

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information			
Applicant	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
		Deed application number	2025-0158
Owner	RICKMAN DONALD RICKMAN JOAN RICKMAN MICHAEL D RICKMAN RICHARD K RICKMAN DONALD RICKMAN JOAN RICKMAN MICHAEL D RICKMAN RICHARD K 545 GEORGE ST FLORENCE, ON N091R0 CA	Certificate #	2023 / 230001670
Property description	WEEKI WACHEE WOODLANDS UNIT 1 LOT W305	Issued	05/31/2023
		Parcel ID	R15-223-17-4230-0000-3050
		Alternate Parcel ID	1052309

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)
# 2023/230001670	05/31/2023	3,351.53	167.58	3,519.11
→Part 2: Total*				3,519.11

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)
# 2024/240001530	05/31/2024	3,559.90	6.25	261.06	3,827.21
Part 3: Total*					3,827.21

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)	7,346.32
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,642.54
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)	342.42
7. Total Paid (Lines 1-6)	11,756.28

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>06/18/2025</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))	11,756.28
19. Redemption fee	6.25
20. Total amount to redeem	11,762.53

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.

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: 2025-0158

To: Tax Collector of HERNANDO COUNTY, Florida

I,
KEYS FUNDING LLC - 5023
PO BOX 71540
PHILADELPHIA, PA 19176-1540,

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
R15-223-17-4230-0000-3050	2023/230001670	05-31-2023	WEEKI WACHEE WOODLANDS UNIT 1 LOT W305

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
KEYS FUNDING LLC - 5023
PO BOX 71540
PHILADELPHIA, PA 19176-1540

04-21-2025
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
R15-223-17-4230-0000-3050	01052309	4163 RAMONA DR SPRING HILL 34606

Legal Description

WEEKI WACHEE WOODLANDS UNIT 1 LOT W305

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 230001670	\$234,698	No	No	No

Owner of Record on Current Tax Roll

DONALD RICKMAN, JOAN RICKMAN,
MICHAEL D RICKMAN, RICHARD K RICKMAN

Billing Name & Address

545 GEORGE ST
FLORENCE ON N091R0
CANADA

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: 06/16/2025 **Search covers** 20 years **through:** 06/10/2025

Sue Servas
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
DONALD RICKMAN BOX 15 MAIN ST FLORENCE ON N0P 1R0 CANADA	Warranty Deed Bk:974 Pg:10	
JOAN RICKMAN 2229 ELM AVE SOUTHWOLD ON N0L 2G0 CANADA	Warranty Deed Bk:3299 Pg:1824	
MICHAEL D RICKMAN 545 GEORGE ST FLORENCE ONTARIO N0P 1R0 CANADA	Warranty Deed Bk:3299 Pg:1824	
RICHARD J RICKMAN 11766 LONGWOODS RD, RR #6 THAMESVILLE ONTARIO N0P 2K0 CANADA	Warranty Deed Bk:3299 Pg:1824	

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

1/7

R
OTC

Prepared by and Return to:
Nina Vaznelis, Esq.
Antonina Vaznelis, P.A.
8235 River Country Drive
Spring Hill, Florida 34607

Property Appraisers
Parcel ID No.: R15 223 17 4230 0000 3050

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS WARRANTY DEED made this 16th day of October, 2015, by JOAN RICKMAN, an unmarried widow, whose post office address is 2229 Elm Avenue, Southwold, Ontario, Canada NOL 260, hereinafter called the Grantor, to JOAN RICKMAN, a single woman, whose post office address is 2229 Elm Avenue, Southwold, Ontario NOL 2GO, MICHAEL D. RICKMAN, a married man, whose post office address is 545 George Street, Florence, Ontario NOP 1RO, and RICHARD J. RICKMAN, a single man, whose address is 11766 Longwoods Road, RR#6, Thamesville, Ontario NOP 2KO as joint tenants with rights of survivorship, 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 said grantor, for and in consideration of "Ten Dollars" (\$10.00), and good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees all the following described land, situate, lying and being in Hernando County, Florida, to-wit:

Lot W-305, WEEKI WACHEE WOODLANDS, UNIT #1, as per plat thereof, recorded in Plat Book 6, Pages 88A-88B, public records of Hernando County, Florida.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining. SUBJECT to covenants, conditions and restrictions, liens and encumbrances of record.

