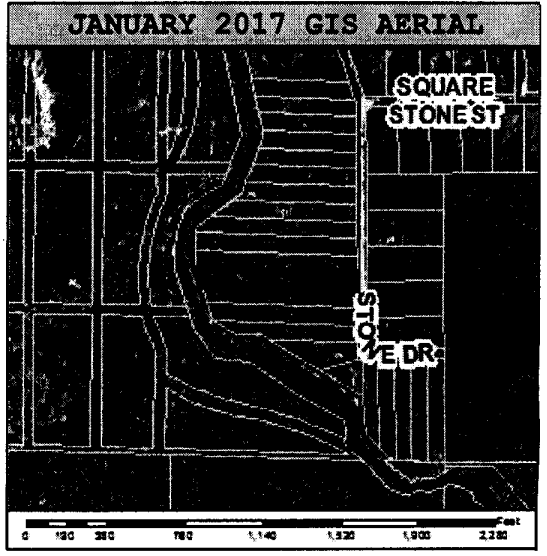
# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

6.24

## 2019 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00019054	PRINTED	05/08/20	PAGE	1
PARCEL #	R21 122 21 0930 0970 0110	SITUS	STONE DR		
OWNER(S)	CITRUS LAND & TIMBER INC	PARCEL DESCRIPTION	RIDGE MANOR EST UNIT 6 BLOCK 97 LOT 11		
MAILING ADDRESS UPDATED 07/14/05	1908 NW 4TH AVE APT 112 BOCA RATON FL 33432-1501	UPDATED 01/01/80			

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	61,749	
ACRES	1.40	
AERIAL MAP	119C	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	0900	RIDGE MANOR ESTS 5 & 0930 REPL
SUBDIVISION	930	RIDGE MNR EST UN 6
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2019-03-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SNFNM	MUNICIPALITY
LAND	24,082	24,082	24,082	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	24,082	24,082	24,082	
VALUE PRIOR TO CAP	24,082	24,082	24,082	
ASSESSED VALUE	11,507	24,082	11,507	
EXEMPT VALUE	0	0	0	
TAXABLE VALUE	11,507	24,082	11,507	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	263.64	NON-AD VALOREM TAXES
				103.29

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
02	RESIDENTIAL	N	2007		Y				61,749.00	SQFT	0.39	24,082

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
STONE DR	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
03/26/04	CITRUS LAND & TIMBER INC	D	DISQUALIFIED	Y	WD	1817	0145	0	10,000
07/01/90	MONACO ROBERT A & JUSTYN	D	DISQUALIFIED	Y	WD	0787	1906	0	8,000
06/01/90	ROLAND INTERNATIONAL CORP	D	DISQUALIFIED	Y	WD	0785	1423	0	100
01/01/80	BERTOCH CARL A TRUSTEE	D	DISQUALIFIED	Y	WD	0536	0536	0	100
01/01/80	RIDGE MANOR DEV CORP		INVALID CODE	N		0000	0000	0	0



