

RECEIVED

By Tifani White at 9:56 am, 11/23/22

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19
Page 1 of 2**Part 1: Tax Deed Application Information**

Applicant	BONNIE ENTERPRISES LLC 1903 S 33RD DR YUMA, AZ 85464	Property Owner	PEREZ RAFAEL 6 HOUSTEN CT MARTINSVILLE, NJ 08836-2151
Property description	CITRUS SPRINGS UNIT 23 LOT 8 BLK 1668 DESCR IN O R BK 578 PG 913	Application date	May 31, 2022
		Certificate #	2016 / 4774
		Date certificate issued	06/01/2016
		Account number	2047119

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)
# 2016/4774	06/01/2016	169.82	8.49	178.31
→ Part 2: Total*				178.31

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)
# 2021/2947	06/01/2021	110.43	6.25	19.88	136.56
# 2020/3652	06/01/2020	137.06	6.25	6.85	150.16
# 2019/3769	06/01/2019	95.53	6.25	51.59	153.37
# 2018/3710	06/01/2018	92.28	6.25	66.44	164.97
# 2017/3688	06/01/2017	87.17	6.25	78.45	171.87
# 2015/3738	06/01/2015	73.35	6.25	92.42	172.02
Part 3: Total*					948.95

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)	1,127.26
2. Delinquent taxes paid by the applicant	106.14
3. Current taxes paid by the applicant	0.00
4. Property information 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)	149.26
7. Total Paid (Lines 1-6)	1,807.66

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Cindy Truett

Signature, Tax Collector or Designee

Citrus County, Florida
Date 23rd of November, 2022

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	119.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s.197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	119.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	2,014.86
17. Redemption fee	6.25
18. Total amount to redeem	1,932.91
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.

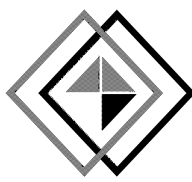
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: 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 **12**. Enter the amount on **Line 13**.

Line 14: Total Paid Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

FULL LEGAL (If applicable)



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

7022 N SANTOS DR
CITRUS SPRINGS, FL 34434

JANET BAREK, REGISTERED AGENT Other Interested Party
O/B/O CITRUS SPRINGS CIVIC
ASSOCIATION, INC.
1570 W CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

Certified By:

Cindy Truett

Tax Collector or Authorized Designee

TitleExpress[®]

A service of Grant Street Group

339 SIXTH AVENUE, SUITE 1400

PITTSBURGH, PA 15222

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 11/03/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 10/28/2022

CERTIFICATE # 2016-4774

ACCOUNT # 2047119

COUNTY, STATE: CITRUS, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION: CITRUS SPRINGS UNIT 23 LOT 8 BLK 1668 DESCR IN O R BK 578 PG 913

PROPERTY ADDRESS: 1548 W PENDLETON ST, CITRUS SPRINGS

OWNER OF RECORD ON CURRENT TAX ROLL:

RAFAEL PEREZ

6 HOUSTEN CT

MARTINSVILLE, NJ 08836-2151

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

RAFAEL PEREZ

OR: 578, Page: 913

605 WEST 137TH STREET, APT. 43

NEW YORK, NY 10031 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CITRUS SPRINGS CIVIC ASSOCIATION, INC.

P.O. BOX 1387

DUNNELLON, FL 34430 (Per Sunbiz)

JANET BAREK, REGISTERED AGENT

O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC.

1570 W CITRUS SPRINGS BLVD

CITRUS SPRINGS, FL 34434 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 18E17S100230 16680 0080

CURRENT ASSESSED VALUE: \$3,168

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

None found.

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It 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 in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Kathyn DiMarco

Title Examiner

Altkey: 2047119
PEREZ RAFAEL

Parcel ID: 18E17S100230 16680 0080
1548 W PENDLETON ST , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1523 - CITRUS SPRINGS UNIT 23
Tax District 00CS - CITRUS SPRINGS
Subdivision 000399 - CITRUS SPRINGS UNIT 23
Short Legal CITRUS SPRINGS UNIT 23 LOT 8 BLK 1668 DESCR IN O R BK 578 PG 913
Est. Parcel Sqft 10,024
Est. Parcel Acres .23
Map SC-TW-RG 35-17S-18E

