

RECEIVED

By TKirby at 7:27 am, 3/9/23

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	SAVVY FL LLC FTB COLLATERAL ASSIGNEE PO BOX 1000 - DEPT #3035 MEMPHIS, TN 38148-3035		Property Owner	MID OHIO SECURITIES CORP FBO FRANK BIANCO SR %C/O POWERS 491 SILVER LAKE RD BLAIRSTOWN, NJ 07825	
Property description	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 21 BLK 46		Application date	Aug 31, 2022	
			Certificate #	2020 / 5654	
			Date certificate issued	06/01/2020	
			Account number	1541492	
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)	
# 2020/5654	06/01/2020	260.39	105.46	365.85	
→ Part 2: Total*				365.85	
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)
# 2022/3955	06/01/2022	243.17	6.25	12.16	261.58
# 2021/4587	06/01/2021	229.17	6.25	32.23	267.65
# 2019/5700	06/01/2019	188.29	6.25	30.60	225.14
Part 3: Total*					754.37
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)					1,120.22
2. Delinquent taxes paid by the applicant					0.00
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)					162.25
7. Total Paid (Lines 1-6)					1,707.47
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.					
Hallie Sullivan			Citrus County, Florida		
Signature, Tax Collector or Designee			Date 8th of March, 2023		

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)	2,060.13
17. Redemption fee	6.25
18. Total amount to redeem	1,832.72
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

108 CYPRESS BLVD W
HOMOSASSA, FL 34446

MID-OHIO SECURITIES CORPORATION,
FBO FRANK BIANCO, SR.
511 BROAD STREET
ELYRIA, OH 44036

Title Holder

Certified By:

Hallie Sullivan

Tax Collector or Authorized Designee

TitleExpress[®]

A service of **Grant Street Group**

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 920919

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
1541492	18E20S130010 00460 0210	13 PAGODA CT W HOMOSASSA 34446

Legal Description

SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 21 BLK 46

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 5654	\$8,470	No	No	No

Owner of Record on Current Tax Roll

MID OHIO SECURITIES CORP
FBO FRANK BIANCO SR

Billing Name & Address

%C/O POWERS
491 SILVER LAKE RD
BLAIRSTOWN NJ 07825

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:02/22/2023 **Search covers** **20 years** **through:**02/08/2023

David Faith
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

MID-OHIO SECURITIES CORPORATION,
 FBO FRANK BIANCO, SR.
 511 BROAD STREET
 ELYRIA OH 44036

Document

Corrective
 Warranty Deed
 Bk:1043 Pg:674

Examiner Comments**Related Documents (for Reference)**

Warranty Deed
 Bk:1023 Pg:619

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

CYPRESS VILLAGE PROPERTY OWNERS
 ASSOCIATION, INC.
 108 CYPRESS BLVD. W.
 HOMOSASSA FL 34446

Document

Lien
 Bk:3050 Pg:770

Examiner Comments

Sunbiz HOA

CYPRESS VILLAGE PROPERTY OWNERS
 ASSOCIATION, INC.
 ROBERT S. CHRISTENSEN, ESQ.
 PO BOX 415
 HOMOSASSA SPRINGS FL 34447

Lis Pendens
 Bk:3138 Pg:452

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
QUALIFIED PROPERTY MANAGEMENT INC., REGISTERED AGENT O/B/O CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC. 108 CYPRESS BLVD W HOMOSASSA FL 34446	Sunbiz HOA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**File Name**

920919PA.pdf

THIS DEED IS BEING RE-RECORDED IN ORDER TO CORRECT THE LEGAL DESCRIPTION ON A DEED RECORDED IN BOOK 1023, PAGE 619.

