

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	RASHID ROGER A OR CAROL A 1354 BRANDY RUN BLAIRSVILLE, GA 30512	Application date	Nov 29, 2023		
		Deed application number	2023-0499		
Owner	VERONA V LLC VERONA V LLC 18305 BISCAYNE BLVD STE 400 NORTH MIAMI BEACH, FL 33160-2172	Certificate #	2021 / 210045800		
Property description	RIDGE MANOR EST UNIT 4 BLK 61 LOT 10	Issued	05/28/2021		
		Parcel ID	R23-122-21-0890-0610-0100		
		Alternate Parcel ID	647606		
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: Total (Column 3 + Column 4)	
# 2021/210045800	05/28/2021	236.82	78.15	314.97	
# 2022/220047900	05/31/2022	244.17	40.29	284.46	
→Part 2: Total*				599.43	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
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)
# 2023/230002500	05/31/2023	273.63	6.25	21.21	301.09
Part 3: Total*					301.09
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 + 3 above)					900.52
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					185.18
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)					45.32
7. Total Paid (Lines 1-6)					1,556.02
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: CECE HAAS			Hernando County, Florida		
Signature, Tax Collector			Date 01/12/2024		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
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. Total Paid (Lines 8-14)	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 per Florida statutes	0.00
18. Statutory opening bid (total of Lines 7, 14, 15 (if applicable) and 16 (if applicable))	1,556.02
19. Redemption fee	6.25
20. Total amount to redeem	1,562.27

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-
0499

To: Tax Collector of HERNANDO COUNTY, Florida

I,
RASHID ROGER A OR CAROL A
1354 BRANDY RUN
BLAIRSVILLE, GA 30512,

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
R23-122-21-0890-0610-0100	2021/210045800	05-28-2021	RIDGE MANOR EST UNIT 4 BLK 61 LOT 10

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
RASHID ROGER A OR CAROL A
1354 BRANDY RUN
BLAIRSVILLE, GA 30512

11-29-2023
Application Date

Applicant's signature

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 2023-0499

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

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:

Parcel ID	Alt. Key	Property Address
R23-122-21-0890-0610-0100	00647606	0 CLEFT ROCK ST WEBSTER 33597

Legal Description

RIDGE MANOR EST UNIT 4 BLK 61 LOT 10

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 210045800	\$16,500	No	No	No

Owner of Record on Current Tax Roll
VERONA V LLC

Billing Name & Address

18305 BISCAYNE BLVD STE 400
NORTH MIAMI BEACH FL 33160-2172
US

PROPERTY INFORMATION REPORT

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:01/11/2024 **Search covers** **20 years** **through:**01/09/2024

Nicole Burdick
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
VERONA V LLC 18305 BISCAYNE BOULEVARD SUITE 400 AVENTURA FL 33160	Tax Deed Bk:2679 Pg:1846	
JOANTHAN R. POLITANO, REGISTERED AGENT O/B/O VERONA V LLC 18305 BISCAYNE BLVD SUITE 400 AVENTURA FL 33160	Sunbiz-Owner	

Related Documents (for Reference)

Warranty Deed
Bk:414 Pg:131

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
--------------------------	----------	-------------------

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

TAX DEED

Prepared By: Debby Ellinghuysen
20 North Main St., Room 215
Brooksville, FL 34601
Clerk TDA# 09-071

OFFICIAL RECORDS
BK: 2679 PG: 1846

STATE OF FLORIDA
COUNTY OF HERNANDO

2009046159
DEBBY 2679/1846

The following Tax Sale Certificate Numbered 437 issued on May 30, 2007 was filed in the Office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 14th day of August, 2009 offered for sale as required by law for cash to the highest bidder and was sold to:

VERONA V LLC

ADDRESS:
18305 BISCAYNE BOULEVARD
SUITE 400
AVENTURA, FL 33160

R

08/28/2009 11:20AM # Pages 1
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, this 14th day of August, 2009 the County of Hernando, State of Florida, in consideration of the sum of (\$ 2,721.91) TWO THOUSAND SEVEN HUNDRED TWENTY ONE AND 91 / 100, being the amount paid pursuant of the Laws of Florida does hereby sell the following lands situated in the County and State and described as follows:

RIDGE MANOR EST UNIT 4 BLK 61 LOT 10
KEY #00647606

KAREN NICOLAI
CLERK OF THE CIRCUIT COURT
HERNANDO COUNTY

PROPERTY ID NUMBER R23-122-21-0890-0610-0100

WITNESS:

Joan Pinkard
JOAN PINKARD
Robin Gatland
ROBIN GATLAND



BY: Patricia A. Galbraith
PATRICIA A. GALBRAITH, D.C.



LT1-2-2009046159-1



LT2-2679-1846-1

STATE OF FLORIDA
COUNTY OF HERNANDO

On this 14th day of August, 2009 before me personally appeared Karen Nicolai, Clerk of Circuit Court or Patricia A. Galbraith, Deputy Clerk for Karen Nicolai, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his/her own free act and deed for the use and purpose therein mentioned, who is personally known to me and who did not take an oath.

