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 21, 2026
		Deed application number	2026-0156
Owner	BONILLA ANGEL L 6291 CASSON ST BROOKSVILLE, FL 34604-8521	Certificate #	2024 / 240001778
Property description	GARDEN GROVE BLK 73 LOT 7 AND THAT PART OF ALLEY VACATED IN ORB 706 PG 49 AND THAT PART OF VACATED 9 (Full legal attached.)	Issued	05/31/2024
		Parcel ID	R17-223-19-1780-0730-0070
		Alternate Parcel ID	1037014

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)
# 2024/240001778	05/31/2024	408.59	107.68	516.27
			➔Part 2: Total*	**516.27**

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)
# 2025/250001926	05/30/2025	358.12	6.25	39.39	403.76
				Part 3: Total*	**403.76**

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)	920.03
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	401.25
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)	52.39
7. **Total Paid** (Lines 1-6)	1,798.67

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: TERESA ALBARELLA
Signature, Tax Collector

Hernando County, Florida

Date 06/16/2026

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))	1,798.67
19. Redemption fee	6.25
20. Total amount to redeem	1,804.92
Sign here: _____ Signature, Clerk of Court or Designee	Date of sale _____

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 73 LOT 7
AND THAT PART OF ALLEY VACATED
IN ORB 706 PG 49
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

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: 2026-0156

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
R17-223-19-1780-0730-0070	2024/240001778	05-31-2024	GARDEN GROVE BLK 73 LOT 7 AND THAT PART OF ALLEY VACATED IN ORB 706 PG 49 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
SAVVY FL LLC FIRST HORIZON COLLATERAL ASSIGNEE
17962 FOXBOROUGH LN
BOCA RATON, FL 33496

04-21-2026
Application Date

Applicant's signature

TDA #: 2026-0156

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
R17-223-19-1780-0730-0070	01037014	18266 NICHOLAS AVE BROOKSVILLE 34604

Legal Description
GARDEN GROVE BLK 73 LOT 7 AND THAT PART OF ALLEY VACATED IN ORB 706 PG 49

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 240001778	$19,500	No	No	No

Owner of Record on Current Tax Roll
ANGEL L BONILLA

6291 CASSON ST
BROOKSVILLE FL 34604-8521
US

Billing Name & Address

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: 06/10/2026 **Search covers** 20 years **through:** 06/04/2026

Christina Young
Title Examiner

General Examiner Comments:

Legal description included on the report describes the subject property. The Property Appraiser and deed are missing "THAT PART OF VACATED 9TH AVE (NOW NICHOLAS AVE) AS DES IN ORB 103 PG 78"

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
ANGEL L BONILLA 6291 CASSON ST BROOKSVILLE FL 34604	Quit Claim Deed Bk:2022 Pg:1887	

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

Doc# 2005039873
Hernando County, Florida
05/12/2005 10:06AM
KAREN NICOLAI, Clerk

RECORDING FEES $ 18.50
DEED DOC STAMP $ 0.70
05/12/2005 Deputy Clk

OFFICIAL RECORDS
BK: 2022 PG: 1887

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 12th day of May, 20 05,
by first party, Grantor, Janice J. Bailey, a single woman
whose post office address is 18266 Nicholas Ave., Brooksville, Fl 34609
to second party, Grantee, Angel L. Bonilla, a single man
whose post office address is 6291 Casson St. Brooksville, Fl. 34604

WITNESSETH, That the said first party, for good consideration and for the sum of
Ten Dollars ($ 10.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Hernando,
State of Florida to wit:

Lot 7, Block 73 together with the North ½ of Vacated Alley, Resubdivision of Block 68 to 80, GARDEN GROVE, as per plat thereof recorded in Plat Book 4 ,Page 37, Public Record of Hernando County, Florida.

