

**CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

<b>Part 1: Tax Deed Application Information</b>					
Applicant	SAVVY FL LLC FIRST HORIZON COLLATERAL ASSIGNEE 17962 FOXBOROUGH LN BOCA RATON, FL 33496	Application date	Apr 26, 2023		
		Deed application number	2023-0285		
Owner	SEFERLIS GALE H C/O DIANE PETERS SEFERLIS JOHN J SEFERLIS GALE H C/O DIANE PETERS SEFERLIS JOHN J 1672 MAIN ST #E142 RAMONA, CA 92065	Certificate #	2021 / 210140100		
Property description	ROYAL HIGHLANDS UNIT 7 BLK 551 LOT 4	Issued	05/28/2021		
		Parcel ID	R01-221-17-3357-5510-0040		
		Alternate Parcel ID	783218		
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2021/210140100	05/28/2021	237.45	11.87	249.32	
<b>→Part 2: Total*</b>				<b>249.32</b>	
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/220143600	05/31/2022	281.20	6.25	14.06	301.51
<b>Part 3: Total*</b>					<b>301.51</b>
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				550.83	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				308.59	
4. Ownership and encumbrance report fee				250.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				57.80	
7. <b>Total Paid (Lines 1-6)</b>				<b>1,342.22</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.					
Sign here: <u>TERESA ALBARELLA</u>		<u>Hernando County, Florida</u>			
Signature, Tax Collector		Date <u>7/26/2023</u>			

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-15)</b>	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge(s) (see s.197.542, F.S.)	0.00
11. Electronic Auction Fee	0.00
12. Recording fee for certificate of notice	0.00
13. Sheriff's fees	0.00
14. Interest (see Clerk of Court Instructions, page 2)	0.00
15. <b>Total Paid (Lines 8-14)</b>	0.00
16. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
17. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
18. Statutory opening bid (total of Lines 7, 14, 15 (if applicable) and 16 (if applicable))	1,342.22
19. Redemption fee	6.25
20. Total amount to redeem	1,348.47

Sign here: _____	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 5.

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

**Total.** Add the amounts in Columns 3, 4 and 5

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

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**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. Enter the amount to be certified to the clerk on **Line 6**. 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.

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 14: 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 **13**. Enter the amount on **Line 14**.

**Line 15:** Enter the total of Lines 8-14. Complete Lines 15-20, if applicable.

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.hernandocounty.us/tc



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

512  
R. 12/16

Application Number: 2023-  
0285

To: Tax Collector of HERNANDO COUNTY, Florida

I,  
SAVVY FL LLC FIRST HORIZON COLLATERAL ASSIGNEE  
17962 FOXBOROUGH LN  
BOCA RATON, FL 33496,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
R01-221-17-3357-5510-0040	2021/210140100	05-28-2021	ROYAL HIGHLANDS UNIT 7 BLK 551 LOT 4

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- 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 sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
SAVVY FL LLC FIRST HORIZON COLLATERAL  
ASSIGNEE  
17962 FOXBOROUGH LN  
BOCA RATON, FL 33496

04-26-2023  
Application Date

\_\_\_\_\_  
Applicant's signature

# TitleExpress<sup>®</sup>

A service of **Grant Street Group**

339 Sixth Ave, Suite 1400  
Pittsburgh, PA 15222

TDA# 2023-0285

Web: [www.grantstreet.com](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)

Phone: (412) 391-5555

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At the request of the County Tax Collector for Hernando County, FL, a search has been made of the Public Records for the following described property:

<b>Parcel ID</b>	<b>Alt. Key</b>	<b>Property Address</b>
R01-221-17-3357-5510-0040	00783218	CEDARWOOD AVE WEEKI WACHEE 34614
<b>Legal Description</b> ROYAL HIGHLANDS UNIT 7 BLK 551 LOT 4		

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## Other Parcel Info

<b>Certificate #</b>	<b>Assessed Value</b>	<b>Homestead?</b>	<b>Mobile Home?</b>	<b>Bankruptcy?</b>
2021 - 210140100	\$19,920	No	No	No

<b>Owner of Record on Current Tax Roll</b>	<b>Billing Name &amp; Address</b>
GALE H SEFERLIS JOHN J SEFERLIS C/O DIANE PETERS 1672 MAIN ST #E142 RAMONA CA 92065	

# PROPERTY INFORMATION REPORT

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This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

**Report Date:**07/25/2023      **Search covers**    **20 years**      **through:**07/18/2023

*Sue Servas*  
Title Examiner

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**General Examiner Comments:**

The Property Appraiser shows an incorrect Book Reference in its Sales History, 4450 should be 445.

## APPARENT TITLE HOLDER

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
JOHN J SEFERLIS AND GALE H SEFERLIS 217 COOK LN BEACON FALLS CT 06403	Warranty Deed Bk:445 Pg:174	
GALE H SEFERLIS JOHN J SEFERLIS 1672 MAIN ST #E142 RAMONA CA 92065	Property Appraiser	

### Related Documents (for Reference)

None found.

## MORTGAGE HOLDER

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
None found.		

### Related Documents (for Reference)

None found.

## LIEN HOLDER

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
None found.		

### Related Documents (for Reference)

None found.

## OTHER PARTIES

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
None found.		

**Related Documents (for Reference)**

None found.

**OTHER DOCUMENTS**

**Document Type**

None found.

