

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	FLORIDA TAX LIEN MANAGEMENT LLC 1326 SW 4TH CT FORT LAUDERDALE, FL 33312	Application date	Jan 10, 2025		
		Deed application number	2025-0001		
Owner	TOZO RAUL V TOZO RAUL V 9374 MIRACLE DR SPRING HILL, FL 34608-3521	Certificate #	2021 / 210094000		
Property description	LAKEWOOD UNIT 4 LOT 425	Issued	05/28/2021		
		Parcel ID	R11-123-21-0630-0000-4250		
		Alternate Parcel ID	508123		
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)	
# 2021/210094000	05/28/2021	238.38	113.63	352.01	
→Part 2: Total*				352.01	
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)
# 2024/240000961	05/31/2024	236.33	6.25	27.57	270.15
# 2023/230001118	05/31/2023	291.56	6.25	75.32	373.13
# 2022/220098600	05/31/2022	257.42	6.25	109.83	373.50
# 2020/200117400	05/31/2020	285.80	6.25	231.50	523.55
Part 3: Total*					1,540.33
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)					1,892.34
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					198.85
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)					37.74
7. Total Paid (Lines 1-6)					2,553.93
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>KERRIANN PAPINEAU</u>			<u>Hernando County, Florida</u>		
Signature, Tax Collector			Date <u>02/06/2025</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))	2,553.93
19. Redemption fee	6.25
20. Total amount to redeem	2,560.18

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

AMY L. BLACKBURN, C.F.C.A.

20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892

TELEPHONE (352) 754-4180 * FAX (352) 754-4189

www.hernandocounty.us/tc or www.hernandotax.us



APPLICATION FOR TAX DEED

512

R. 12/16

Section 197.502, Florida Statutes

Application Number: 2025-0001

To: Tax Collector of HERNANDO COUNTY, Florida

I,
FLORIDA TAX LIEN MANAGEMENT LLC
1326 SW 4TH CT
FORT LAUDERDALE, FL 33312,

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
R11-123-21-0630-0000-4250	2021/210094000	05-28-2021	LAKEWOOD UNIT 4 LOT 425

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
FLORIDA TAX LIEN MANAGEMENT LLC
1326 SW 4TH CT
FORT LAUDERDALE, FL 33312

01-10-2025
Application Date

Applicant's signature

TitleExpress®

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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
R11-123-21-0630-0000-4250	00508123	0 MOCKINGBIRD DR DADE CITY 33523
Legal Description		
LAKEWOOD UNIT 4 LOT 425		

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 210094000	\$13,141	No	No	No

Owner of Record on Current Tax Roll
RAUL V TOZO

Billing Name & Address

9374 MIRACLE DR
SPRING HILL FL 34608-3521

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: 02/05/2025 **Search covers** **20 years** **through:** 01/29/2025

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
RAUL V TOZO 751 NE 142ND STREET MIAMI FL 33161	Warranty Deed Bk:1822 Pg:687	

Related Documents (for Reference)

None found.

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

OFFICIAL RECORDS
BK: 1822 PG: 687

RECORDING \$ 9.00
MODERNIZATION TRUST FUND \$ 1.50
DEED DOC STAMP \$ 58.40
04/19/2004 Deputy Clk

Prepared by and return to:
Lori Sanchez, For
Meridian Title Company, Inc.
37837 Meridian Avenue Suite 311
Dade City, FL 33525

Doc# 2004025619
Hernando County, Florida
04/19/2004 5:01PM
KAREN NICOLAI, Clerk

File Number: 04-03-110

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th day of April, 2004 between Ronald E. Ruiter and Alice Ruiter, husband and wife whose post office address is 315 School Rd, Goldfield, IA 50542-5011, grantor, and Raul V. Tozo, a married man whose post office address is 751 NE 142nd Street, Miami, FL 33161, grantee:

(Whenever 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, trusts and trustees.)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida** to-wit:

Lot 425, Ridge Manor Lakewood, Unit No. 4, according to the Plat thereof, recorded in Plat Book 6, Page 31, of the Public Records of Hernando County, Florida.

Parcel Identification Number: R11-123-21-0630-0000-4250

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; that the grantor 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, except taxes accruing subsequent to **December 31, 2003**, zoning and/or restrictions imposed by governmental authority, and easements, restrictions and reservations of record, if any, however this reference shall not serve to reimpose same.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimes

Signed, sealed and delivered in our presence:

Marilyn E. Christian
Witness Name: Marilyn E. Christian

Ronald E. Ruter (Seal)
Ronald E. Ruter

Larry E. Ivers
Witness Name: Larry E. Ivers

Alice Ruter (Seal)
Alice Ruter

Witness Name: _____

Witness Name: _____

State of Ohio Iowa
County of Wright

The foregoing instrument was acknowledged before me this 13th day of April, 2004 by Ronald F. Ruter and Alice Ruter, who [] are personally known or [X] have produced a driver's license as identification.

