



CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

RA-513 v3, R.10/18
Page 1 of 2

TD 2023-018

Part 1: Tax Deed Application Information

Applicant	GREEN GULF GROUP CO 8724 SW 72ND ST #382 MIAMI , FLORIDA 33173	Apply Date	09/27/2022
		TDA Number	202200409
Owner	HANSELL M B JR 5501 CENTRAL ST KANSAS CITY , MISSOURI 64113-1205	Certificate *	20200089800
		Issued	05/31/2020
Property Description	RIDGE MANOR EST UNIT 2 BLK 49 LOT 33	Parcel ID	00855809
		Alternate Parcel ID	R1222136087004900330

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)
20200089800 *	05/31/2020	\$230.70	\$11.54		\$242.24
Part 2: Total					\$242.24

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)
20220076200	05/31/2022	\$184.83	\$11.09	\$6.25	\$202.17
20210071100	05/28/2021	\$166.05	\$39.85	\$6.25	\$212.15
20190090300	05/31/2019	\$156.95	\$94.17	\$6.25	\$257.37
20180089100	05/31/2018	\$136.41	\$106.40	\$6.25	\$249.06
20170096300	05/31/2017	\$134.90	\$129.50	\$6.25	\$270.65
20160097100	05/31/2016	\$125.28	\$142.82	\$6.25	\$274.35
Part 3: Total					\$1,465.75

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)	\$1,707.99
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)	\$58.74
7. Total (Lines 1-6)	Part 4: Total \$2,016.73

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.

L Fletcher (Lindsay Fletcher)
Signature, Tax Collector or Designee

RECEIVED

NOV 23 2022

RECS MGMT

Hernando County, Florida
11/14/2022
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

 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: 00855809

I, **GREEN GULF GROUP CO , 8724 SW 72ND ST #382 MIAMI , FLORIDA, 33173** , hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
20200089800 *	05/31/2020	RIDGE MANOR EST UNIT 2 BLK 49 LOT 33

* = 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.

JPICO56 (JOSE PICO)
Applicant's Signature

09/27/2022
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

10/25/2022

M B HANSELL JR
5501 CENTRAL STREET
KANSAS CITY MO 64113-1205

URGENT-REPLY NEEDED AT ONCE!

RE: OTTER DR

Key: 00855809

RIDGE MANOR EST UNIT 2
BLK 49 LOT 33

Certificate: 2020-00898-00

File: 2022-0409

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 \$2,022.98 must be paid on or before 11/09/2022

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/ CEH

ALL OTHERS TO NOTIFY

TDA: # 2022-0409

CTF: # 2020-00898-00

KEY: # 00855809

OWNER AND ADDRESS OF RECORD:

M B HANSELL JR

5501 CENTRAL STREET

KANSAS CITY MO 64113-1205

APPARENT TITLE HOLDER AND ADDRESS ON RECORD:

WARRANTY DEED (OR BOOK 521-0231)

M. B. HANSELL, JR

2904 W 71 ST.

SHAWNEE MISSION, KS 66208

TAXES DUE INQUIRY

PAYMENT DATE

Function: [] Data: [] Action: I

KEY: 888809

STATUS: TAX DUE PENDING

LOCATION: OTTER DR

DESCR: RIDGE MANOR EST UNIT 2

BLK 49 LOT 33

PARCEL: R36 122 21 0870 0490 0330

CURR OWNER: HANSELL W E JR

TD FEE: 80220409 PLAN FULL PAY

YEAR/ASM CERT NUM	BIDDERS	TAX AMT	BALANCE	PAY OFF INT	TOTAL DUE TYP
2019 20200089800	11765195	1707.99	1707.99	2022.98 18.00	2022.98 F T

Rows: 1

TOTAL 2022.98

Gulf Coast Title Co., Inc.

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

"Since 1923"

File No. 202200409
Certificate No. 20200089800
Effective Date: 09/28/2022

Parcel Key: 00855809 Parcel #: R36 122 21 0870 0490
0330

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

RIDGE MANOR EST UNIT 2 BLK 49 LOT 33

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

APPLICANT: GREEN GULF GROUP CO

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 521-231)

M.B. Hansell, Jr.

2904 W 71 St.

Shawnee Mission, KS 66208

VENDEE OF RECORDED CONTRACT FOR DEED: None

LIEN HOLDER AND ADDRESS OF RECORD: None

ADDRESS ON RECORD ON CURRENT TAX ROLL:

Owner Name: HANSELL M B JR

Mailing 5501 CENTRAL ST

Address: KANSAS CITY MO 64113-1205

MOBILE HOME: None

OTHERS TO NOTIFY: None

HOMESTEAD EXEMPTION: None

ASSESSED VALUE: \$2493.00

OUTSTANDING TAX SALE CERTIFICATES: 20200089800

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 October 14, 2022

GULF COAST TITLE CO., INC.

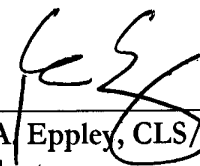
By: 
Kent A. Eppley, CLS/CLC
President

Exhibit 'A'

Lot 33, Block 49, RIDGE MANOR ESTATES, UNIT 2, according to the plat thereof as recorded in Plat Book 10, Page 2-27 and portions re-recorded in Plat Book 10, Pages 88-93, of the Public Records of Hernando County, Florida.

WARRANTY DEED
(FROM CORPORATION)

Warranty Deed

This Indenture, Made, this 25th day of March, A. D. 19 83.

