

RECEIVED

By Tifani White at 11:38 am, 4/3/24

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	BUFFALO BILL, LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963	Property Owner	WELLS JOAN MATZ BETTY JEAN B et al. 3111 W 6TH EMPORIA, KS 66801
Property description	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LT 5 BLK 57	Application date	Aug 14, 2023
		Certificate #	2018 / 6512
		Date certificate issued	06/01/2018
		Account number	2098996

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)
# 2018/6512	06/01/2018	127.17	6.36	133.53
# 2023/4330	06/01/2023	207.99	10.40	218.39
→ Part 2: Total*				351.92

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)
# 2022/4751	06/01/2022	152.23	6.25	12.37	170.85
# 2021/5280	06/01/2021	140.03	6.25	38.60	184.88
# 2020/6558	06/01/2020	142.24	6.25	83.21	231.70
# 2019/6575	06/01/2019	115.63	6.25	58.97	180.85
Part 3: Total*					768.28

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)	1,120.20
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)	185.42
7. Total Paid (Lines 1-6)	1,730.62

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.

Linda Pillsbury	Citrus County, Florida
Signature, Tax Collector or Designee	Date 3rd of April, 2024

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)	2,048.98
17. Redemption fee	6.25
18. Total amount to redeem	1,855.87
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.

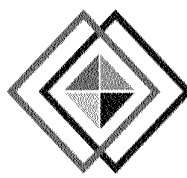
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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)



TAX DEED APPLICATION COVER LETTER

Account #: 2098996

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C. The addresses provided are based on the attached Property Information Report and supporting documents:

Tax Deed Applicant

BUFFALO BILL, LLC
1401 HWY A1A SUITE 202
VERO BEACH, FL 32963

Owner on Current Tax Roll

WELLS JOAN
MATZ BETTY JEAN B
BAINER HARRY M
DEINES SHIRLEY BAINER
BAINER KEITH
BAINER KEVIN
SHIDELER STEVE
SHIDELER CRAIG
FARBER ROBYN SHIDELER
MCKENZIE MARNI SHIDELER
NABORS ERIN SHIDELER
3111 W 6TH
EMPORIA, KS 66801

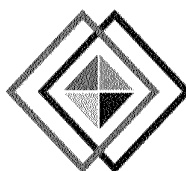
Additional Parties, Per Search

BETTY JEAN B. MATZ
925 EAST 15TH
CASPER, WY 82601

Title Holder

CRAIG SHIDELER
51 GWEN ROAD
SENATOBIN, MS 38668

Title Holder



ERIN SHIDELER NABORS
P.O. BOX 835
BATESVILLE, MS 38606

Title Holder

HARRY M. BAINER
6725 HUMMINGBIRD COVE
OLIVE BRANCH, MS 38654

Title Holder

KEITH BAINER
408 HUDSON COURT
FORT COLLINS, CO 80525

Title Holder

KEVIN BAINER
1339 LAVENDER COURT
LOVELAND, CO 80537

Title Holder

MARNI SHIDELER MCKENZIE
P.O. BOX 837
BATESVILLE, MS 38606

Title Holder

ROBYN SHIDELER FARBER
507 PAWNEE WAY
MADISON, MS 39110

Title Holder

SHIRLEY BAINER DEINES
421 SOUTH SUN
CASPER, WY 82609

Title Holder

STEVE SHIDELER
20210 HIGHWAY 51
SARDIS, MS 38666

Title Holder

Certified By:

Linda Pillsbury

Tax Collector or Authorized Designee

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 921819

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
2098996	17E17S200220 00570 0050	8577 N BACHELOR BUTTON WAY CRYSTAL RIVER 34428

Legal Description

CRYSTAL MANOR UNIT 2 PB 8 PG 112 LT 5 BLK 57

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2018 - 6512	\$8,456	No	No	No

Owner of Record on Current Tax Roll

JOAN WELLS, BETTY JEAN B MATZ, HARRY M BAINER, SHIRLEY
BAINER DEINES, KEITH BAINER, KEVIN BAINER, STEVE
SHIDELER, CRAIG SHIDELER, ROBYN SHIDELER FARBER,
MARNI SHIDELER MCKENZIE, ERIN SHIDELER NABORS

Billing Name & Address

3111 W 6TH
EMPORIA KS 66801

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:03/12/2024 **Search covers** **20 years** **through:**03/06/2024

Nicole Burdick
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
JOAN WELLS 3111 WEST 6TH EMPORIA KS 66801	Order of Ancillary Summary Administration Bk:1960 Pg:283	
STEVE SHIDELER 20210 HIGHWAY 51 SARDIS MS 33666	Order of Ancillary Summary Administration Bk:1960 Pg:283	
BETTY JEAN B. MATZ 925 EAST 15TH CASPER WY 82601	Order of Ancillary Summary Administration Bk:1960 Pg:283	
KEITH BAINER 408 HUDSON COURT FORT COLLINS CO 80525	Order of Ancillary Summary Administration Bk:1960 Pg:283	
CRAIG SHIDELER 51 GWEN ROAD SENATOBIN MS 38668	Order of Ancillary Summary Administration Bk:1960 Pg:283	
ROBYN SHIDELER FARBER 507 PAWNEE WAY MADISON MS 39110	Order of Ancillary Summary Administration Bk:1960 Pg:283	
KEVIN BAINER 1339 LAVENDER COURT LOVELAND CO 80537	Order of Ancillary Summary Administration Bk:1960 Pg:283	
HARRY M. BAINER 6725 HUMMINGBIRD COVE OLIVE BRANCH MS 38654	Order of Ancillary Summary Administration Bk:1960 Pg:283	
SHIRLEY BAINER DEINES 421 SOUTH SUN CASPER WY 82609	Order of Ancillary Summary Administration Bk:1960 Pg:283	

