



CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

2021-054

| | | | |
|----------------------|---|---------------|-------------|
| Applicant | COMIAN XII TAX LIEN FUND, LLC 700 ROUTE 130N CINNAMINSON , NEW JERSEY 08077 | Apply Date | 09/22/2020 |
| | | TDA Number | 202000439 |
| Owner | ALBASA LAND & INVEST CORP BOSQUE DE LA ANTEQUERA 193 HUIXQUILUCAN EDO DE MEXICO , 52784 | Certificate * | 20140144200 |
| | | Issued | 05/31/2014 |
| Property Description | RIVERDALE SECTION NO 1 BLK B LOT 4 | Parcel ID | 00898032 |

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) |
|----------------------|--------------------------|----------------------------|----------|--------------------|---------------------|
| 20140144200 * | 05/31/2014 | \$165.98 | \$183.96 | | \$349.94 |
| Part 2: Total | | | | | \$349.94 |

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) |
|----------------------|--------------------------------|----------------------------------|----------|--------------------|-----------------------|
| 20200133200 | 05/31/2020 | \$182.85 | \$10.97 | \$6.25 | \$200.07 |
| 20190134800 | 05/31/2019 | \$192.95 | \$46.31 | \$6.25 | \$245.51 |
| 20180133800 | 05/31/2018 | \$185.18 | \$72.22 | \$6.25 | \$263.65 |
| 20170140400 | 05/31/2017 | \$180.33 | \$102.79 | \$6.25 | \$289.37 |
| 20160141900 | 05/31/2016 | \$172.36 | \$134.44 | \$6.25 | \$313.05 |
| 20150141600 | 05/31/2015 | \$169.44 | \$162.66 | \$6.25 | \$338.35 |
| Part 3: Total | | | | | \$1,650.00 |

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) | \$1,999.94 |
| 2. Delinquent taxes paid by the applicant | |
| 3. Current taxes paid by the applicant | |
| 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) | \$202.49 |
| 7. Total (Lines 1-6) | \$2,452.43 |

RECEIVED

MAR 24 2021

RECS MGMT

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

LFletcher (Lindsay Fletcher)
Signature, Tax Collector or Designee

03/18/2021
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. 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: 00898032

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

| Certificate Number | Date | Legal Description |
|--------------------|------------|------------------------------------|
| 20140144200 * | 05/31/2014 | RIVERDALE SECTION NO 1 BLK B LOT 4 |

* = 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.

comian (Kate Dougherty)
Applicant's Signature

09/22/2020
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

March 3, 2021

ALBASA LAND & INVEST CORP
C/O MIRIAM BACHRACH
BOSQUE DE LA ANTEQUERA 193
LA HERRADURA
52784 HUIXQUILUCAN DEO DE MEXICO
MEXICO

URGENT-REPLY NEEDED AT ONCE!

RE: CERCELIA RD

Key: 898032

RIVERDALE SECTION NO 1
BLK B LOT 4

Certificate: 2014-01442-00

File: 2020-0439

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 \$2,458.68 must be paid on or before 03/17/2021

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: # 2020-0439

CTF: # 2014-01442-00

KEY: # 898032

OWNER OF RECORD:

ALBASA LAND & INVEST CORP
C/O MIRIAM BACHRACH
BOSQUE DE LA ANTEQUERA 193
LA HERRADURA
52784 HUIXQUILUCAN DEO DE MEXICO
MEXICO

OTHERS TO NOTIFY:

APPARENT TITLE HOLDER AND ADDRESS ON RECORD:

WARRANTY DEED (OR BOOK 474-1488)

ALBASA LAND AND INVESTMENTS CORP

NO ADDRESS AVAILABLE

ADDRESS PER FLORIDA DIVISION OF CORPORATIONS: NONE

Hardcopy requested by:

User : DSI-765

Station: PC7667

Date : 2021-02-22 09:07:42

Catsys Application - TXDUE

File Edit Select Macros Options About

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

TAXES DUE INQUIRY

PAYMENT DATE

Function [] Data [] Action [I] [2/22]

