

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNE PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024		
		Deed application number	2024-0255		
Owner	BADURA-SITZLAR JOSEPH M BADURA-SITZLAR JOSEPH M 1246 BUCKHURST DR SPRING HILL, FL 34609-2156	Certificate #	2022 / 220360700		
Property description	GARDEN GROVE BLK 69 LOT 8 AND THAT PART OF VACATED 9TH AVE (NOW NICHOLAS AVE) AS DES IN ORB 103 PG 7 (Full legal attached.)	Issued	05/31/2022		
		Parcel ID	R17-223-19-1780-0690-0080		
		Alternate Parcel ID	938748		
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)	
# 2022/220360700	05/31/2022	1,039.36	51.97	1,091.33	
→Part 2: Total*				1,091.33	
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)
# 2023/230001903	05/31/2023	1,188.89	6.25	68.11	1,263.25
Part 3: Total*					1,263.25
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)				2,354.58	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,231.95	
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)				180.52	
7. Total Paid (Lines 1-6)				4,192.05	
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> Signature, Tax Collector			<u>Hernando</u> County, Florida Date <u>07/08/2024</u>		

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	0.00
18. Statutory opening bid (total of Lines 7, 14, 15 (if applicable) and 16 (if applicable))	4,192.05
19. Redemption fee	6.25
20. Total amount to redeem	4,198.30

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.

GARDEN GROVE
BLK 69 LOT 8
AND THAT PART OF VACATED
9TH AVE (NOW NICHOLAS AVE)
AS DES IN ORB 103 PG 78

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: 2024-
0255

To: Tax Collector of HERNANDO COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNE
PO BOX 669139
DALLAS, TX 75266-9139,

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
R17-223-19-1780-0690-0080	2022/220360700	05-31-2022	GARDEN GROVE BLK 69 LOT 8 AND THAT PART OF VACATED 9TH AVE (NOW NICHOLAS AVE) AS DES IN ORB 103 PG 78

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL
ASSIGNE
PO BOX 669139
DALLAS, TX 75266-9139

04-22-2024
Application Date

Applicant's signature

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

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
R17-223-19-1780-0690-0080	00938748	18002 NICHOLAS AVE BROOKSVILLE 34604

Legal Description

GARDEN GROVE BLK 69 LOT 8 AND THAT PART OF VACATED 9TH AVE (NOW NICHOLAS AVE) AS DES IN ORB 103 PG 78

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2022 - 220360700	\$69,037	No	No	No

Owner of Record on Current Tax Roll
JOSEPH M BADURA-SITZLAR

Billing Name & Address

1246 BUCKHURST DR
SPRING HILL FL 34609-2156
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: 07/08/2024 **Search covers** **20 years** **through:** 06/24/2024

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

JOSEPH M. BADURA-SITZLAR
1246 BUCKHURST DRIVE
SPRING HILL FL 34609

Document

Warranty Deed
Bk:3564 Pg:1738

Examiner Comments**Related Documents (for Reference)**

Warranty Deed
Bk:1526 Pg:75

Warranty Deed
Bk:1840 Pg:367

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record**

None found.

Document**Examiner Comments**

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2018066840 03/05/2018 12:29 PM
OFF REC BK: 19962 PG: 1052-1053
DocType:DEED RECORDING: \$18.50
D DOC STAMP: \$290.50

PREPARED BY/RETURN TO:

Beth Radford
American Home Title of Land O' Lakes, Inc.
2047 Osprey Lane Suite A
Lutz, Florida 33549
FILE NO.: LL180046
\$ 41,500.00

WARRANTY DEED

THIS INDENTURE, made this 28th day of February, 2018 between:

Susan Gallup, a single woman

Grantor, whose mailing address is: 120 Oak Park, Brooksville, FL 34601 AND

Joseph M. Badura-Sitzlar, a married man

Grantee, whose mailing address is: 1246 Buckhurst Drive, Spring Hill, FL 34609.