Mailing Address

Name PEREZ RAFAEL
Mailing Address 6 HOUSTEN CT
MARTINSVILLE NJ 08836 2151

All Owners

Name	Owner Type
PEREZ RAFAEL	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2022	\$5,360	\$0	\$5,360	\$3,168	\$0	\$3,168	\$0	\$91.87	Link
2021	\$2,880	\$0	\$2,880	\$2,880	\$0	\$2,880	\$0	\$75.14	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$4.07

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	125			\$5,360	RUR

Total Misc Value

Legal Description

Legal Description

CITRUS SPRINGS UNIT 23 LOT 8 BLK 1668 DESCR IN O R BK 578
PG 913

DISCLAIMER

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

2047119



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Filing Information

Document Number	734809
FEI/EIN Number	59-6543328
Date Filed	01/13/1976
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/26/1993
Event Effective Date	NONE

Principal Address

1570 W. CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

Changed: 02/13/2009

Mailing Address

P.O. BOX 1387
Dunnellon, FL 34430

Changed: 01/12/2017

Registered Agent Name & Address

Barek, Janet
1570 W Citrus Springs Blvd
CITRUS SPRINGS, FL 34434

Name Changed: 06/07/2019

Address Changed: 06/07/2019

Officer/Director Detail

Name & Address

Title TREASURER

Brooks, Michelle

7750 N Pocono Drive
Citrus Springs, FL 34434

Title President

BAREK, JANET
7022 N SANTOS DR
CITRUS SPRINGS, FL 34434

Title Director

Mize, Thomas
1527 W Elder Lane
Citrus Springs, FL 34434

Title Director

Albrecht, Margaret
9018 N Alpinia Dr
Citrus Springs, FL 34434

Title VP

Braglin, Louann
9395 N Greco Ter
Citrus Springs, FL 34434

Title Secretary

Durfee, Barbara
2300 W. Arbutus Dr
Citrus Springs, FL 34434

Title Director, at large

Durfee, Wayne
2300 W. Arbutus Dr
Citrus Springs, FL 34434

Title Architecual Committee Chair

Woods, John
9790 N Lathyrus Terrace
Citrus Springs, FL 34434

Annual Reports

Report Year	Filed Date
2020	07/29/2020
2021	04/12/2021
2022	04/20/2022

Document Images

04/20/2022 -- ANNUAL REPORT	View image in PDF format
04/12/2021 -- ANNUAL REPORT	View image in PDF format
07/29/2020 -- ANNUAL REPORT	View image in PDF format
09/26/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
06/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
01/16/2015 -- ANNUAL REPORT	View image in PDF format
03/06/2014 -- ANNUAL REPORT	View image in PDF format
01/27/2013 -- ANNUAL REPORT	View image in PDF format
02/05/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
01/28/2010 -- ANNUAL REPORT	View image in PDF format
02/13/2009 -- ANNUAL REPORT	View image in PDF format
02/27/2008 -- ANNUAL REPORT	View image in PDF format
08/27/2007 -- ANNUAL REPORT	View image in PDF format
04/05/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
03/25/2004 -- ANNUAL REPORT	View image in PDF format
02/13/2003 -- ANNUAL REPORT	View image in PDF format
02/04/2002 -- ANNUAL REPORT	View image in PDF format
01/29/2001 -- ANNUAL REPORT	View image in PDF format
01/27/2000 -- ANNUAL REPORT	View image in PDF format
02/26/1999 -- ANNUAL REPORT	View image in PDF format
02/04/1998 -- ANNUAL REPORT	View image in PDF format
01/21/1997 -- ANNUAL REPORT	View image in PDF format
01/29/1996 -- ANNUAL REPORT	View image in PDF format
02/09/1995 -- ANNUAL REPORT	View image in PDF format

5-28118-10
This Instrument Was Prepared By
The Deltona Corporation,
by Joyce R. Dooly
3250 S. W. 3rd Avenue
Miami, Florida 33129

52
AFTER RECORDING PLEASE RETURN TO:
FIVE POINTS TITLE SERVICES CO., INC.
3150 S.W. 3RD AVE., MIAMI, FL. 33129

REC. 4.00
DOC. 16.40
TOT. 14.40

Warranty Deed

This Indenture, made this 21st day of May, A.D. 19 81, between THE DELTONA CORPORATION, a corporation existing under the laws of the State of Delaware, having a place of business in the County of Dade and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and

Rafael PEREZ

parties of the second part, whose mailing address is: 605 West 137th Street, Apt. 43
New York, New York 10031

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land situate, lying and being in the County of Citrus, and State of Florida, to-wit:

Lot 8, Block 1668 of Citrus Springs
Unit THIRTY-THREE, a Subdivision according to the Plat thereof, recorded in
Plat Book 7, Page 115-133 of the Public Records
of Citrus County, Florida.

