CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

TD 21-116

Part 1: Tax Deed Application Information

Applicant	HERNANDO COUNTY 20 N MAIN ST RM 112 BROOKSVILLE , FLORIDA 34601	Apply Date	04/07/2021
		TDA Number	202100049
Owner	DDD RANCH INC PO BOX 97 BROOKSVILLE , FLORIDA 34605-0097	Certificate *	20190673400
		Issued	05/31/2019
Property Description	W100 FT OF S1/4 OF NE1/4 OF SE1/4 DES IN ORB 2307 PG 1738 AKA PAR 4 IN CLASS D SUB AS APPROVED BY PLANNING DEPT (S-05-011)	Parcel ID	01641922
		Alternate Parcel ID	R4231902000000600040

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5 Tax Collectors Fee	Column 6 **Total (Columns 3+4)**
20200685200	05/31/2020	$407.03	$67.16		$474.19
20190673400 *	05/31/2019	$375.74	$129.63		$505.37
				Part 2: Total	**$979.56**

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)**
20180668800	05/31/2018	$363.14	$127.10	$6.25	$496.49
20170657800	05/31/2017	$356.86	$209.66	$6.25	$572.77
20170685800	05/31/2017	$418.67	$245.97	$6.25	$670.89
20170685900	05/31/2017	$472.80	$277.77	$6.25	$756.82
20170686000	05/31/2017	$530.71	$311.79	$6.25	$848.75
20170686100	05/31/2017	$563.96	$331.33	$6.25	$901.54
20170686200	05/31/2017	$642.33	$377.37	$6.25	$1,025.95
20170686300	05/31/2017	$848.12	$498.27	$6.25	$1,352.64
20170686400	05/31/2017	$1,052.32	$618.24	$6.25	$1,676.81
20170686500	05/31/2017	$1,217.69	$715.39	$6.25	$1,939.33
20170686600	05/31/2017	$1,328.10	$780.26	$6.25	$2,114.61
				Part 3: Total	**$12,356.60**

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)	$13,336.16
2. Delinquent taxes paid by the applicant	
3. Current taxes paid by the applicant	$367.65
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 3)	$209.31
7. **Total** (Lines 1-6) **Part 4: Total**	**$14,163.12**

RECEIVED
MAY 28 2021
RECS MGMT

App Date: 04/07/2021
TDA Num: 202100049
Certificate: 20190673400
Issued: 05/31/2019
Parcel ID: 01641922

CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

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

TReagin (Tabatha Reagin)
Signature, Tax Collector or Designee

05/27/2021
Date

Send this certification to the Clerk of Court by 10 days after the date signed. See instructions on Page 3.

App Date: 04/07/2021
TDA Num: 202100049
Certificate: 20190673400
Issued: 05/31/2019
Parcel ID: 01641922

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 3)	
14. **Total** (Lines 8-13)	
15. Redemption fee(s)	$12.50
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 ____

Signature, Clerk of Court or Designee

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.

Original

HC-512-A

11

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED ON COUNTY HELD CERTIFICATES

HERNANDO

TO: Tax Collector of Hernando County:

HERNANDO COUNTY,

In accordance with the Florida Statutes, I, _____, 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
2019-06734-00	05/31/2019	W100 FT OF S1/4 OF NE1/4 OF SE1/4 DES IN ORB 2307 PG 1738 AKA PAR '4 IN CLASS D SUB AS APPROVED BY PLANNING DEPT (S-05-011)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
BY _____
County Attorney's Office

HERNANDO COUNTY shall deposit with the Tax Collector all applicable costs and fees, but shall not deposit any money to cover the redemption of other outstanding certificates covering the land, pursuant to Section 197.502(3), Florida Statutes. 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 our possession.

_____
Applicant's Signature

March 23, 2021
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

May 10, 2021

DDD RANCH LLC
P.O. BOX 97
BROOKSVILLE FL 34605-0097

URGENT-REPLY NEEDED AT ONCE!