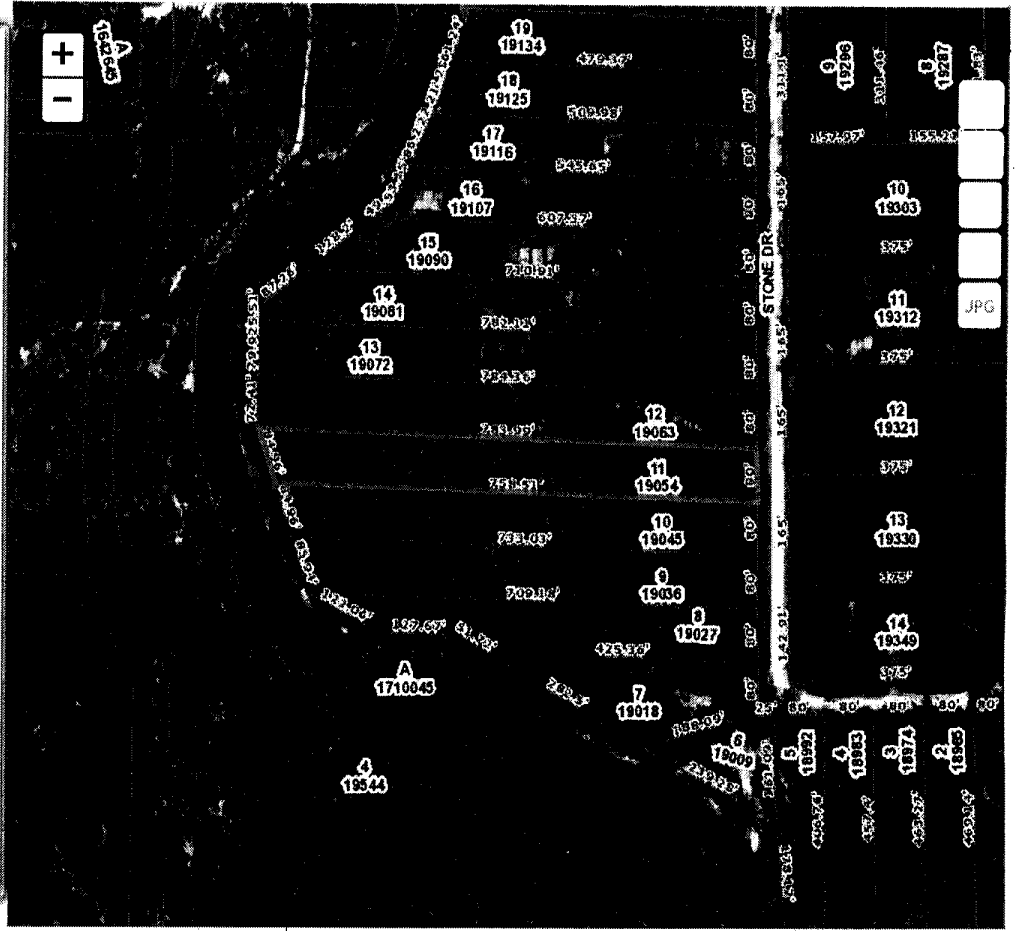
**PARCEL INFO**  
 Parcel #: R21 122 21 0930 0970 0110  
 Parcel Key: 19054  
 Site Addr: STONE DR  
 Desc: RIDGE MANOR EST UNIT 6  
 BLOCK 97 LOT 11

Levy: CWES

**OWNER INFO**  
 Owner(s): CITRUS LAND & TIMBER INC  
 Mailing: 1908 NW 4TH AVE APT 112  
 Address: BOCA RATON FL 33432-1501

**SALES INFO**

Last Date:	03/26/2004
Last Price:	\$10,000.00
V/I(Q):	V(D)



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Hardcopy requested by:

User : DSI-765

Station: PC7667

Date : 2020-05-29 09:14:37

CatsysSQLProduction - PA-SQL

File Edit Select Macros Options About

TAXW | Report Management | Report messages/Requests | Users |

TAX VIEW

PAYMENT DATE

FUNCTION DATA ACTION PAYMENT DATE

KEY: 19054 PARCEL: R21 122 21 0930 0970 0110 E2920

SEQ OWNER LOCATION: STORE LR

01 CITRUS LAND & TIMBER INC

DESCR: RICE MARSH EST UNIT 2

BLOCK 97 LOT 11

ADDRESS: 1908 NW 4TH AVE APT 112

BOCA RATON FL 33432-1501

TAX YEAR: 2019 ADJ MARK 0

LEVI CHES 16 1775 MYS COOR

PAY PLAN FULL PAY SCAN/IMPORT

EIS TYPE DATE RECEIPT AMT PAID OPN CDE

ASSESSED 11507 F CURRENT 01/25/20 2019201306 359.59+ LCV 2

EXEMPT

TAXABLE 11507

ID FILE NO

TAX AMT 366.93

OUTSTANDING

2016 F PAYMENT DUE 1000.41 - VALID THRU 05/31/20

NOTE: SELECT NEXT SCREEN THEN ENTER

NEXT [ ] ENTER

**SALLY L. DANIEL, CFC**  
Hernando County Tax Collector  
20 North Main Street, Room 112  
Brooksville, Florida 34601-2892

TDA # 2020-0002

Master

US POSTAGE \$000.46



CITRUS LAND & TIMBER INC.  
701 NW 13<sup>TH</sup> STREET  
SUITE # B-1  
BOCA RATON, FL 33486

NIXIE 331 FE 1270 0005/21/20

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

126 D.J.F.V.1978 01 22 1992

BC: 34601289299

\*1787-05182-21-22