KEY: 898032

STATUS: []

LOCATION: CERCELIA RD

DESCR: RIVERDALE SECTION NO 1

BLK B LOT 4

PARCEL: R15 123 21 1060 0080 0040

CURR OWNER: AEBASA LAND & INVEST CORP
C/O MIRIAM BACHRACH

TD FILE 120200439 PLAN FULL PAY

| YEAR/AGN | CERT NUM | BIDDEN# | TAX AMT | BALANCE | PAY OFF | INT \$ | TOTAL DUE TTD |
|----------|-------------|---------|---------|---------|---------|--------|---------------|
| 2020 | | | 156.24 | 156.24 | 156.24 | | 156.24 |
| 2013 | 20140144200 | 11444 | 1999.94 | 1999.94 | 2458.68 | 18.00 | 2458.68 |

Rows: 2

TOTAL 2614.92



Gulf Coast Title Co., Inc.

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

"Since 1923"

File No. 202000439
Certificate No. 20140144200
Effective Date: 12/31/2020

Parcel
Key: 00898032

Parcel #: R15 123 21 1060 00B0 0040

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

RIVERDALE SECTION NO 1 BLK B LOT 4

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

APPLICANT: COMIAN XII 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 474-1488)
Albasa Land and Investments Corp.
No address Available

No address per Florida Division of Corporations

VENDEE OF RECORDED CONTRACT FOR DEED: None

LIEN HOLDER AND ADDRESS OF RECORD: None

ADDRESS ON RECORD ON CURRENT TAX ROLL:

Owner Name: ALBASA LAND & INVEST CORP

Mailing: BOSQUE DE LA ANTEQUERA 193

Address: LA HERRADURA

52784 HUIXQUILUCAN EDO DE MEXICO

MEXICO

OTHERS TO NOTIFY: None

MOBILE HOME: None

HOMESTEAD EXEMPTION: None

ASSESSED VALUE: \$3,380.00

OUTSTANDING TAX SALE CERTIFICATES: 20140144200

NOTE: TAXES FOR THE YEAR 2020 ARE NOW DUE AND PAYABLE.

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 this 8th day of February 2021.

GULF COAST TITLE CO., INC.

By: 

Kent A. Eppley, CLS/CLC
President

Exhibit "A"

Lot 4, Block B, in Riverdale Section 1, as per plat thereof, recorded in Plat Book 6,
Pages 33-34, Public Records of Hernando County, Florida.

700
480
487

This Warranty Deed Made and executed the 31st day of December A. D. 1980 by

Cedera Properties, N.V., a foreign corporation
a corporation existing under the laws of Neth. Antilles, and having its principal place of
business at Brooksville, Florida
hereinafter called the grantor, to
Albasa Land and Investments Corp.

a corporation existing under the laws of the State of Puerto Rico, with its permanent postoffice
address at
hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantees, all that certain land situate in
County, Florida, viz:

Lots 1-5, Block A; Lots 2-18, Block C; Lots 4-5, Block B;
in Riverdale Section 1, and Lots 16-21, Block K,
Riverdale, Unit # 2, as per Plat thereof, recorded
in Plat Book 6 Pages 33-34 Public Records of
Hernando County, Florida.

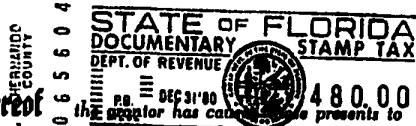
SUBJECT TO:

1. Taxes for the year 1980 and all subsequent years.
2. That mortgage dated December 30, 1980, with Ferd E. Gast
as mortgagee, in the
approximate principal amount of \$62,400.00, which Grantee
agrees to assume, pursuant to its terms.
3. Conditions, restrictions, limitations, reservations, ease-
ments and other matters of record.

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

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

And the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants 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



In Witness Whereof

(CORPORATE SEAL)

be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officer thereunto duly authorized, the day and year first above written.

