

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. Total (Lines 8-13)	
15. Redemption fee(s)	\$6.25
16. Plus one-half of the assessed value of homestead property, if applicable under F.S. 197.502(6)(c)	
17. Statutory Opening Bid (total of Lines 7, 14, and 16)	Part 5: Total

 Hernando County, Florida

_____, 20____
 Date of Sale

 Signature, Clerk of Court or Designee

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: 00652430

I, **COMIAN XIII TAX LIEN FUND, LLC , 700 ROUTE 130 N CINNAMINSON , NEW JERSEY, 08077** , hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
20130353100 *	05/31/2013	COMMERCIAL HIGHLANDS US 98 UNREC LOT A-44

* = Applying Certificate

I agree to:

- o pay all delinquent taxes,
- o redeem all outstanding tax certificates plus interest, and
- o 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.

comian (Kate Dougherty)
Applicant's Signature

05/20/2020
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

September 28, 2020

JONEL ZIVOJIN
632 SW STILLMAN AVE
PORT ST LUCIE FL 34953-3320

URGENT-REPLY NEEDED AT ONCE!

RE: PONCE DE LEON BLVD	Key:	652430
COMMERCIAL HIGHLANDS	Certificate:	2013-03531-00
US 98 UNREC LOT A-44	File:	2020-0225

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 \$2,460.35 must be paid on or before 10/14/2020

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/ TMA

ALL OTHERS TO NOTIFY

TDA: # 2020-0225

CTF: # 2013-03531-00

KEY: # 652430

OWNER OF RECORD:

JONEL ZIVOJIN
632 SW STILLMAN AVE
PORT ST LUCIE FL 34953-3320

OTHERS TO NOTIFY:

APPARENT TITLE HOLDER AND ADDRESS ON RECORD:

WARRANTY DEED (OR BOOK 1990-1992)

JONEL ZIVOJIN AND JOVAN ZIVOJIN
1627 RODMAN ST
HOLLYWOOD FL 33020

CERTIFICATE OF DEATH: JOVAN ZIVOJIN (OR BOOK 2766-1843)

INFORMANT:

JONEL ZIVOJIN
632 SW STILLMAN AVE
PORT ST LUCIE FL 34953-3320

Hardcopy requested by:
User : DSI-765
Station: PC7667
Date : 2020-09-28 14:23:19

CatsysSQL Production - PA-SQL

File Edit Select Macros Options About

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

TAX VIEW PAYMENT DATE

FUNCTION: [] DATA: [] ACTION: [I] [01420]

KEY: 652430 PARCEL: R03 222 19 1565 0000 A440

SEQ: 01 OWNER: [] LOCATION: PONCE DE LEON BLVD

01 ZIRGJIN JONEL

DESCR: COMMERCIAL HIGHLANDS DE 98
UNREC LOT A-44

ADDRESS: 632 SW STILLMAN AVE
PORT ST LUCIE FL 34953-3320

TAX YEAR: 2019 ADJ NUM: 0

LEVY CWES: 16.1775 MTD CODE: []

EI#	TYPE	DATE	RECEIPT	PAY PLAN	FULL PAY	SCAN/IMPORT
ASSESSED	F CURRENT	05/27/20	2019202210	180.88+	KZP 2	
EXEMPT						
TAXABLE						
TD FILE NO						
TAX AMT				163.96		
OUTSTANDING						
2012 P PAYMENT DUE				2460.35+	VALID-THRU 10/31/20	

NOTE: SELECT NEXT SCREEN THEN ENTER

NEXT [] ENTER

Gulf Coast Title Co., Inc.

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

"Since 1923"

File No. 202000225
Certificate No. 2013-03531-00
Effective Date: 9/15/2020

Parcel #: R03 222 19 1565 0000 A440 / Parcel Key 00652430

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

COMMERCIAL HIGHLANDS US 98 UNREC LOT A-44

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

APPLICANT: COMIAN XIII TAX LIEN FUND, LLC

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 1990-1992)

Jonel Zivojin and Jovan Zivojin

1627 Rodman St.

Hollywood, FL 33020

Note: See death certificate for Jovan Zivojin in OR Book 2766-1843.

VENDEE OF RECORDED CONTRACT FOR DEED: None.

LIEN HOLDER AND ADDRESS OF RECORD: None.

ADDRESS ON RECORD ON CURRENT TAX ROLL:

ZIVOJIN JONEL

632 SW STILLMAN AVE

PORT ST LUCIE, FL 34953-3320

→ Found address: 5715 Cedar Ridge Rd
Olive Branch, MS

38654

MOBILE HOME: No.

OTHERS TO NOTIFY: No.

HOMESTEAD EXEMPTION: No.