This Warranty Deed Made and executed the 12th day of July 1979

ROYAL PALM BEACH COLONY, INC.

a corporation existing under the laws of Florida, and having its principal place of business at 8080 N. E. Fifth Avenue, Miami, Florida 33138 hereinafter called the grantor, to JOHN J. SEFERLIS and GALE H. SEFERLIS, Husband and Wife, hereinafter called the grantees;

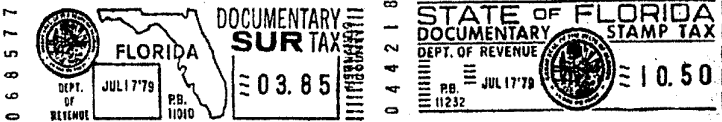
whose postoffice address is 217 Cook Lane, Beacon Falls, Connecticut 06403 hereinafter called the grantees:

(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 Hernando County, Florida, viz:

Lot 4, Block 551, of ROYAL HIGHLANDS UNIT 7, as per plat thereof recorded in plat book 12, pages 83 through 110, public records of Hernando County, Florida.

SUBJECT to taxes for the year 1979 and all subsequent years; and SUBJECT to easements, restrictions, conditions and covenants as may appear of record.

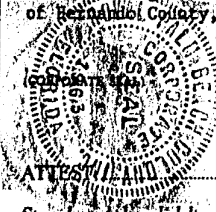


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said 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 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. As provided therein, this land is conveyed free and clear of the mortgages recorded in book OR-286, page 894 and book OR-316, page 706, the consolidation, modification and extension agreements recorded in book OR-286, page 691, book OR-322, page 216, book OR-331, page 700, as corrected by certificate recorded in book OR-335, page 477, and book OR-375, page 392, and all financing statements filed in connection therewith, all in the public records of Hernando County, Florida.

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.



ROYAL PALM BEACH COLONY, INC.

Signed, sealed and delivered in the presence of:

Florida Jacobs  
Edmund V. Bunnell

By: Frank M. Steffens, Executive Vice President

STATE OF FLORIDA  
COUNTY OF DADE

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

OFF REC 445 PG 174

Executive Vice President of the corporation named as grantor and that he personally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily and that the seal affixed thereto is the true corporate seal of said corporation.

Witnessed and official seal in the County and State last aforesaid this 12th day of July, A. D. 1979.

My Commission Expires PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAR. 13, 1981  
BONDED THRU GENERAL INS. UNDERWRITERS

Edmund V. Bunnell  
NOTARY PUBLIC

This instrument was prepared by Kathleen Killoran of Gulf Coast Title Co., Inc., 111 N. Main St., Brooksville, Fla., as a necessary incident to the fulfillment of conditions hereinafter provided in a title insurance commitment issued by it.



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

\*\*Street Level photos may not be available if structure is not visible from road.

<p>Owner SEFERLIS GALE H          Name: SEFERLIS JOHN J          Mailing 1672 MAIN ST #E142          Address: RAMONA CA 92065</p>	<p>Building: \$0 Assessed: \$7,240          Features: \$0 Exempt: \$0          Land: \$19,920 Capped: \$7,240          AG Land: \$0 Excl Cap: \$0          Market: \$19,920 Taxable: \$7,240</p>	
<p>Site Address: CEDARWOOD AVE          Description: ROYAL HIGHLANDS UNIT 7 BLK 551 LOT 4          DOR Code: (00) VACANT RESIDENTIAL          Levy Code: CWES Sec/Tnshp/Rng: 27-21-18          Subdivision: ROYAL HIGHLANDS UNIT 7          Neighborhood: ROYAL HIGHLANDS UNIT 7(3357)</p>	<p>AdValorem: \$196.31          NONAdValorem: \$103.29          Total For 2022: \$299.60          Total For 2021: \$235.97          Total For 2020: \$208.46          Total For 2019: \$204.98</p> <p><a href="#">Real Time Tax Info</a> <a href="#">Pay Taxes On-line</a></p>	

**Land Breakdown**

Land Use	Units	Value
RESIDENTIAL/SQFT RATE	25,538.00 SQUARE FEET	19,920

**Sales Breakdown**

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
01/01/1980	<a href="#">4450/174</a>	WD	V	Q	\$3,500	SEFERLIS GALE H
01/01/1980				D	\$0	ROYAL PALM BCH COLONY INC

**Building Characteristics**

Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).					

**Extra Features**

Bldg#	Description	Actual Year	Dimensions	Current Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).				

**Addresses**  
 CEDARWOOD AVE

**Businesses**

Name	TPP PIN	TPP Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Curr Val	Last Yr Val	2 Yrs Ago
No Matching Records Found or the Information is Exempt per Florida Statute(s).										

**Mobile Homes**

Name	PIN	Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Current Value	Last Year Value	2 Years Ago
No Matching Records Found or the Information is Exempt per Florida Statute(s).										



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

K# 783218  
(2023-0285)

Deceased - Return  
to Sender

1-760-788-7335

SEFERLIS GALE H  
C/O DIANE PETERS  
SEFERLIS JOHN J  
~~1672 MAIN ST #E142~~  
RAMONA, CA 92065

~~34601-2892~~

SAN DIEGO CA 920

9 MAY 2023 PM 3 L

RECEIVED  
MAY 15 2023  
AP

TEXT 910 CC 1 8265/11/23

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 34601289299 #2164-03540-09-41

34601289299