Between RIDGE MANOR ESTATES, INC., a corporation

existing under the laws of the State of FLORIDA, having its principal place of business in the County of DADE and State of FLORIDA, and lawfully authorized to transact business in the State of Florida, party of the first part, and M.B. Hansell, Jr. 2904 W 71 St., Shawnee Mission of the County of JOHNSON and State of Kansas 66208 party of the second part **Witnesseth:**

That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land situate, lying and being in the County of HERNANDO and State of Florida, to-wit:

-----BLOCK #49-----LOTS #33 and 34-----

Documentary Tax Pd. \$ 40 50
Intangible Tax Pd. \$

Harold W. Brown, Clerk Circuit Ct.
Hernando County, Florida

By: [Signature] DC

OF RIDGE MANOR ESTATES, UNIT 2, according to the plat thereof as recorded in Plat Book 10, Pages 2-27 and portions re-recorded in Plat Book 10, Pages 88-93 of the Public Records of Hernando County, Florida.

SUBJECT TO: Taxes for the year of 19 82 and subsequent years; applicable zoning ordinances, conditions, limitations, restrictions, reservations, right-of-way agreements and easements of record.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its proper officer, and its corporate seal to be affixed, the day and year above written.

(Corporate Seal)

RIDGE MANOR ESTATES, INC.

Signed, sealed and delivered in presence of us:

[Signature]
[Signature]

[Signature]
BERNARD SACKS, PRESIDENT

State of Florida,
County of DADE

I hereby Certify that on this 25th day of March A. D. 19 83 before me personally appeared BERNARD SACKS

RIDGE MANOR ESTATES, INC., a corporation under the laws of the State of FLORIDA, to me known to be the person who signed the foregoing instrument as such officer and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

In Witness Whereof, I hereunto set my hand and official seal at said County and State, this 25th day of March My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
[Signature]
NOTARY PUBLIC

FILED FOR RECORD
HAROLD W. BROWN, CLERK
HERNANDO COUNTY, FLA.
APR 7 AM 10 41

007448

OFF REC 521 PG 0231

43134
BPIORIS 502765 Street #303
2355 S. 26th St. #303
Berkley, CA 94701
Prepared by Bernard Sacks, President



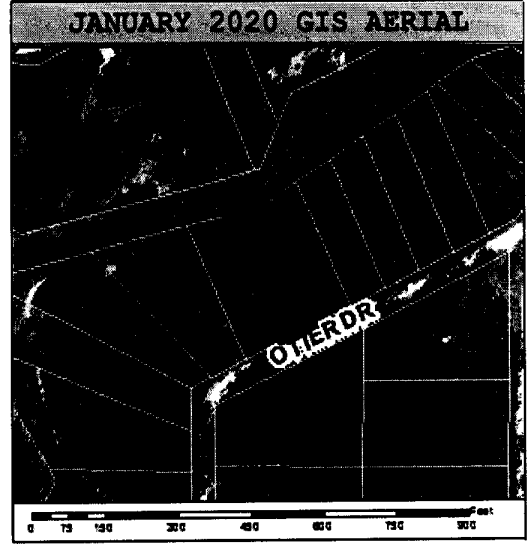
HERNANDO COUNTY, FLORIDA

PROPERTY RECORD CARD

2022 FINAL TAX ROLL

KEY #	00855809	PRINTED	10/21/22	PAGE	1
PARCEL #	R36 122 21 0870 0490 0330	SITUS	OTTER DR		
OWNER(S)	HANSELL M B JR	PARCEL DESCRIPTION	RIDGE MANOR EST UNIT 2 BLK 49 LOT 33		
MAILING ADDRESS	5501 CENTRAL ST KANSAS CITY MO 64113-1205	UPDATED	01/01/80		
UPDATED	08/04/03				

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	20,603	
ACRES	0.50	
AERIAL MAP	124C	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	0870	RIDGE MANOR EST UN2 & KINGSROW
SUBDIVISION	870	RIDGE MNR EST UN 2
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2022-02-00 PROPERTY VALUES					
	COUNTY	SCHOOL	SFWMD	MUNICIPALITY	
LAND	5,357	5,357	5,357		
BUILDINGS +	0	0	0		
FEATURES AND OUT BUILDINGS +	0	0	0		
JUST/MARKET VALUE =	5,357	5,357	5,357		
VALUE PRIOR TO CAP	5,357	5,357	5,357		
ASSESSED VALUE	2,742	5,357	2,742		
EXEMPT VALUE -	0	0	0		
TAXABLE VALUE =	2,742	5,357	2,742		
CLASSIFIED USE LAND VALUE	0				

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	2003		Y				20,603.00	SQFT		0.26	5,357

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
OTTER DR	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
04/01/83	HANSELL M B JR	D	DISQUALIFIED	Y	WD	0521	0231	0	9,000
01/01/80	RIDGE MANOR ESTATES INC	D	DISQUALIFIED	N		0000	0000	0	0

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
02/08/18	2018	236	021	VACANT
06/24/14	2014	170	021	VACANT

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PARCEL INFO

Parcel #: R36 122 21 0870 0490 0330
 Parcel Key: 855809
 Site Addr: OTTER DR
 Desc: RIDGE MANOR EST UNIT 2
 BLK 49 LOT 33

Levy: CWES

OWNER INFO

Owner(s): HANSELL M B JR
 Mailing: 5501 CENTRAL ST
 Address: KANSAS CITY MO 64113-1205

SALES INFO

Last Date: 04/01/1983
 Last Price: \$9,000.00
 V/I(Q): V(D)