ASSESSED VALUE: \$3,750.00

OUTSTANDING TAX SALE CERTIFICATES: 2013-03531-00.

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 24th day of September, 2020.
GULF COAST TITLE CO., INC.

By: 

David Eppley


Exhibit "A"

Tract No. A44; Commencing at the NW corner of Section 3, Township 22 South, Range 19 East, Hernando County, Florida, to thence S 89°42'16" E, along the North line of said Section 3, a distance of 432.00'; thence S 00°12'22" W, a distance of 2392.69' to the Point of Beginning; continue thence S 00°12'22" W, a distance of 50.00' thence N 89°55'29" W, a distance of 300.00' to a point on the Easterly right-of-way line of U.S. Route No. 98; thence N 00°12'22" E, along the said Easterly right-of-way line of U.S. Route No. 98, a distance of 50.00'; thence S 89°55'29" E, a distance of 300.00' to the Point of Beginning.

Prepared by
Joan Marie Procida, an employee of
First American Title Insurance Company d/b/a Hernando Title Services
615 West Jefferson
Brooksville, Florida 34601-2529
(352) 799-7225

Return to: Grantee

File No.: 2053-762658

Doc# 2005022087
Hernando County, Florida
03/22/2005 2:36PM
KAREN NICOLAI, Clerk
BOCC/COURT TECHNOLOGY \$ 6.00
MOD FUND/COURT TECHNOLOG\$ 5.70
FACC/CCIS \$ 0.30
RECORDING \$ 13.00
MODERNIZATION TRUST FUND\$ 2.00
DEED DOC STAMP \$ 91.00
03/22/2005  Deputy Clk

WARRANTY DEED

This indenture made on **March 17, 2005** A.D., by

Larry C. Sadler

whose address is: , 7046 122nd Way, North, Seminole, FL 33772
hereinafter called the "grantor", to

Jonel Zivojin AND Jovan Zivojin, as joint tenants with right of survivorship

R whose address is: **1627 Rodman St., Hollywood, FL 33020**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Hernando County, Florida**, to-wit:

Tract No. A44; Commencing at the NW corner of Section 3, Township 22 South, Range 19 East, Hernando County, Florida, to thence S 89°42'16" E, along the North line of said Section 3, a distance of 432.00'; thence S 00°12'22" W, a distance of 2392.69' to the Point of Beginning; continue thence S 00°12'22" W, a distance of 50.00' thence N 89°55'29" W, a distance of 300.00' to a point on the Easterly right-of-way line of U.S. Route No. 98; thence N 00°12'22" E, along the said Easterly right-of-way line of U.S. Route No. 98, a distance of 50.00'; thence S 89°55'29" E, a distance of 300.00' to the Point of Beginning.

Tract No. A45; Commencing at the NW corner of Section 3, Township 22 South, Range 19 East, Hernando County, Florida, to thence S 89°42'16" E, along the North line of said Section 3, a distance of 432.00'; thence S 00°12'22" W, a distance of 2442.69' to the Point of Beginning; continue thence S 00°12'22" W, a distance of 50.00' thence N 89°55'29" W, a distance of 300.00' to a point on the Easterly right-of-way line of U.S. Route No. 98; thence N 00°12'22" E, along the said Easterly right-of-way line of U.S. Route No. 98, a distance of 50.00'; thence S 89°55'29" E, a distance of 300.00' to the Point of Beginning.

Parcel Identification Number: **R03 222 19 1565 0000 A440**

THIS IS VACANT LAND

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

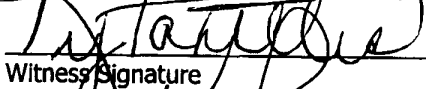
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2004.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.




Larry C. Sadler

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: KY PATELIS



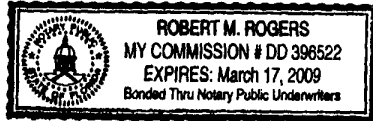
Witness Signature

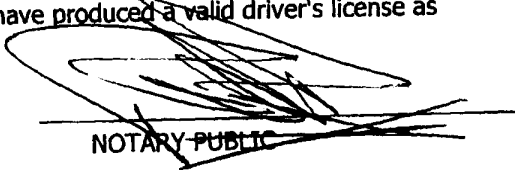
Print Name: SUB ROUSE

State of **Florida**

County of **Hernando**

The Foregoing Instrument Was Acknowledged before me on **March 17, 2005**, by **Larry C. Sadler** who is/are personally known to me or who has/have produced a valid driver's license as identification.





NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____

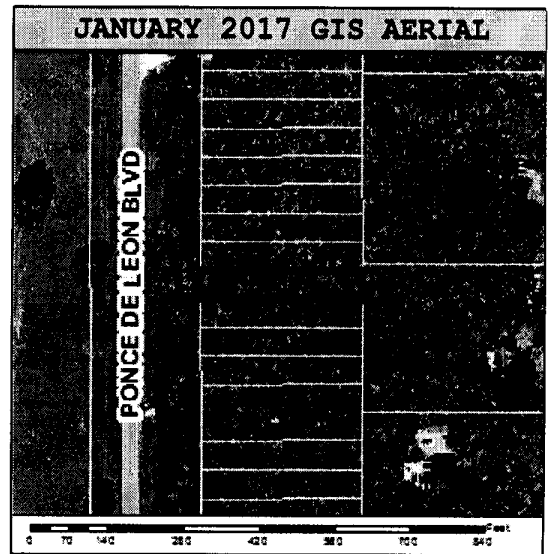


HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

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

KEY #	00652430	PRINTED	09/28/20	PAGE	1
PARCEL #	R03 222 19 1565 0000 A440	SITUS	PONCE DE LEON BLVD		
OWNER(S)	ZIVOJIN JONEL	PARCEL DESCRIPTION	COMMERCIAL HIGHLANDS US 98 UNREC LOT A-44		
MAILING ADDRESS UPDATED	632 SW STILLMAN AVE PORT ST LUCIE FL 34953-3320	UPDATED	01/01/00		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	15,000	
ACRES	0.30	
AERIAL MAP	75A	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C981	PONCE DELEON-YONTZ TO CO LINE
SUBDIVISION	1565	COMMERCIAL HIGHLANDS US 98
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2019-03-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFMD	MUNICIPALITY
LAND	3,750	3,750	3,750	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	3,750	3,750	
VALUE PRIOR TO CAP	3,750	3,750	3,750	
ASSESSED VALUE	3,750	3,750	3,750	
EXEMPT VALUE	-	0	0	
TAXABLE VALUE	=	3,750	3,750	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	60.67	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
01	RESIDENTIAL/SQFT RA	N	2004		Y				15,000.00	SQFT	0.25	3,750

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
	PONCE DE LEON BLVD

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
03/17/05	ZIVOJIN JONEL	M	MULTIPLE PARC	Y	WD	1990	1992	0	13,000
02/21/95	SADLER LARRY C	D	DISQUALIFIED	Y	QC	1004	1472	0	100
12/01/93	STAFFORD BRUCE & DEBBIE	M	MULTIPLE PARC	Y	AG	0943	0899	0	12,230
06/09/92	SADLER LARRY C	D	DISQUALIFIED	Y	WD	0868	0900	0	18,000
01/01/80	RFK INC		INVALID CODE	N		0000	0000	0	0



PARCEL INFO

Parcel #: R03 222 19 1565 0000 A440
 Parcel Key: 652430
 Site Addr: PONCE DE LEON BLVD
 Desc: COMMERCIAL HIGHLANDS US 98
 UNREC LOT A-44