Account # 512-158-88791

CORRECTIVE WARRANTY DEED

THIS INSTRUMENT, Made this 23rd day of June, A.D., 1994, between THE OXFORD FINANCE COMPANIES, INC. 7300 Old York Road - Philadelphia, PA 19126, a Corporation existing under the laws of the State of Pennsylvania, having its principal place of business in the County of Montgomery, and State of Pennsylvania, ("Grantor"), and MID-OHIO SECURITIES CORPORATION, FBO FRANK BIANCO, SR. whose address is: 511 BROAD STREET, ELYRIA OH 44036, ("Grantee") WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold by these presents doth grant, bargain and sell to the said Grantee, MID-OHIO SECURITIES CORPORATION, FBO FRANK BIANCO, SR. heirs and assigns forever, the following described land situate, lying and being in the County of Citrus and State of Florida, to wit:

Lot 21, Block B-46, CYPRESS VILLAGE, SUGARMILL WOODS, a subdivision, according to the Plat thereof as recorded in Plat Book 9, Pages 86 through 150, and continued in Plat Book 10, Pages 1 through 9, as amended in Plat Book 9, Page 87A, of the Public Records of Citrus County, Florida.

Parcel Identification No. R1330618E0010004600210

UNDER AND SUBJECT to assessments, reservations, conditions and limitations of record. Also subject to any outstanding mineral rights; zoning regulations or other ordinances and taxes for the year in which dated and all subsequent years.

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

AND THE GRANTOR hereby covenants with said Grantee, MID-OHIO SECURITIES CORPORATION, FBO FRANK BIANCO, SR. heirs and assigns forever, and that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 as aforesaid.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed in its corporate name by its duly constituted officers, and its corporate seal to be affixed the day and year first above written.

WITNESSED BY:

KIMBERLY C. GILL
KIMBERLY C. GILL
Cathy Martin
CATHY MARTIN

THE OXFORD FINANCE COMPANIES, INC.

BY: *Teresa Y. Sutor*
TERESA Y. SUTOR, VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:

The foregoing instrument was acknowledged before me this 23rd day of June, 1994, by TERESA Y. SUTOR, Vice President of THE OXFORD FINANCE COMPANIES, INC., a Pennsylvania Corporation, on behalf of the corporation. He is personally known to me and did take an oath.

Witness my hand and official seal this 23rd day of June, 1994.

Kathleen A. Pflugfelder
KATHLEEN A. PFLUGFELDER, Notary Public

This Instrument was Prepared by:
Michael J. Dolente, Vice President
and Corporate Counsel
7300 Old York Road
Philadelphia, PA 19126-9980

Record and Return to:
The Oxford Finance Companies, Inc.
7300 Old York Road
Philadelphia, PA 19126

Attn: Kathleen A. Pflugfelder

Notary Seal: Kathleen Pflugfelder, Notary Public, Philadelphia, Pennsylvania, My Commission Expires June 26, 1994. Member, Pennsylvania Association of Notaries

RECORDED
JULY 26 6 PM 1 02
CLERK
D.C.

BR 1043PC0674

821761

6.00
7055

STATE OF FLORIDA
DOCUMENTARY
STAMP TAX
00.701

ER

101.02

Account # 512-158-88791

WARRANTY DEED

FILED & RECORDED
TRUS COUNTY, FLORIDA
ET AL. - HELEN OLER
94 MAR 7 PM 3 20
VENUE ED BY
H

802455

THIS INDENTURE, Made this February 18, 1994, between THE OXFORD FINANCE COMPANIES, INC. 7300 Old York Road - Philadelphia, PA 19126, a Corporation existing under the laws of the State of Pennsylvania, having its principal place of business in the County of Montgomery, and State of Pennsylvania, ("Grantor"), and Mid-Ohio Securities Corporation, PBO Frank Bianco Sr. whose address is: Spitzer Park Plaza Building, 511 Broad Street, Elyria OH 44036, ("Grantee") WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold by these presents doth grant, bargain and sell to the said Grantee, their heirs and assigns forever, the following described land situate, lying and being in the County of Citrus and State of Florida, to wit:

The property is described as Lot 21, Block 46, Punta Gorda Developere, Cyprase Village, according to the plat thereof, as recorded in the Public Records of Citrus County, Florida.

Parcel Identification No. R1320S18E0010004600210

UNDER AND SUBJECT to easements, reservations, conditions and limitations of record. Also subject to any outstanding mineral rights, zoning regulations or other ordinances and taxes for the year in which dated and all subsequent years.

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

AND THE GRANTOR hereby covenants with said Grantee, their heirs and assigns forever, and that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 as aforesaid.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed in its corporate name by its duly constituted officers, and its corporate seal to be affixed the day and year first above written.