RE: EMERSON RD

W100 FT OF S1/4 OF NE1/4 OF SE1/4 DES IN ORB 2307 PG 1738 AKA PAR 4 IN CLASS D SUB AS APPROVED BY PLANNING DEPT (S-05-011)

Key: 1641922

Certificate: 2019-06734-00

File: 2021-0049

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 $14,090.33 must be paid on or before 05/26/2021

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: # 2021-0049
CTF: # 2019-06734-00
KEY: # 1641922

OWNER OF RECORD:

DDD RANCH LLC
P.O. BOX 97
BROOKSVILLE FL 34605-0097

OTHERS TO NOTIFY:

APPARENT TITLE HOLDER AND ADDRESS ON RECORD:
WARRANTY DEED (OR BOOK 2307-1738)
DDD RANCH INC
5420 HOPE HILL RD
BROOKSVILLE FL 34601

ADDRESS PER FLORIDA DIVISION OF CORPORATIONS:
11036 SPRING HILL DR
SPRING HILL FL 34608

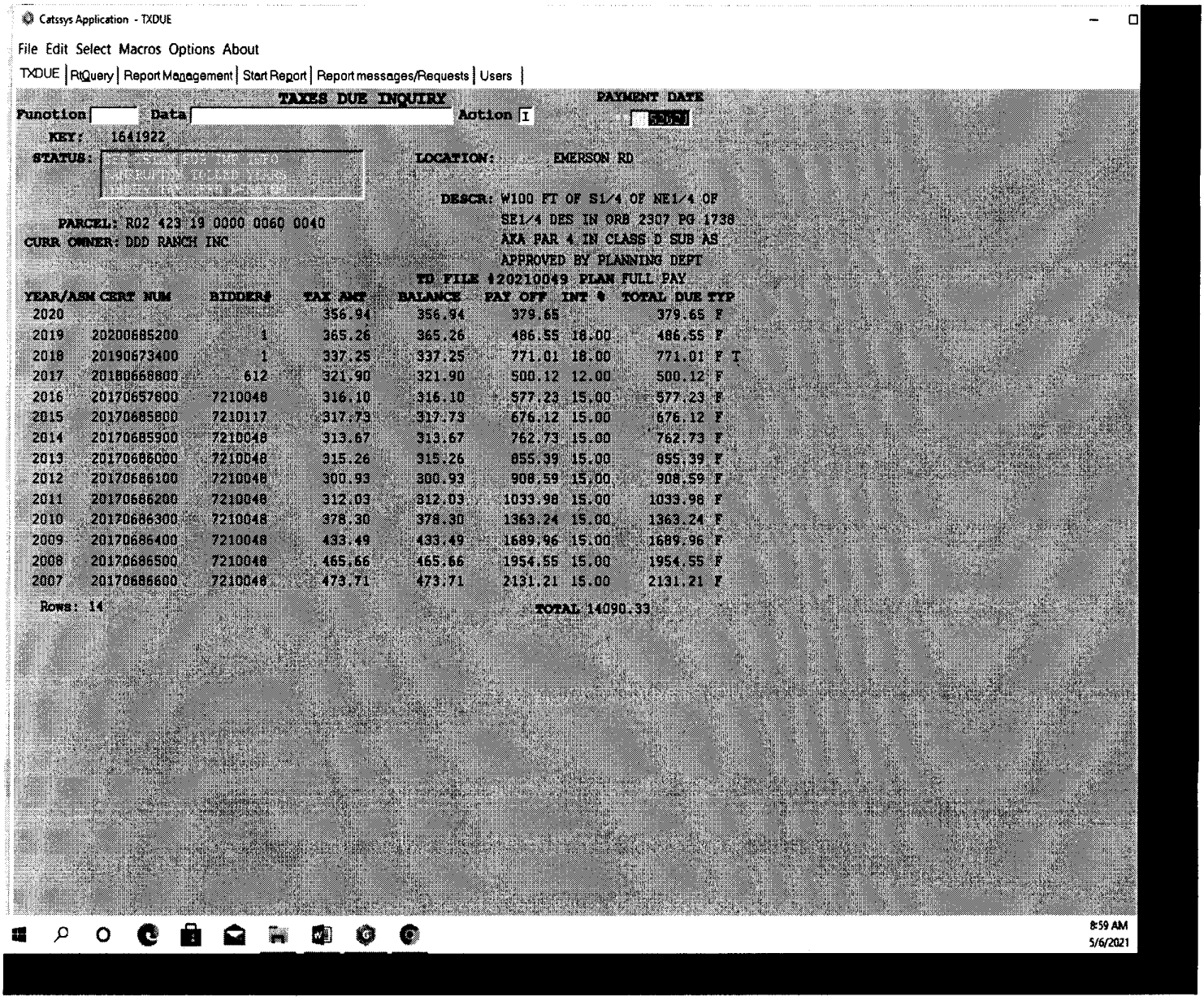
BIDDER# 612 CERTIFICATE# 2018-06688-00
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE GA 30512