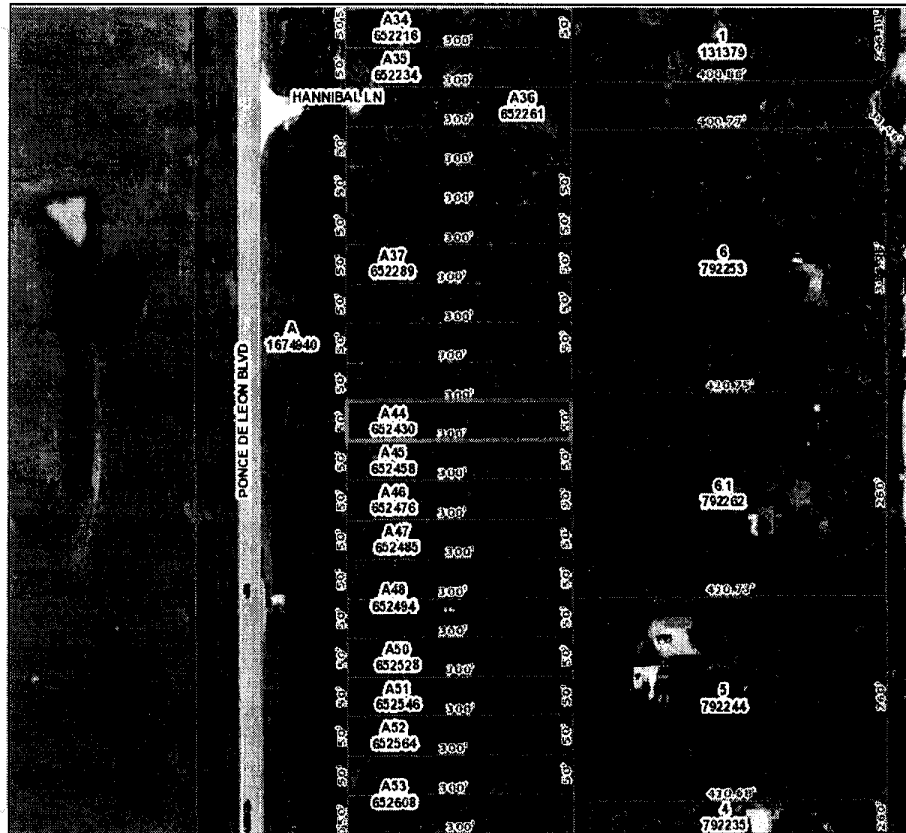
Levy: CWES

OWNER INFO

Owner(s): ZIVOJIN JONEL
 Mailing: 632 SW STILLMAN AVE
 Address: PORT ST LUCIE FL 34953-3320

SALES INFO

Last Date: 03/17/2005
 Last Price: \$13,000.00
 V/I(Q): V(M)



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

TDA # 2020-0225

Returned

JONEL ZIVOJIN
1627 RODMAN ST
HOLLYWOOD FL 33020

Hasler
09/29/2020
US POSTAGE \$000.46



ZIP 34601
09/29/2020

K# 652430
Rec'd 10/14/20
TWNA

103 HJFVTKP 346012892 ANK

BC: 34601289299 *1687-02566-11-23

NIXIE 331 FE 1270 0010/11/20
RETURNED TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

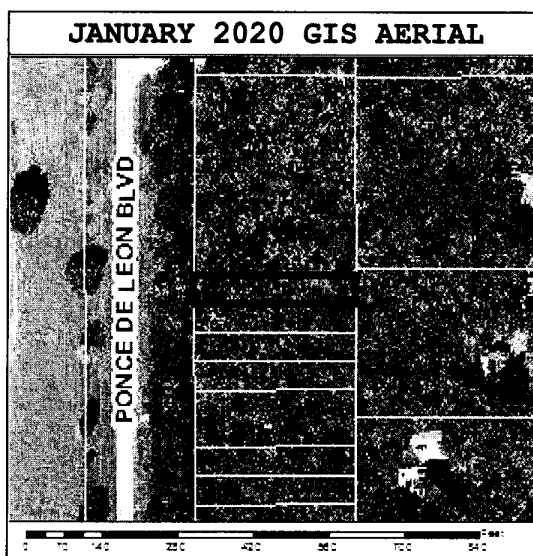


HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2020 FINAL TAX ROLL

KEY #	00652430	PRINTED	01/06/21	PAGE	1
PARCEL #	R03 222 19 1565 0000 A440	SITUS	PONCE DE LEON BLVD		
OWNER(S)	ZIVOJIN JONEL	PARCEL DESCRIPTION	COMMERCIAL HIGHLANDS US 98 UNREC LOT A-44		
MAILING ADDRESS UPDATED 09/07/10	632 SW STILLMAN AVE PORT ST LUCIE FL 34953-3320	UPDATED	01/01/00		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	15,000	
ACRES	0.30	
AERIAL MAP	75A	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C981	PONCE DE LEON, YONTZ RD-CO LINE
SUBDIVISION	1565	COMMERCIAL HIGHLANDS US 98
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2020-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	3,750	3,750	3,750	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	3,750	3,750	3,750	
VALUE PRIOR TO CAP	3,750	3,750	3,750	
ASSESSED VALUE	3,750	3,750	3,750	
EXEMPT VALUE	0	0	0	
TAXABLE VALUE	3,750	3,750	3,750	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	58.74	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
01	RESIDENTIAL/SQFT RA	N	2004		Y				15,000.00	SQFT	0.25	3,750

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
PONCE DE LEON BLVD	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
03/17/05	ZIVOJIN JONEL	M	MULTIPLE PARC	Y	WD	1990	1992	0	13,000
02/21/95	SADLER LARRY C	D	DISQUALIFIED	Y	QC	1004	1472	0	100
12/01/93	STAFFORD BRUCE & DEBBIE	M	MULTIPLE PARC	Y	AG	0943	0899	0	12,230
06/09/92	SADLER LARRY C	D	DISQUALIFIED	Y	WD	0868	0900	0	18,000
01/01/80	RFK INC		INVALID CODE	N		0000	0000	0	0



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

6.26

2020 FINAL TAX ROLL

KEY #	00652430	PRINTED	01/06/21	PAGE	2
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PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/25/18	2018	236	021	VACANT
06/11/14	2014	170	021	VACANT
07/30/10	2010	170	021	VACANT
05/10/04	2004	170	021	VACANT

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