Parcel Identification Number: **R17 223 19 1780 0730 0070**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with a 1974 MANA Single Mobile Home, I.D. # 0649660580D, as part of the real property herein conveyed.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

www.sarasotes.com

© 2004 Sarasotes Media, LLC
5749 • Rev. 04/04

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 presence of:

Signature of Witness: Beth A Yealy

Print name of Witness: Beth A. Yealy

Signature of Witness: Colette M. Kilbourne

Print name of Witness: Colette M. Kilbourne

Signature of First Party: Janice J Railey

Print name of First Party: Janice J. Railey

Signature of Second Party: _____

Print name of Second Party: _____

Signature of Preparer Denise C. Bonilla

Print Name of Preparer _____

Address of Preparer 12268 Vernon St. Spring Hill Fl. 34609

State of Florida
County of Hernando }

On 5/12/05 before me, Janice J Railey
appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Beth A Yealy
Signature of Notary
Beth A. Yealy

Affiant ____ Known ✓ Produced ID
Type of ID Drivers License
(Seal)

BETH A. YEALY
MY COMMISSION # DD 037272
EXPIRES: June 26, 2005
Bonded Thru Budget Notary Services

www.sscforms.com
© 2004 Software Media, LLC
LF239 • Rev 04 04

Parcel Record Summary

2025 Final Tax Roll

Printed: 6/9/2026 7:50 AM
Parcel Key: 01037014
Parcel #: R17 223 19 1780 0730 0070

Owner

BONILLA ANGEL L
6291 CASSON ST
BROOKSVILLE FL 34604-8521

Situs / Legal

Situs: 18266 NICHOLAS AVE
Sec/T/R: 17-23-19
DOR: 00 - VACANT RESIDENTIAL
Levy: CWES
Subdivision: GARDEN GROVE

Owner Information

Parcel Key: 01037014

Owner Name: BONILLA ANGEL L

Mailing Address: 6291 CASSON ST
BROOKSVILLE FL 34604-8521

Parcel Number: R17 223 19 1780 0730 0070

Property & Assessment Values

Building: N/A

Features: N/A

Land: $19,500

Market: $19,500

Assessed: $19,500

Exempt: N/A

Capped: $19,500

Excl Cap: N/A

Taxable: $19,500

Certified Tax Information

Ad Valorem: $278

Total For 2025: $390

Total For 2024: $307

Total For 2023: $354

Total For 2022: $839

Property Information

Situs Address: 18266 NICHOLAS AVE

Sec/Tnshp/Rng: 17-23-19

DOR Code: 00 - VACANT RESIDENTIAL

Legal Description: GARDEN GROVE BLK 73 LOT 7 AND THAT PART OF ALLEY VACATED IN ORB 706 PG 49

Levy Code: CWES

Subdivision: GARDEN GROVE

Land

Land Use	Units	Value
RESIDENTIAL/SQFT RATE	12,000 (SQUARE FEET)	$10,800
IMPACT FEE VALUE	1 (UNITS)	$8,700

Sales

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
05/12/2005	2022/1887	QC - QUIT CLAIM DEED	I	D	$100	BONILLA ANGEL L
10/22/2004	1923/921	WD - WARRANTY DEED	I	Q	$22,500	RAILEY JANICE J
01/05/1996	1048/622	WD - WARRANTY DEED	I	Q	$9,000	WITTMAN CRAIG A
03/01/1985	572/1068	WD - WARRANTY DEED	V	Q	$2,500	POTTS JIMMY and MISTEE
01/01/1980	0/0	N/A - UNDEFINED	N/A	N/A	$0	CRUM EUGENE D

Bldg Characteristics

Description	Year Built	Area (Base/Aux)	Bed/Bath	Value

No building data found for this parcel.

Extra Features

Bldg #	Description	Actual Year	Dimensions	Current Value

No extra features found for this parcel.

Addresses

Address
18266 NICHOLAS AVE

Businesses

Name	TPP PIN	TPP Key	Date Audit	Levy Code	NAICS	Curr Val

No business data found for this parcel.

© 2026 Hernando County Property Appraiser. All rights reserved.