BIDDER# 7210048 CERTIFICATE# 2017-06866-00, 2017-06865-00, 2017-06864-00, 2017-06863-00, 2017-06862-00, 2017-06861-00, 2017-06860-00, 2017-06859-00, 2017-06578-00
IRA RESOURCES INC FBO ROBERT J WINN JR
1000 BROADWAY SUITE 350
OAKLAND CA 94607

BIDDER# 7210117 CERTIFICATE# 2017-06858-00
PROVIDENT TRUST GROUP LLC FBO RONALD WAG
8880 WEST SUNSET RD STE 250
LAS VEGAS NEVADA 89148

CERTIFICATE# 2020-06852-00 OWNED BY HERNANDO COUNTY:
HERNANDO COUNTY BOCC
20 N MAIN STREET
BROOKSVILLE FL 34601

Hardcopy requested by:
  User   : DSI-765
  Station: PC7667
  Date   : 2021-05-06 08:59:54



Gulf Coast Title Co., Inc.

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

"Since 1923"

File No. 202100049
Certificate No. 20190673400
Effective Date: 04/15/2021

Parcel Key: 01641922 Parcel #: R02 423 19 0000 0060 0040

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

W100 FT OF S1/4 OF NE1/4 OF SE1/4 DES IN ORB 2307 PG 1738 AKA PAR 4 IN CLASS D SUB AS APPROVED BY PLANNING DEPT (S-05-011)

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

APPLICANT: HERNANDO COUNTY

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 2307-1738)
DDD Ranch, Inc.
5420 Hope Hill Road
Brooksville, FL 34601

Address per Florida Division of Corporations:
11036 Spring Hill Dr.
Spring Hill, FL 34608

VENDEE OF RECORDED CONTRACT FOR DEED: None

LIEN HOLDER AND ADDRESS OF RECORD: None

ADDRESS ON RECORD ON CURRENT TAX ROLL:

Owner Name: DDD RANCH INC

Mailing Address: PO BOX 97
BROOKSVILLE FL 34605-0097

OTHERS TO NOTIFY: None

MOBILE HOME: None

HOMESTEAD EXEMPTION: None

ASSESSED VALUE: $16,194.00

OUTSTANDING TAX SALE CERTIFICATES: 20170686600, 20170686500, 20170686400, 20170686300, 20170686200, 20170686100, 20170686000, 20170685900, 20170685800, 20180668800, 20190673400, 20200685200

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 1st day of May, 2021.

GULF COAST TITLE CO., INC.

By:_____
Kent A. Eppley, CLS/CLC
President

Exhibit "A"

The West 100 feet of the South 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 23 South, Range 19 East, Hernando County, Florida.

WARRANTY DEED
INDIVID. TO INDIVID.
Record and Return to AND This Instrument prepared by:
M. Calderon an employee of
Gulf Coast Title, LLC
111 N. Main St., Brooksville, FL 34601
incidental to the issuance of a title insurance policy.
File Number: **T-66908**

Property Appraisers Parcel ID/Folio Number(s):
R02 423 19 0000 0060 0000
Grantee's S.S. #'s:

R

1/3

OFFICIAL RECORDS
BK: 2307 PG: 1738

Doc# 2006065774
Hernando County, Florida
08/10/2006 3:44PM
KAREN NICOLAI, Clerk

RECORDING FEES $ 10.00
DEED DOC STAMP $ 280.00
08/10/2006 Deputy Clk

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Warranty Deed, *Made and executed the 9th day of August, 2006,*

*by **William L. Cross and Amy E. Cross,***

*whose post office address is **1890 Gator Point Road, Sevierville, Tennessee 37876-5835**, hereinafter called the Grantor,*

*to **DDD Ranch, Inc., a Florida corporation,***

*whose post office address is **5420 Hope Hill Road, Brooksville, Florida 34601**, hereinafter called the Grantee.*
(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, wherever the context so admits or requires)

Witnesseth, *That the Grantor, for and in consideration of the sum of $10.00 (Ten and 00/100 Dollars) 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, State of **Florida**, viz:*

The West 100 feet of the South 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 23 South, Range 19 East, Hernando County, Florida.

Grantors hereby certify that the above described property is not their constitutional homestead as made and provided by the laws of the State of Florida.