WITNESSED BY:

Diana L. Russell
DIANA L. RUSSELL
Cathy Martin
CATHY MARTIN

THE OXFORD FINANCE COMPANIES, INC.
BY: *David Heacock*
DAVID HEACOCK, FIRST VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF MONTGOMERY:

The foregoing instrument was acknowledged before me this February 18, 1994, by DAVID HEACOCK, First Vice President of THE OXFORD FINANCE COMPANIES, INC., a Pennsylvania Corporation, on behalf of the corporation. He is personally known to me and did take an oath.

Witness my hand and official seal this February 18, 1994.

Nancy A. Redgway
NOTARY PUBLIC

This Instrument was Prepared by:

Michael J. Dolente, Vice President
and Corporate Counsel
7300 Old York Road
Philadelphia, PA 19126-9980

Record and Return to:

The Oxford Finance Companies, Inc.
7300 Old York Road
Philadelphia, PA 19126

Notary Seal
Nancy A. Redgway, Notary Public
Chatham Township, Montgomery County, PA
My Commission Expires May 12, 1996
Member, Pennsylvania Association of Notaries

BK 102399061

B

PREPARED BY:
RECORD AND RETURN TO:
Robert S. Christensen
Law Office of Robert S. Christensen
P.O. Box 415
Homosassa Springs, FL. 34447
(352) 382-7934 Telephone
christensenlaw@earthlink.net

CLAIM OF LIEN FOR ASSESSMENTS

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

STATE OF FLORIDA

COUNTY OF CITRUS

BEFORE ME, the undersigned notary public, personally appeared VICTORIA BOLTON, PRESIDENT of CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC. a Florida corporation, on behalf of the corporation. Affiant took an oath that Affiant is an Agent of CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., whose address is 108 Cypress Blvd. W. Homosassa, Florida 34446, and that pursuant to Section 720.3085 of the Florida Statutes as well as the Declaration of Restrictions for CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., said Association is owed the following amounts for shares of the common expenses:

Assessment due and	
Interest through February 12, 2020	259.11
Attorney's fees and costs through February 12, 2020	256.85
TOTAL (through February 12, 2020)	\$515.96

Plus interest at the rate of 18.000% per annum from the due dates. This Claim of Lien shall also secure all unpaid assessments, interest, costs, and attorneys' fees which are due and which may accrue subsequent to the date of this Claim of Lien and prior to entry of a final judgment of foreclosure. The Lienor claims this lien on the following described property in Citrus County, Florida:

Lot 21, Block B-46, of CYPRESS VILLAGE, SUGARMILL WOODS according to the Plat thereof, as recorded in Plat Book 9, Pages 86-150, Plat Book 10, Pages 1-150, Plat Book 11, pages 1-16, Amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

The current owner of which is Mid Ohio Securities Corp.

The amount due to the Lienor remains outstanding as of this 27 day of February, 2020.

Loren Reinhardt
Witness: Loren Reinhardt

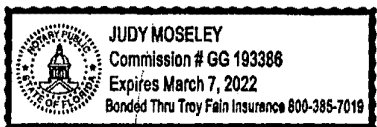
Cypress Village Property Owners Association, Inc.

B. Jimenez
Witness: Brianna Jimenez

BY: Victoria Bolton (SEAL)
VICTORIA BOLTON, PRESIDENT

Sworn to and subscribed before me this 27 day of February, 2020, by Victoria Bolton, Agent, on behalf of the corporation, who is personally known or who has/have produced a drivers license as identification.

Judy Moseley
Notary Public — State of Florida
Printed Name: Judy Moseley





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

Detail by Entity Name

Florida Not For Profit Corporation
CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

Filing Information

Document Number	753801
FEI/EIN Number	59-2441506
Date Filed	08/18/1980
State	FL
Status	ACTIVE
Last Event	RESTATED ARTICLES
Event Date Filed	12/19/2005
Event Effective Date	NONE