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 said grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sells and transfers unto the said grantee, his heirs and assigns forever, all that certain parcel of land lying and being in the County of HERNANDO and State of FLORIDA, more particularly described as follows:

Folio No.: R17 223 19 1780 0690 008

Lot 8, Block 69, Re-Subdivision of Blocks 68 to 80 of GARDEN GROVE, according to plat thereof as recorded in Plat Book 4, Page 37, and that portion of vacated 9th Avenue (now Nicholas Avenue) as described in OR Book 103, Page 78, all of the Public Records of Hernando County, Florida.

TOGETHER with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And the said grantor covenants with the said grantee that he is lawfully seized of the said land in fee simple; that he has good right and lawful authority to sell and convey said land and will defend the same against the lawful claim of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes accruing subsequent to December 31, 2017. Subject to restrictions, reservations, covenants, and easements of record, and, applicable governmental regulations.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year above written.

WITNESS:

Carrie Ann Rehus
Print Name: Carrie Ann Rehus

Susan Gallup
Susan Gallup

Beth Radford
Print Name: Beth Radford

STATE OF: FLORIDA
COUNTY OF: HERNANDO

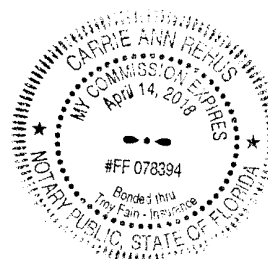
The foregoing instrument was acknowledged before me this: 28th day of February, 2018 by Susan Gallup, who is/are personally known to me or has produced a driver's license as identification.

WITNESS my signature and official seal in the County of Hernando and State of Florida, the day and year last aforesaid.

My Commission Expires:

4-14-18

Carrie Ann Rehus
NOTARY PUBLIC- State of Florida



WARRANTY DEED

INDIVID TO INDIVID
Record and Return to AND This Instrument prepared by
Linda B. Martin, CLC/CLS an employee of
Gulf Coast Title Co., Inc.
111 N. Main St., Brooksville, FL 34601
incidental to the issuance of a title insurance policy
File Number: T-64096

Property Appraiser's Parcel ID/Folio Number(s)
R17 223 19 1780 0690 0080
Grantee's S.S. #s:

OFFICIAL RECORDS
BK: 1848 PG: 367

Doc# 2004035287
Hernando County, Florida
05/20/2004 1:22PM
KAREN NICOLAI, Clerk

RECORDING
MODERNIZATION TRUST FUND \$ 9.00
DEED DOC STAMP 1.50
05/20/2004 301.00
★ Deputy Clk

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Warranty Deed, Made and executed the 18 day of May, 2004,

by **Horace Wayne Martin Sr. and Regina Martin, husband and wife, and Katrina Iris Martin-Mott and Horace Wayne Martin, Jr.**

whose post office address is **1522 Sabra Dr., Brooksville, Florida 34601**, hereinafter called the **Grantor**,
to **Susan Gallup, a single person**,

whose post office address is **18002 Nicholas Avenue, 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:

Lot 8, Block 69, Re-Subdivision of Blocks 68 to 80 of Garden Grove, as per plat thereof recorded in plat book 4, page 37, public records of Hernando County, Florida, and that portion of vacated 9th Avenue, (now Nicholas Avenue) as described in OR Book 103, page 78, public records of Hernando County, Florida.

As to **Katrina Iris Martin-Mott and Horace Wayne Martin, Jr.** 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, 2003, 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

Beth Gannon
Witness Sign above
Print Name here Beth Gannon

Horace Wayne Martin Sr.
Sign above as printed here
Horace Wayne Martin Sr.

Witness Sign above
Print Name here

Regina Martin
Witness Sign above
Print Name here Regina Martin

Regina Martin
Sign above as printed here
Regina Martin

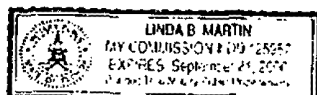
Witness Sign above
Print Name here

Sign above as printed here

**STATE OF FLORIDA
COUNTY OF HERNANDO**

This foregoing instrument was acknowledged before me this 18 day of May, 2004, by **Horace Wayne Martin Sr. and Regina Martin, husband and wife, and Katrina Iris Martin-Mott**. Said person(s) is/are personally known to me, or has/have produced FL DL as identification.