Together, *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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; and hereby 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 31, 2005, and subject to Covenants, Restrictions, and Easements of record, if any.*

In Witness Whereof, *the said Grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Debra Cowper
Witness Sign above
Print Name here: Debra Cowper

Sign above as printed here
William L. Cross

Witness Sign above
Print Name here: Michele M. Calderon

Witness Sign above
Print Name here:

Amy E. Cross
Sign above as printed here
Amy E. Cross

Witness Sign above
Print Name here:

STATE OF Florida
COUNTY OF Hernando

This foregoing instrument was acknowledged before me this 9th day of **August, 2006**, by **William L. Cross and Amy E. Cross.** Said person(s) is/are personally known to me, or has/have produced Drivers License as identification.

NOTARY RUBBER STAMP SEAL

MICHELE M. CALDERON
MY COMMISSION # DD 515743
EXPIRES: March 1, 2010
Bonded Thru Notary Public Underwriters

Notary Signature
Print Name **Michele M. Calderon**

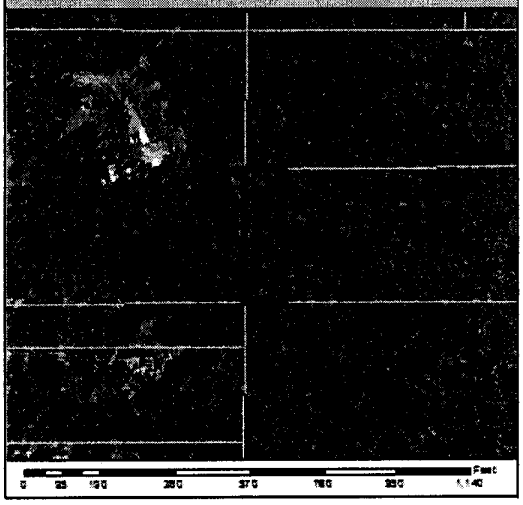
HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD
2020 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	01641922	PRINTED	05/04/21	PAGE	1
PARCEL #	R02 423 19 0000 0060 0040	SITUS	EMERSON RD		
OWNER(S)	DDD RANCH INC	PARCEL DESCRIPTION UPDATED 01/01/06	W100 FT OF S1/4 OF NE1/4 OF SE1/4 DES IN ORB 2307 PG 1738 AKA PAR 4 IN CLASS D SUB AS APPROVED BY PLANNING DEPT (S-05-011)		
MAILING ADDRESS UPDATED 12/21/07	PO BOX 97 BROOKSVILLE FL 34605-0097				

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	32,387	
ACRES	0.70	
AERIAL MAP	86B	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC04	AC AYERS RD/WISCON/PKWY E
SUBDIVISION	0	
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

JANUARY 2020 GIS AERIAL



2020-03-00 PROPERTY VALUES

		COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND		16,194	16,194	16,194	
BUILDINGS	+	0	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	0	
JUST/MARKET VALUE	=	16,194	16,194	16,194	
VALUE PRIOR TO CAP		16,194	16,194	16,194	
ASSESSED VALUE		16,194	16,194	16,194	
EXEMPT VALUE	-	0	0	0	
TAXABLE VALUE	=	16,194	16,194	16,194	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	253.65	NON-AD VALOREM TAXES	103.29

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRADE	FRONTAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
01	RESIDENTIAL/SQFT RA	N	2007		Y	1			32,387.00	SQFT				0.50	16,194

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY

SITUS
EMERSON RD

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
08/09/06	DDD RANCH INC	Q	QUALIFIED	Y	WD	2307	1738	0	40,000
01/01/06	CROSS WILLIAM L &	S	SPLIT (REQUIR	Y	WD	1318	1892	0	45,000

PROPERTY APPRAISER INSPECTIONS

INSP.DATE	ROLL	EMPL	CODE	REASON
01/30/18	2018	236	021	VACANT
06/13/14	2014	170	021	VACANT

John C. Emerson, CFA
HERNANDO COUNTY
PROPERTY APPRAISER
"To Serve and Assess With Fairness"

PARCEL INFO
Parcel #: R02 423 19 0000 0060 0040
Parcel Key: 1641922
Site Addr: EMERSON RD
Desc: W100 FT OF S1/4 OF NE1/4 OF SE1/4 DES IN ORB 2307 PG 1738 AKA PAR 4 IN CLASS D SUB AS ** CONTINUED **
Levy: CWES

OWNER INFO
Owner(s): DDD RANCH INC
Mailing Address: PO BOX 97 BROOKSVILLE FL 34605-0097

SALES INFO

Last Date:	08/09/2006
Last Price:	$40,000.00
V/I(Q):	V(Q)

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