Name & Address of Record	Document	Examiner Comments
MARNI SHIDELER MCKENZIE P.O. BOX 837 BATESVILLE MS 38606	Order of Ancillary Summary Administration Bk:1960 Pg:283	
ERIN SHIDELER NABORS P.O. BOX 835 BATESVILLE MS 38606	Order of Ancillary Summary Administration Bk:1960 Pg:283	

Related Documents (for Reference)

Warranty Deed
Bk:613 Pg:332

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

5.00 fee
33 75
38 75

Warranty Deed

THIS INDENTURE, made this 9th day of March, 1983, between
FLORIDA GENERAL EQUITIES, INC.

a corporation existing under the laws of the State of Florida of the County of Dade State of
Florida, hereinafter called grantor, and MABEL V. BAINER

hereinafter called grantee, whose post office address is 2818 Farview Drive
Ft. Collins, Colorado 80524

WITNESSETH, that the grantor for and in consideration of the sum of ten dollars and other good
and valuable considerations paid to grantor by grantee, receipt whereof is hereby acknowledged, has granted,
bargained and sold to the grantee and to the heirs, successors and assigns of the grantee, in fee simple forever,
the following described real property:

Lot 3, Block 57, CRYSTAL MANOR UNIT NO.
2, according to the plat thereof, as recorded in
Plat Book 8, Pages 112-134, Public Records of
Citrus County, Florida.



280801
ALSO
STAMPED

SUBJECT ONLY TO THE FOLLOWING:

1. Conditions, restrictions, limitations and easements of record.
2. Taxes for 1983 and subsequent years.

FILE NO. 342587
83 MAR 15 PM 1 52
RECORDED 376
CITRUS COUNTY, FLORIDA
MAR 15 1983

and the grantor hereby fully warrants the title to said land, and will defend the same against the lawful
claims of all persons whomsoever.

IN WITNESS WHEREOF, the grantor has executed this instrument on the day and year first above
written.

Signed, sealed and delivered in our presence:

[Handwritten signatures]

FLORIDA GENERAL EQUITIES, INC.

[Signature] (Sgt)
Gerald Robins, President (Sgt)
(Sgt)

STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 9th day of March, 1983,
by GERALD ROBINS, as PRESIDENT of FLORIDA GENERAL EQUITIES, INC., a Florida
corporation, on behalf of the corporation.

WITNESS my hand and official seal in the said state this 9th day of March, 1983

FLA GENERAL EQU.
This instrument prepared by:
Terri L. Dwyer
Assistant Notary
2550 Hwy 1
Ft. Myers, FL 33901
PG BCR 330977

[Signature]
Notary Public, State of Florida
My commission expires:

Altkey: 2098996
WELLS JOAN

Parcel ID: 17E17S200220 00570 0050
8577 N BACHELOR BUTTON WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 LT 5 BLK 57 DESCR IN O R BK 613 PG 332
Est. Parcel Sqft	49,358
Est. Parcel Acres	1.13
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	WELLS JOAN
Mailing Address	3111 W 6TH EMPORIA KS 66801

All Owners

Name	Owner Type
WELLS JOAN	TC - Tenants In Common
MATZ BETTY JEAN B	TC - Tenants In Common
BAINER HARRY M	TC - Tenants In Common
DEINES SHIRLEY BAINER	TC - Tenants In Common
BAINER KEITH	TC - Tenants In Common
BAINER KEVIN	TC - Tenants In Common
SHIDELER STEVE	TC - Tenants In Common
SHIDELER CRAIG	TC - Tenants In Common
FARBER ROBYN SHIDELER	TC - Tenants In Common
MCKENZIE MARNI SHIDELER	TC - Tenants In Common
NABORS ERIN SHIDELER	TC - Tenants In Common

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
2023	\$20,000	\$0	\$20,000	\$8,456	\$0	\$8,456	\$0	\$193.55	Link
2022	\$14,800	\$0	\$14,800	\$7,687	\$0	\$7,687	\$0	\$154.24	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2023	000X	WITHLACOOCHEE RIVER BASIN	\$20,000	14.9743	\$303.56

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 Assessments

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
01/01/2006	\$100	1960/0283	11-11	V
03/01/1983	\$7,500	0613/0332	13-FROM DEVELOPERS	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	165.0	299			\$20,000	CLR

Total Misc Value**Legal Description****Legal Description**

CRYSTAL MANOR UNIT 2 LT 5 BLK 57 DESCR IN O R BK 613 PG 332

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.

2098996

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 921819

To: Tax Collector of CITRUS COUNTY, Florida

I,
BUFFALO BILL, LLC
1401 HWY A1A SUITE 202
VERO BEACH, FL 32963,

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
2098996	2018/6512	06-01-2018
Legal Description		
CRYSTAL MANOR UNIT 2 PB 8 PG 112 LT 5 BLK 57		

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
BUFFALO BILL, LLC
1401 HWY A1A SUITE 202
VERO BEACH, FL 32963

08-14-2023
Application Date

Applicant's signature

Altkey: 2098996
WELLS JOAN

Parcel ID: 17E17S200220 00570 0050
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