

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	SAVVY FL LLC FIRST HORIZON COLLATERAL ASSIGNEE 17962 FOXBOROUGH LN BOCA RATON, FL 33496	Application date	Apr 23, 2025		
		Deed application number	2025-0198		
Owner	REPKE JOHN E, BRADDOCK SANDRA L PUMA REPKE JOHN E, BRADDOCK SANDRA L PUMA 2809 BUNDY RD COLOMA, MI 49038-9123	Certificate #	2023 / 230001001		
Property description	BERKELEY TOWNSITE OF BLK 14 LOTS 13 & 14	Issued	05/31/2023		
		Parcel ID	R10-223-17-1420-0140-0130		
		Alternate Parcel ID	175232		
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)	
# 2023/230001001	05/31/2023	357.26	30.81	388.07	
→Part 2: Total*				388.07	
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)
# 2024/240000861	05/31/2024	330.74	6.25	26.53	363.52
Part 3: Total*					363.52
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (<i>*Total of Parts 2 + 3 above</i>)					751.59
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					291.47
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)					44.04
7. Total Paid (Lines 1-6)					1,512.10
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>06/20/2025</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))	1,512.10
19. Redemption fee	6.25
20. Total amount to redeem	1,518.35

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: 2025-0198

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
R10-223-17-1420-0140-0130	2023/230001001	05-31-2023	BERKELEY TOWNSITE OF BLK 14 LOTS 13 & 14

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

04-23-2025
Application Date

Applicant's signature

TitleExpress®

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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
R10-223-17-1420-0140-0130	00175232	YEARLING AVE WEEKI WACHEE 34607

Legal Description

BERKELEY TOWNSITE OF BLK 14 LOTS 13 & 14

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 230001001	\$18,750	No	No	No

Owner of Record on Current Tax Roll

JOHN E REPKE, SANDRA L PUMA
BRADDOCK

Billing Name & Address

2809 BUNDY RD
COLOMA MI 49038-9123

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: 06/18/2025 **Search covers** **20 years** **through:** 06/12/2025

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
JOHN E REPKE, SANDRA L PUMA BRADDOCK AND SUSAN J BUBLICK 2809 WEST PUNDY COLOMA MI 49038	Warranty Deed Bk:577 Pg:573	
JOHN E REPKE AND SANDRA L PUMA BRADDOCK 2809 WEST BUNDY COLOMA MI 49038	Quit Claim Deed Bk:580 Pg:210	

Related Documents (for Reference)

Probate Documents
Bk:574 Pg:424

Order Admitting Will
Bk:574 Pg:430

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
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None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

This Warranty Deed Made the 21st day of March A. D. 1985 by

IVIS BETH NASIR, one of four beneficiaries of the estate of IVIS BETH REPKE, deceased,
hereinafter called the grantor, to

JOHN R. REPKE, SANDRA L. PUMA BRADLOCK and SUSAN J. BUHLICK, three of four beneficiaries of the estate of IVIS BETH REPKE, deceased,

whose postoffice address is 2809 West Pundy, Coloma, Michigan 49038
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, hereby grants, bargains, sells, aliens, conveys, releases, conveys and confirms unto the grantees, all that certain land situate in Hernando County, Florida, viz:

An undivided one-fourth interest in:

Lots 13 and 14 in Block 14, in Berkeley, Section 10, Township 23 South, Range 17 East, Hernando County, Florida, as per official map or plat recorded on page 10 in plat book 4 in the office of the Clerk of the Circuit Court of Hernando County, Florida.

SUBJECT TO restrictions, reservations and easements of record.

This Deed pursuant to Order Admitting Authenticated Copy of Will to Record dated March 19, 1985, in Case No. 85-0070-CP-02, in the Circuit Court for Hernando County, Florida, Probate Division, recorded at O. R. Book 574, Page 430, public records of Hernando County, 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 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; 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, 1984.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Ann K. Gerould
Notary Public

Ivis Beth Nasir
Ivis Beth Nasir

STATE OF MICHIGAN
COUNTY OF Kalamazoo

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

IVIS BETH NASIR, one of four beneficiaries of the estate of IVIS BETH REPKE, deceased,

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____

A. D. 19 85.

Ann K. Gerould
Notary Public ANN K. GEROULD
My Commission Expires: Feb. 23, 1986

SPACE BELOW FOR RECORDS USE

FILED FOR RECORD
HAROLD WILLIAM BROWN, CLERK
HERNANDO COUNTY, FLA.
'85 APR 24 PM 4 17
010747

O. R. 577 PG 0573

This instrument was Prepared By:
RICHARD E. MCGEE, SR., Attorney
Hernando State Bank Building
Brooksville, Florida 33512

pt-

STATE OF MICHIGAN, }
COUNTY OF KALAMAZOO, } ss.