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

AND, grantor hereby covenants with said grantees 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 warrant 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.

The above-described property does not constitute Grantor's homestead property.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Jacie Van Lith
Witness Name: Jacie Van Lith

Joan Rickman
JOAN RICKMAN
Grantor

Rhonda Carneiro
Witness Name: ~~XXXXXXXX~~ Rhonda Carneiro

ONTARIO, CANADA
~~TOWN OF SOUTHWOLD~~ MUNICIPALITY OF CHATHAM-KENT

The foregoing instrument was acknowledged before me this 16th day of October, 2015 by JOAN RICKMAN, who produced Canadian Passport as identification and who [X] did or [] did not take an oath.

Daniel Bruce Nicol
Notary Public
Commissioned Name of Notary Public



I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED.



RANDY MAZOUREK

HERNANDO COUNTY PROPERTY APPRAISER



"TO SERVE AND ASSESS WITH FAIRNESS"

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

Parcel Key: 01052309 Parcel #: R15 223 17 4230 0000 3050

Owner Information	Property & Assessment Values
RICKMAN DONALD Owner RICKMAN JOAN Name: RICKMAN MICHAEL D RICKMAN RICHARD K Mailing 545 GEORGE ST Address: FLORENCE ON N091R0 CANADA	Building: \$183,297 Assessed: \$161,169 Features: \$18,508 Exempt: 50 Land: \$32,893 Capped: \$161,169 AG Land: 50 Excl Cap: 50 Market: \$234,698 Taxable: \$161,169 ** Stabilization Permit Complete **



Property Information	Certified Tax Information
Site Address: 4163 RAMONA DR Description: WEEKI WACHEE WOODLANDS UNIT 1 LOT W305 DOR Code: (01) SINGLE FAMILY Levy Code: CWES Sec/Tnshp/Rng: 15-23-17 Subdivision: WEEKI WACHEE WOODLANDS UN 1 Neighborhood: WEEKI WACHEE WOODLANDS UN 1(4230)	AdValorem: \$2,855.23 NONAdValorem: \$681.22 Total For 2024: \$3,536.45 Total For 2023: \$3,267.59 Total For 2022: \$3,074.92 Total For 2021: \$2,553.96 View Your Tax Info Pay Taxes On-Line CR Assesmt/Inq Custom Floor Assesmt

Land Breakdown	Units	Value
Land Use RESIDENTIAL/SQFT RATE	7,869.00 SQUARE FEET	32,893

Sales Breakdown						
Sale Date	Book/Page	Deed Type	Vacant/ Improved	Qualification	Sale Price	Grantee
10/16/2015	3799/1824	WD	I	X	\$100	RICKMAN DONALD
06/16/1994	974/10	WD	I	Q	\$80,000	RICKMAN DONALD
05/01/1988	694/472	QC	I	D	\$100	CLARKE SHIRLEY P
10/01/1987	667/833	WD	I	Q	\$60,000	WILBER DAVID E and
09/01/1985	588/1893	WD	I	Q	\$52,600	MILLER DWIGHT and NEVA P
01/01/1985	470/925	WD	V	D	\$205,000	DONTO CONST CO INC

Building Characteristics					
Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
1	SINGLE FAMILY RESIDENCE(01)	1985	1524/914	3/2	\$183,297

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

Extra Features				
Bldg#	Description	Actual Year	Dimensions	Current Value
1	ENCLOSURE-SCREEN ALUM, 3 WALL(EC7)	1988	875	\$940
1	PATIO, BRICK/FLAGSTONE/TERRAZO(P1)	1988	98	\$503
1	PATIO, BRICK/FLAGSTONE/TERRAZO(P1)	1988	385	\$1,975
1	PATIO, BRICK/FLAGSTONE/TERRAZO(P1)	1985	544	\$2,791
1	PATIO, BRICK/FLAGSTONE/TERRAZO(P1)	1985	90	\$462
1	PATIO, BRICK/FLAGSTONE/TERRAZO(P1)	2011	99	\$508
1	POOL,GUNITE/CONCRETE 301-400FT(SP2)	1988	392	\$11,329



RANDY MAZOUREK
HERNANDO COUNTY
PROPERTY APPRAISER
"TO SERVE AND ASSESS WITH FAIRNESS"



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
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No Matching Records Found or the Information is Exempt per Florida Statute(s).