Principal Address

108 CYPRESS BLVD W.
HOMOSASSA, FL 34446

Changed: 05/08/2020

Mailing Address

108 CYPRESS BLVD W.
HOMOSASSA, FL 34446

Changed: 05/08/2020

Registered Agent Name & Address

QUALIFIED PROPERTY MANAGEMENT INC
108 CYPRESS BLVD W
HOMOSASSA, FL 34446

Name Changed: 05/05/2020

Address Changed: 02/03/2021

Officer/Director Detail

Name & Address

Title President

BORTON, CHARLIE
108 CYPRESS BLVD W.
HOMOSASSA, FL 34446

Title VP

TESKA, STEVE
108 CYPRESS BLVD W.
HOMOSASSA, FL 34446

Title Treasurer

JONES, IVAN
108 CYPRESS BLVD W.
HOMOSASSA, FL 34446

Title Secretary

MCMAHON, KIM
108 CYPRESS BLVD W.
HOMOSASSA, FL 34446

Title Director

BUSCH, CAROL
108 CYPRESS BLVD W.
HOMOSASSA, FL 34446

Title Director

HAND, MARVIN
108 CYPRESS BLVD W.
HOMOSASSA, FL 34446

Title Director

HANLON, ED
108 CYPRESS BLVD W.
HOMOSASSA, FL 34446

Title Director

CARR, JERRY
108 CYPRESS BLVD W.
HOMOSASSA, FL 34446

Annual Reports

Report Year	Filed Date
2021	04/13/2021
2022	01/19/2022
2022	03/30/2022

Document Images

03/30/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/19/2022 -- ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
05/08/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
05/07/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
05/05/2020 -- ANNUAL REPORT	View image in PDF format
05/05/2020 -- Reg_Agent Change	View image in PDF format
08/08/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
09/26/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
05/16/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
04/04/2018 -- ANNUAL REPORT	View image in PDF format
04/20/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
05/19/2010 -- ANNUAL REPORT	View image in PDF format
04/03/2010 -- ANNUAL REPORT	View image in PDF format
04/21/2009 -- ANNUAL REPORT	View image in PDF format
04/16/2008 -- ANNUAL REPORT	View image in PDF format
05/07/2007 -- ANNUAL REPORT	View image in PDF format
06/15/2006 -- Reg_Agent Change	View image in PDF format
05/22/2006 -- ANNUAL REPORT	View image in PDF format
12/19/2005 -- Restated Articles	View image in PDF format
01/06/2005 -- ANNUAL REPORT	View image in PDF format
04/29/2004 -- ANNUAL REPORT	View image in PDF format
05/19/2003 -- ANNUAL REPORT	View image in PDF format
04/15/2002 -- Amendment	View image in PDF format
01/31/2002 -- ANNUAL REPORT	View image in PDF format
02/13/2001 -- ANNUAL REPORT	View image in PDF format
02/09/2000 -- ANNUAL REPORT	View image in PDF format
10/08/1999 -- Reg_Agent Change	View image in PDF format
03/06/1999 -- ANNUAL REPORT	View image in PDF format
05/08/1998 -- ANNUAL REPORT	View image in PDF format
02/04/1997 -- ANNUAL REPORT	View image in PDF format
01/29/1996 -- ANNUAL REPORT	View image in PDF format

[04/12/1995 -- ANNUAL REPORT](#)

[View image in PDF format](#)

Filing # 121881840 E-Filed 02/23/2021 10:18:22 AM

IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR CITRUS COUNTY, FLORIDA

CYPRESS VILLAGE PROPERTY OWNERS
ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,

CASE NO.: 2021 CC 000182

vs.

MID OHIO SECURITIES CORP., f/b/o FRANK BIANCO SR.,
Defendant.

NOTICE OF LIS PENDENS

TO: MID OHIO SECURITIES CORP., f/b/o FRANK BIANCO SR.
491 SILVER LAKE ROAD
BLAIRSTOWN, NJ. 07825

YOU ARE NOTIFIED of the institution of this action by Plaintiff against you seeking
foreclosure on the following described real property in Citrus County, Florida:


Lot 21, Block B-46, Cypress Village, Sugarmill Woods Subdivision, according to the plat thereof
as recorded in Plat Book 9, pages 86 through 150, Plat Book 10, pages 1 through 150 and Plat
Book 11, pages 1 through 16 of the Public Records of Citrus County, Florida, As amended in
Plat Book 9, Page 87-A of the Public Records of Citrus County, Florida.