I, JAMES O. YOUNG, Clerk of the County of Kalamazoo, and of the Circuit Court, for said County, the same being a Court of Record having a Seal, do hereby certify that

Ann K. Gerould

whose name is subscribed to the certificate of acknowledgement of the annexed instrument, was at the date thereof, a Notary Public, in and for said County, duly appointed and qualified, and duly authorized by the laws of this State to take the same. I further certify that I am well acquainted with the handwriting of said Notary Public and verily believe the name subscribed to said certificate is the genuine signature of said Notary Public, and that the annexed instrument is in all respects executed and acknowledged according to the laws of Michigan in force at this date.

In WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Circuit Court, at the City of Kalamazoo, this 12th day of April, A.D. 1985

James O. Young County Clerk,
BY _____ Deputy Clerk.

Duplicate Entry Tax Pd. 6.75
Recognize Tax Pd. _____
Harold W. Brown, Clerk Circuit Ct.
Holland, Michigan
By Ma. Kiyoshi S.A.

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 20 day of May, A.D., 1985, by SUSAN J. BUBLICK, first party, to JOHN E. KEPKE and SANDRA L. PUMA BRADDOCK, whose post office address is 2809 West Bundy, Coloma, Michigan 49038, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, love and affection, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim an undivided 1/24th interest to JOHN E. REPKE and an undivided 1/24th interest to SANDRA L. PUMA BRADDOCK, forever, which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hernando, State of Florida, to-wit:

Lots 13 and 14 in Block 14, in Berkeley, Section 10, Township 23 South, Range 17 East, Hernando County, Florida, as per official map or plat recorded on page 10 in plat book 4 in the office of the Clerk of the Circuit Court of Hernando County, Florida.

SUBJECT TO restrictions, reservations and easements of record.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

[Signature]

[Signature]

Susan J. Bubllick (SEAL)

STATE OF MICHIGAN
COUNTY OF KALAMAZOO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared SUSAN J. BUBLICK, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of May, A.D., 1985.

[Signature]

Notary Public

My Commission Expires:

KIMBERLY P. MELVIN
Notary Public, Kalamazoo County, Michigan
My Commission Expires September 26, 1987

014068

MISC6

FILED FOR RECORD
BY WILLIAM T. BROWN, CLERK
COUNTY OF KALAMAZOO, MICHIGAN

85 MAY 28 11 4 06

O. R. 580 PG 0210

Doc. Inventory Tax...
Merrill W. Brown, Clerk Circuit Ct.
Hernando County, Florida
By *[Signature]* D.C.

This instrument was prepared by:
RICHARD E. MCGEE, SR., ATTORNEY
LAW OFFICES OF MCGEE & LUCKIE
A DIVISION OF DAYTON, SUMNER, LUCKIE & MCKNIGHT, P.A.
POST OFFICE BOX 907
BROOKSVILLE, FLORIDA 34298-0907

[Handwritten mark]



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

Parcel Key: 00175232 Parcel #: R10 223 17 1420 0140 0130

Owner Information Owner Name: REPKE JOHN E Mailing 2809 BUNDY RD Address: COLOMA MI 49038-9123	Property & Assessment Values Building: \$0 Assessed: \$14,641 Features: \$0 Exempt: \$0 Land: \$18,750 Capped: \$14,641 AG Land: \$0 Excl Cap: \$0 Market: \$18,750 Taxable: \$14,641	01/12/2014 1 of 11 Select Date
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Property Information Site Address: YEARLING AVE Description: BERKELEY TOWNSITE OF BLK 14 LOTS 13 & 14 DOR Code: (00) VACANT RESIDENTIAL Levy Code: CWES Sec/Tnshp/Rng: 10-23-17 Subdivision: BERKELEY TOWNSITE OF Neighborhood: BERKLEY AKA W W TOWNSITE(1420)	Certified Tax Information AdValorem: \$243.26 NONAdValorem: \$39.72 Total For 2024: \$282.98 Total For 2023: \$281.78 Total For 2022: \$306.30 Total For 2021: \$283.85 Real Time Tax Info Pay Taxes On-line CE Assmnts/Liens Comm Fire Assmnts	
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Land Breakdown		
Land Use	Units	Value
RESIDENTIAL/SQFT RATE	6,250.00 SQUARE FEET	9,375
RESIDENTIAL/SQFT RATE	6,250.00 SQUARE FEET	9,375

Sales Breakdown						
Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
05/01/1985	580/210	QC	V	D	\$100	REPKE JOHN E
04/01/1985	577/573	WD	V	D	\$1,500	REPKE JOHN E
01/01/1980				D	\$0	REPKE EDWARD P ET UX

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
YEARLING 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).										



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