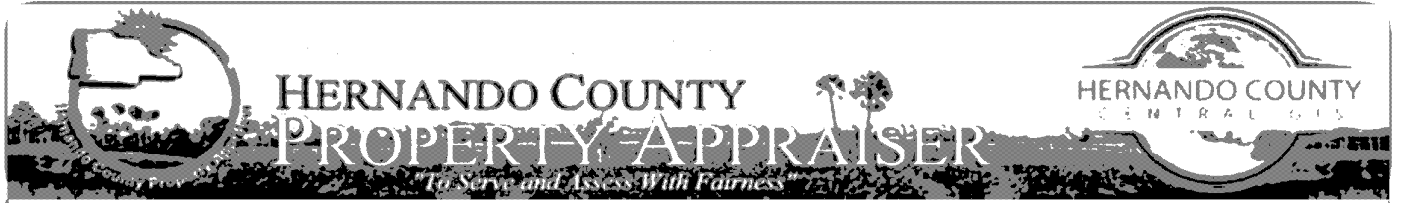
[Notary Seal]

Kristin F. Ivers
Notary Public

Printed Name: Kristin F. Ivers

My Commission Expires: 8-24-04



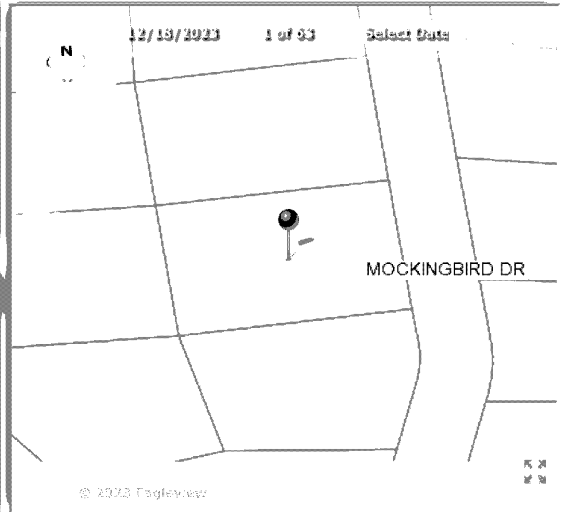


**Street Level photos may not be available if structure is not visible from road.

Parcel Key: 00508123 Parcel #: R11 123 21 0630 0000 4250

Owner Information
Owner Name: TOZO RAUL V Mailing 9374 MIRACLE DR Address: SPRING HILL FL 34608-3521

Property & Assessment Values
Building: \$0 Assessed: \$8,247 Features: \$0 Exempt: \$0 Land: \$13,141 Capped: \$8,247 AG Land: \$0 Excl Cap: \$0 Market: \$13,141 Taxable: \$8,247



Property Information
Site Address: MOCKINGBIRD DR Description: LAKEWOOD UNIT 4 LOT 425 DOR Code: (00) VACANT RESIDENTIAL Levy Code: CWES Sec/Tnshp/Rng: 11-23-21 Subdivision: LAKEWOOD UN 4 Neighborhood: LAKEWOOD ALL UNITS(0580)

Certified Tax Information
AdValorem: \$153.19 NONAdValorem: \$49.72 Total For 2024: \$202.91 Total For 2023: \$194.48 Total For 2022: \$245.54 Total For 2021: \$213.98
Real Time Tax Info Pay Taxes On-line CE Assmnts/Liens Comm Fire Assmnts

Land Breakdown	Units	Value
Land Use RESIDENTIAL/SQFT RATE	18,773.00 SQUARE FEET	13,141

Sales Breakdown						
Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
04/13/2004	1822/687	WD	V	D	\$7,200	TOZO RAUL V
01/01/1980	411/1188	WD	V	Q	\$3,000	RUITER RONALD E and ALICE
01/01/1980	405/1197	QC	V	D	\$100	SWEENEY RALPH M

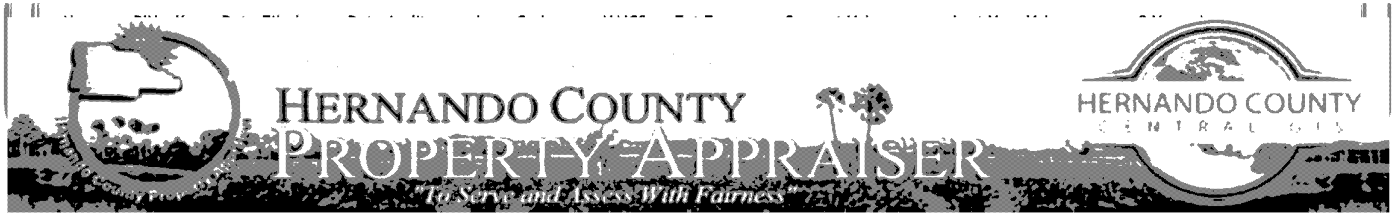
Building Characteristics					
Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).					

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

Addresses
MOCKINGBIRD DR

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



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