Altkey: 1541492

Parcel ID: 18E20S130010 00460 0210

Property Address: 13 PAGODA CT W , HOMOSASSA

Dated this 1st day of February 2020.


ROBERT S. CHRISTENSEN, ESQ
Fla. Bar No. 0075272
P.O. Box 415
Homosassa Springs, Florida 34447
Tel: 352/382-7934
Fax: 352/382-7936
christensenlaw@earthlink.net
Attorney for Plaintiff

Altkey: 1541492
MID OHIO SECURITIES CORP

Parcel ID: 18E20S130010 00460 0210
13 PAGODA CT W , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 5402 - SUGARMILL WOODS (CYPRESS VILLAGE NEWER H
Tax District 00SW - SUGARMILL WOODS
Subdivision 001792 - SUGARMILL WOODS (CYPRESS VILLA
Short Legal SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 21 BLK 46
Est. Parcel Sqft 12,000
Est. Parcel Acres .28
Map SC-TW-RG 16-20S-18E

Mailing Address

Name MID OHIO SECURITIES CORPFBO FRANK BIANCO SR
Mailing Address 491 SILVER LAKE RD
BLAIRSTOWN NJ 07825

All Owners

Name	Owner Type
MID OHIO SECURITIES CORP	FBO FRANK BIANCO SR BU - Business

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	\$14,000	\$0	\$14,000	\$8,470	\$0	\$8,470	\$0	\$233.66	Link
2021	\$8,500	\$0	\$8,500	\$7,700	\$0	\$7,700	\$0	\$195.42	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
0018	SUGARMILL WOODS CYPRESS	\$25.58
0131	FIRE SERVICES ASSESSMENT	\$4.07
0147	WATER UTILITY AVAIL ASMT	\$21.77
0148	WASTEWATER UTILITY AVAIL ASMT	\$29.51

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/01/1994	\$100	1043/0674	01-CORRECTIVE/QC/TD/COT	V
02/01/1994	\$14,500	1023/0619	11-11	V
11/01/1988	\$100	0797/0703	14-SALE / MORE THAN 1 PARCEL	V

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	U-UNIT	1.00	67.0	120			\$14,000	PDR

Total Misc Value

Legal Description

Legal Description SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 21 BLK 46
--

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.

1541492

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 920919

To: Tax Collector of CITRUS COUNTY , Florida

I,
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035,

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
1541492	2020/5654	06-01-2020
Legal Description		
SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 21 BLK 46		

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
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035

08-31-2022
Application Date

Applicant's signature

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 5402 - SUGARMILL WOODS (CYPRESS VILLAGE
NEWER H
Tax District 00SW - SUGARMILL WOODS
Subdivision 001792 - SUGARMILL WOODS (CYPRESS VILLA
Short Legal SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 21
BLK 46
Est. Parcel Sqft 12,000
Est. Parcel Acres .28
Map SC-TW-RG 16-20S-18E

Mailing Address

Name MID OHIO SECURITIES CORPFBO FRANK BIANCO SR
Mailing Address 491 SILVER LAKE RD
BLAIRSTOWN NJ 07825

All Owners

Name		Owner Type
MID OHIO SECURITIES CORP	FBO FRANK BIANCO SR	BU - Business

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	\$14,000	\$0	\$14,000	\$8,470	\$0	\$8,470	\$0	\$233.66	Link
2021	\$8,500	\$0	\$8,500	\$7,700	\$0	\$7,700	\$0	\$195.42	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
0018	SUGARMILL WOODS CYPRESS	\$25.58
0131	FIRE SERVICES ASSESSMENT	\$4.07
0147	WATER UTILITY AVAIL ASMT	\$21.77
0148	WASTEWATER UTILITY AVAIL ASMT	\$29.51

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/01/1994	\$100	1043/0674	01-CORRECTIVE/QC/TD/COT	V
02/01/1994	\$14,500	1023/0619	11-11	V
11/01/1988	\$100	0797/0703	14-SALE / MORE THAN 1 PARCEL	V

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	U-UNIT	1.00	67.0	120				PDR

Total Misc Value