Witness my hand and official seal date aforesaid.

Tracey Merry
NOTARY PUBLIC STATE OF FLORIDA



RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 19.60
08/28/2009 de Deputy Clk



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
VERONA V LLC

Filing Information

Document Number L13000043582
FEI/EIN Number 80-0911491
Date Filed 03/22/2013
State FL
Status ACTIVE

Principal Address

18305 BISCAYNE BLVD
SUITE 400
AVENTURA, FL 33160

Mailing Address

18305 BISCAYNE BLVD
SUITE 400
AVENTURA, FL 33160

Registered Agent Name & Address

POLITANO, JONATHAN R
18305 BISCAYNE BLVD
SUITE 400
AVENTURA, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

POLITANO, JONATHAN R
18305 BISCAYNE BLVD - SUITE 400
AVENTURA, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/15/2021
2022	01/25/2022
2023	02/09/2023

Document Images

<u>02/09/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/25/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/28/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/28/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/06/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/14/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/07/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2013 -- Florida Limited Liability</u>	View image in PDF format

4.00
12.00
4.40
20.40

Warranty Deed

THIS INDENTURE, made this 1st day of December, 1977

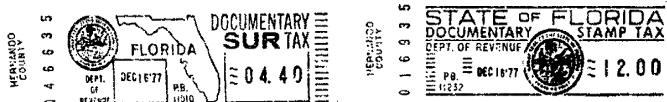
ROLAND INTERNATIONAL CORPORATION, a Delaware corporation
a corporation existing under the laws of the State of Florida

Florida, hereinafter called grantor, and KARL A. CHEN

hereinafter called grantee, whose post office address is P.O. Box 422
Fairwinds, Delaware 19701

WITNESSETH, that the grantor for and in consideration of the sum of ten dollars and other good and valuable considerations paid to grantor by grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and to the heirs, successors and assigns of the grantee, in fee simple forever, the following described real property:

Lot 10, Block 61, RIDGE MANOR ESTATES UNIT NO. 4,
according to the plat thereof, as recorded in Plat
Book 11, Page 1-22, Public Records of Hernando County,
Florida.



SUBJECT ONLY TO THE FOLLOWING:

1. Conditions, restrictions, limitations, mineral reservations and easements of record.
2. Applicable zoning ordinances.
3. Taxes for 1977 and subsequent years.

and the grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the grantor has executed this instrument on the day and year first above written.

Signed, sealed and delivered in our presence:

Adriane Lanz
Janice L. Lanza

ROLAND INTERNATIONAL CORPORATION

by *Gerald Robins*
Gerald Robins, President

STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 1st day of December, 1977 by GERALD ROBINS, as PRESIDENT of ROLAND INTERNATIONAL CORPORATION, a Delaware corporation, on behalf of the corporation.

WITNESS my hand and official seal in the said state this 1st day of December, 1977

Janice L. Lanza
Notary Public, State of Florida
My commission expires:

This instrument was prepared by:
Adriane Lanz, Corporate Secretary
8101 Biscayne Boulevard
Miami, Florida 33138

BOOK 414 PAGE 131

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES APR 16 1978
BONDED THIRD GENERAL INSURANCE CO. OF FLA.



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

Owner Name: VERONA V LLC Mailing 18305 BISCAYNE BLVD STE 400 Address: NORTH MIAMI BEACH FL 33160-2172		Building: \$0 Assessed: \$6,040 Features: \$0 Exempt: \$0 Land: \$16,500 Capped: \$6,040 AG Land: \$0 Excl Cap: \$0 Market: \$16,500 Taxable: \$6,040		12/27/2022 1 of 72 Select Date 	
Site Address: CLEFT ROCK ST Description: RIDGE MANOR EST UNIT 4 BLK 61 LOT 10 DOR Code: (00) VACANT RESIDENTIAL Levy Code: CWES Sec/Tnshp/Rng: 23-22-21 Subdivision: RIDGE MNR EST UN 4 Neighborhood: RIDGE MANOR EST UN 4/BAULDREES(0890)		AdValorem: \$125.68 NONAdValorem: \$103.29 Total For 2022: \$228.97 Total For 2021: \$201.73 Total For 2020: \$179.26 Total For 2019: \$170.03			

Land Breakdown

Land Use	Units	Value
RESIDENTIAL/SQFT RATE	41,250.00 SQUARE FEET	16,500

Sales Breakdown

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
08/14/2009	2679/1846	TD	V	D	\$2,800	VERONA V LLC
01/01/1980	414/131	WD	V	Q	\$4,000	CHEN KARLA

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

CLEFT ROCK ST

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
------	-----	-----	------------	------------	-----------	-------	----------	---------------	-----------------	-------------