ATTEST: [Signature] Secretary

CEDERA PROPERTIES, N.V.

Signed, sealed and delivered in the presence of:

[Signature]
By [Signature] President
CORPORATE AGENTS, N.V.
Chief Executive Officer and
Vice President

STATE OF
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgment,
personally appeared

well known to me to be the President and respectively of the corporation named as grantor
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

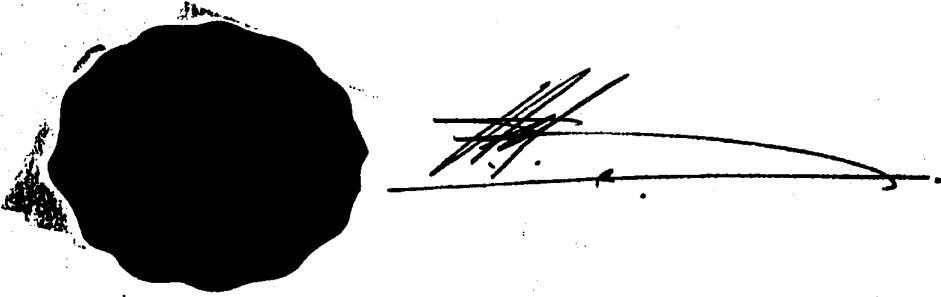
WITNESS my hand and official seal in the County and State last aforesaid this day of A. D. 19

OFF REC 474 PG 1488

This Instrument prepared by: Michael R Fabrikant
Address 17971 Biscayne Blvd
No Miami Beach, FL 33160

Seen for the legalization of the signature of Mr. Lucius Alvin Halley, appearing on the attached document, a lawyer, residing in Curacao, acting in his capacity of managing director of Corporate Agents N.V. , a limited liability company established in Curacao, which company acts in its capacity of Managing Director of CEDERA PROPERTIES N.V. a limited liability company established in Curacao, and as such legally representing said company, by me, Henri Albert Sperwer, a civil-law notary, residing in Curacao.

Curacao, December nineteenth, nineteen hunderd and eighty:

A large black circular stamp is positioned on the left side of the page. To its right, there is a handwritten signature consisting of several overlapping, slanted lines.

FILED FOR RECORD
HAROLD W. BROWN, CLERK
HERNANDO COUNTY, FLA.
'80 DEC 31 PM 4 56

025930

OFF REC 474 PG 1489

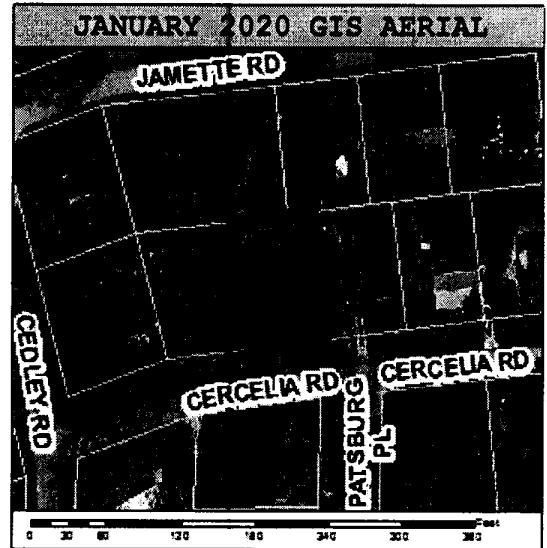


HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2020 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

| | | | | | |
|-----------------|--|--------------------|---------------------------------------|------|---|
| KEY # | 00898032 | PRINTED | 02/19/21 | PAGE | 1 |
| PARCEL # | R15 123 21 1060 00B0 0040 | SITUS | CERCELIA RD | | |
| OWNER(S) | ALBASA LAND & INVEST CORP C/O MIRIAM BACHRACH | PARCEL DESCRIPTION | RIVERDALE SECTION NO 1 BLK B LOT 4 | | |
| MAILING ADDRESS | BOSQUE DE LA ANTEQUERA 193 LA HERRADURA 52784 HUIXQUILUCAN EDO DE MEXICO MEXICO | UPDATED | 01/01/02 | | |