NOTARY RUBBER STAMP SEAL



Linda B. Martin
Notary Signature
Print Name

Signed, sealed and delivered in the presence of

William Davis
Witness Signature
Print Name here William Davis

V. Levee
Witness Signature
Print Name here Virginia Levee

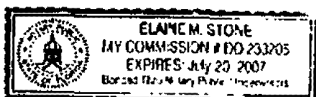
Horace Wayne Martin Jr.
Sign above as printed here
Horace Wayne Martin Jr.

Sign above as printed here

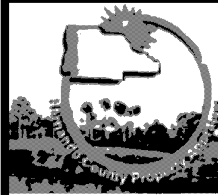
STATE OF FLORIDA
COUNTY OF PINELLAS

This foregoing instrument was acknowledged before me this 18th day of May, 2004, by Horace Wayne Martin, Jr. Said person(s) is/are personally known to me, or has/have produced _____ as identification.

NOTARY RUBBER STAMP SEA



Elaine M. Stone
Notary Signature
Print Name ELAINE M. STONE



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.

Owner Name: BADURA-SITZLAR JOSEPH M
Mailing 1246 BUCKHURST DR
Address: SPRING HILL FL 34609-2156

Building: \$52,388 Assessed: \$38,741
Features: \$2,024 Exempt: \$0
Land: \$14,625 Capped: \$38,741
AG Land: \$0 Excl Cap: \$0
Market: \$69,037 Taxable: \$38,741

Bldg #1 - SINGLE FAMILY RESIDENCE



1

Site Address: 18002 NICHOLAS AVE
Description: GARDEN GROVE BLK 69 LOT 8 AND THAT PART OF VACATED 9TH AVE (NOW NICHOLAS AVE)
DOR Code: (01) SINGLE FAMILY
Levy Code: CWES Sec/Tnshp/Rng: 17-23-19
Subdivision: GARDEN GROVE
Neighborhood: GARDEN GROVE(1780)

AdValorem: \$736.64
NONAdValorem: \$338.61
Total For 2022: \$1,075.25
Total For 2021: \$936.99
Total For 2020: \$764.78
Total For 2019: \$763.10

[Real Time Tax Info](#) [Pay Taxes On-line](#)

Land Breakdown

Land Use	Units	Value
RESIDENTIAL/SQFT RATE	11,250.00 SQUARE FEET	14,625

Sales Breakdown

Sale Date	Book/Page	Deed Type	Vacant/ Improved	Qualification	Sale Price	Grantee
02/28/2018	3564/1738	WD	I	Q	\$41,500	BADURA-SITZLAR JOSEPH M
05/18/2004	1840/367	WD	I	Q	\$43,000	GALLUP SUSAN
02/20/2002	1526/75	WD	I	D	\$100	MARTIN HORACE W SR and REGINA A
10/01/1985	593/79	WD	I	Q	\$16,000	MARTIN HORACE WAYNE SR and
08/01/1985	586/413	QC	I	D	\$100	PANCOAST R E and LORA J
06/01/1985	580/1457	AG	I	Q	\$25,000	DAVIS BILLY JOE and SANDRA L
06/01/1981	480/1586	QC	V	D	\$17,000	PANCOAST LORA J

Building Characteristics

Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
1	SINGLE FAMILY RESIDENCE(01)	1959	811/288	2/1	\$52,388


NOTE: All S.F. Calculations are based on exterior building dimensions

Extra Features

Bldg#	Description	Actual Year	Dimensions	Current Value
1	DETACHED UTILITY,W/CONCRETE FL(DUC)	1970	96	\$138
1	PATIO, CONCRETE(PT2)	1988	204	\$734
1	PAVEMENT, ASPHALT RESIDENTIAL(PV2)	2020	480	\$1,152

Addresses

18002 NICHOLAS AVE




John C. Emerson, CFA

HERNANDO COUNTY

PROPERTY APPRAISER

"To Serve and Assess With Fairness"



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).										