This deed is executed subject to restrictions, reservations and easements of record. The party of the first part reserves unto itself the right to enter the above described property to complete certain improvements to the property, and the party of the first part shall pay the taxes on the property through the year in which improvements, requiring access to the property, are completed and the property is usable for building purposes. The right of entry shall automatically terminate upon completion of the above referred to improvements.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its authorized agent and its corporate seal to be affixed the day and year above written.

Signed, sealed and delivered
in the presence of us:

THE DELTONA CORPORATION,

Juan M. Brown
Johanna C. Lopez

By Paul M. Schaefer
Paul M. Schaefer (Authorized Agent)

STATE OF FLORIDA }
COUNTY OF DADE } SS

I HEREBY CERTIFY, that on this 21st day of May, A.D. 19 81, before me personally appeared Paul M. Schaefer of THE DELTONA CORPORATION, a corporation under the laws of the State of Delaware, to me known to be the person who signed the foregoing instrument as such agent and acknowledged the execution thereof to be his free act and deed as such agent for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation and that the said instrument is the act and deed of said corporation.

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

My Commission expires:

Marguerite Espinosa (SBAL)
Notary Public, State of
Florida at Large

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 20 1988
SCHEDULE THRU GENERAL REG. UNDERWRITERS

FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT CONNOR, CLERK

BOOK 578 PAGE 913

FILE NO. 294695

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 920658

To: Tax Collector of CITRUS COUNTY, Florida

I,
BONNIE ENTERPRISES LLC
1903 S 33RD DR
YUMA, AZ 85464,

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
2047119	2016/4774	06-01-2016	CITRUS SPRINGS UNIT 23 LOT 8 BLK 1668 DESCR IN O R BK 578 PG 913

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.

Signature on File
BONNIE ENTERPRISES LLC
1903 S 33RD DR
YUMA, AZ 85464

05-31-2022
Application Date

Applicant's signature

Altkey: 2047119
PEREZ RAFAEL

Parcel ID: 18E17S100230 16680 0080
1548 W PENDLETON ST , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1523 - CITRUS SPRINGS UNIT 23
Tax District 00CS - CITRUS SPRINGS
Subdivision 000399 - CITRUS SPRINGS UNIT 23
Short Legal CITRUS SPRINGS UNIT 23 LOT 8 BLK 1668 DESCR IN O
R BK 578 PG 913
Est. Parcel Sqft 10,024
Est. Parcel Acres .23
Map SC-TW-RG 35-17S-18E

Mailing Address

Name PEREZ RAFAEL
Mailing Address 6 HOUSTEN CT
MARTINSVILLE NJ 08836 2151

All Owners

Name	Owner Type
PEREZ RAFAEL	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2022	\$5,360	\$0	\$5,360	\$3,168	\$0	\$3,168	\$0	\$91.87	Link
2021	\$2,880	\$0	\$2,880	\$2,880	\$0	\$2,880	\$0	\$75.14	Link

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1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	125				RUR

Total Misc Value

[ZIP Code™ by Address \(/zip-code-lookup.htm?byaddress\)](/zip-code-lookup.htm?byaddress)

[ZIP Code™ by City and State \(/zip-code-lookup.htm?bycitystate\)](/zip-code-lookup.htm?bycitystate)

[Cities by ZIP Code™ \(/zip-code-lookup.htm?citybyzipcode\)](/zip-code-lookup.htm?citybyzipcode)

[FAQs \(https://www.usps.com/faq\)](https://www.usps.com/faq)

[FAQs \(https://www.usps.com/faq\)](https://www.usps.com/faq)

Look Up a ZIP Code™ FAQs

Go to

ZIP Code™ by Address

You entered:

1903 S 33RD DR
YUMA AZ
85464

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. **Edit and search again. ([zip-code-lookup.htm?byaddress](/zip-code-lookup.htm?byaddress))**

1903 S 33RD DR
YUMA AZ **85364-4909**

[Look Up Another ZIP Code™](#)

[Edit and Search Again \(/zip-code-lookup.htm?byaddress\)](/zip-code-lookup.htm?byaddress)

Feedback