| MISCELLANEOUS PROPERTY INFORMATION | | |
|------------------------------------|-------|---------------------------|
| SQUARE FOOTAGE | 6,500 | |
| ACRES | 0.10 | |
| AERIAL MAP | 122A | |
| JURISDICTION | C | COUNTY |
| LEVY CODE | CWES | COUNTY WIDE EMS |
| NEIGHBORHOOD | 1060 | RIVERDALE UNITS 1 & 2 |
| SUBDIVISION | 1060 | RIVERDALE SECTION 1 |
| DOR LAND USE | 00 | VACANT RESIDENTIAL |
| NON-AD VALOREM DIST1 | 36 | H.C. FIRE/RESCUE DISTRICT |
| | | |
| | | |
| | | |
| | | |



| 2020-03-00 PROPERTY VALUES | | | | |
|----------------------------|--------|------------------|--------|----------------------|
| | COUNTY | SCHOOL | SHENAD | MUNICIPALITY |
| LAND | 3,380 | 3,380 | 3,380 | |
| BUILDINGS | 0 | 0 | 0 | |
| FEATURES AND OUT BUILDINGS | 0 | 0 | 0 | |
| JUST/MARKET VALUE | 3,380 | 3,380 | 3,380 | |
| VALUE PRIOR TO CAP | 3,380 | 3,380 | 3,380 | |
| ASSESSED VALUE | 3,380 | 3,380 | 3,380 | |
| EXEMPT VALUE | 0 | 0 | 0 | |
| TAXABLE VALUE | 3,380 | 3,380 | 3,380 | |
| CLASSIFIED USE LAND VALUE | 0 | AD VALOREM TAXES | 52.95 | 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 | 2018 | | Y | | | | 6,500.00 | SQFT | | | 0.52 | 3,380 |

| BUSINESSES ON PROPERTY | | | |
|------------------------|---------------|-------|---------------|
| KEY # | BUSINESS NAME | NAICS | BUSINESS TYPE |
| | | | |

| ADDRESSES ON PROPERTY | |
|-----------------------|--|
| SITUS | |
| CERCELIA RD | |

| PROPERTY SALES | | | | | | | | | |
|----------------|---------------------------|------|--------------|------|------|---------|---------|---------|---------|
| SALE DATE | NEW OWNER | CODE | DESCRIPTION | VAC? | INST | OR BOOK | OR PAGE | SALEGRF | VALUE |
| 12/01/80 | ALBASA LAND & INVEST CORP | D | DISQUALIFIED | Y | WD | 0474 | 1488 | 0 | 120,000 |
| 01/01/80 | GAST FERD E | D | DISQUALIFIED | Y | WD | 0426 | 1600 | 0 | 100,000 |

| PROPERTY APPRAISER INSPECTIONS | | | | |
|--------------------------------|------|------|------|--------|
| INSP. DATE | ROLL | EMPL | CODE | REASON |
| 02/07/18 | 2018 | 236 | 021 | VACANT |
| 06/24/14 | 2014 | 170 | 021 | VACANT |

| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|



PARCEL INFO

Parcel #: R15 123 21 1060 0080 0040
 Parcel Key: 898032
 Site Addr: CERCELIA RD
 Desc: RIVERDALE SECTION NO 1
 BLK B LOT 4

Levy: CWES

OWNER INFO

Owner(s): ALBASA LAND & INVEST CORP
 C/O MIRIAM BACHRACH
 Mailing BOSQUE DE LA ANTEQUERA 193
 Address: LA HERRADURA
 52784 HUIXQUILUCAN EDO DE
 MEXICO
 MEXICO

SALES INFO

Last Date: 12/01/1980
 Last Price: \$120,000.00
 V/(Q): V(D)



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