

RECEIVED

By Tifani White at 2:00 pm, 6/7/24

513
R. 07/19
Page 1 of 2**CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Property Owner	OSR HOLDINGS LLC 13757 W BRUCE RD HOMER GLEN, IL 60491
Property description	CRYSTAL ACRES 1ST ADD PB 2 PG 153 LOTS 9 & 10 BLK 38 DESC IN OR BK 844 PG 1006	Application date	Apr 11, 2024
		Certificate #	2022 / 3116
		Date certificate issued	06/01/2022
		Account number	1118841

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)
# 2022/3116	06/01/2022	1,899.01	94.95	1,993.96
→ Part 2: Total*				1,993.96

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)
# /					
Part 3: Total*					0.00

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)	1,993.96
2. Delinquent taxes paid by the applicant	2,488.92
3. Current taxes paid by the applicant	2,550.67
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)	223.76
7. Total Paid (Lines 1-6)	7,682.31

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 7th of June, 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)	7,801.31
17. Redemption fee	6.25
18. Total amount to redeem	7,807.56
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.

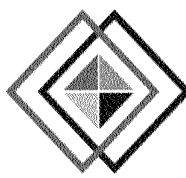
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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 #: 1118841

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

ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Owner on Current Tax Roll

OSR HOLDINGS LLC
13757 W BRUCE RD
HOMER GLEN, IL 60491

Additional Parties, Per Search

ALLSTATE SERVICING INC
809 NE 25TH AVE
OCALA, FL 34470

Mortgage Holder

ALLSTATE SERVICING, INC
PO BOX 4737
OCALA, FL 34478

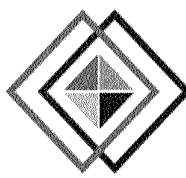
Mortgage Holder

ALLSTATE SERVICING, INC.
CHARLES RUSE, JR.
500 NE 8TH AVE.
OCALA, FL 34470

Lien Holder

MATTHEW S TABACCHI, REGISTERED AGENT
O/B/O ALLSTATE SERVICING INC
809 NE 25TH AVE
OCALA, FL FL 34470

Mortgage Holder's
Agent/Rep



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

OSR HOLDINGS, LLC
1730 S PALM AVE
HOMOSASSA, FL 34448

Title Holder

GLEN C ABBOTT, ESQ, REGISTERED AGENT
O/B/O OSR HOLDINGS, LLC
9030 W. FORT ISLAND TRAIL
SUITE 11B
CRYSTAL RIVER, FL 34429

Title Holder's Agent/
Rep

Certified By:

Cindy Truett

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450

Phone: 352-341-6500 | Fax: 352-341-6514

www.citrustc.us

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

Account #	Parcel ID	Property Address
1118841	17E19S100210 00380 0090	1730 S PALM AVE HOMOSASSA 34448

Legal Description

CRYSTAL ACRES 1ST ADD PB 2 PG 153 LOTS 9 & 10 BLK 38 DESC IN OR BK 844 PG 1006

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2022 - 3116	\$120,006	No	Yes	No

Owner of Record on Current Tax Roll
OSR HOLDINGS LLC

Billing Name & Address

13757 W BRUCE RD
HOMER GLEN IL 60491

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: 05/17/2024 Search covers 20 years through: 05/13/2024

Paul Evans
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
OSR HOLDINGS, LLC 13757 W. BRUCE RD. HOMER GLEN IL 60491	Warranty Deed Bk:2962 Pg:744	
GLEN C ABBOTT, ESQ, REGISTERED AGENT O/B/O OSR HOLDINGS, LLC 9030 W. FORT ISLAND TRAIL SUITE 11B CRYSTAL RIVER FL 34429	Sunbiz Owner	

Related Documents (for Reference)

Warranty Deed
Bk:844 Pg:1006

Death Certificate
Bk:1933 Pg:615

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
ALLSTATE SERVICING, INC PO BOX 4737 OCALA FL 34478	Mortgage Bk:2963 Pg:62	
MATTHEW S TABACCHI, REGISTERED AGENT O/B/O ALLSTATE SERVICING INC 809 NE 25TH AVE OCALA FL FL 34470	Sunbiz Mortgage	Address contains an error; FL is listed twice.

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
ALLSTATE SERVICING, INC. CHARLES RUSE, JR. 500 NE 8TH AVE. OCALA FL 34470	Lis Pendens Bk:3335 Pg:1324	

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

Prepared by and Return To:

Amanda Rowthorn
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: CR311901053

For Documentary Stamp Tax purposes the
consideration is \$46,873.77

APN/Parcel ID(s): 17E19S100210 00380 0090
Tax/Map ID(s): 1118841

WARRANTY DEED

THIS WARRANTY DEED dated 3-12-2019, by Wayne A. Fallstich, joined by his wife Debra Fallstich, hereinafter called the grantor, to OSR Holdings, LLC, an Illinois Limited Liability Company, whose post office address is 13757 W. Bruce Rd., Homer Glen, IL 60491, hereinafter called the grantee:

(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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot (s) 9 and 10, Block 38, Crystal Acres First Addition, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 153, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

Grantor Wayne A. Fallstich and Lois A. Fallstich were married prior to acquiring title to the above described property and remained continuously married to each other, without intervention of any divorce proceedings, from that date until the date of 's her death on April 23, 2005.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

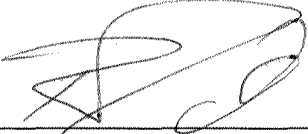
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

WARRANTY DEED

(continued)



Witness Signature
Bonnie Judd

Print Name
W Downing

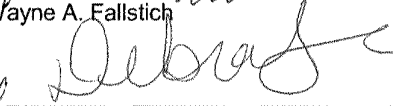
Witness Signature

Whitney Downing

Print Name



Wayne A. Fallstich



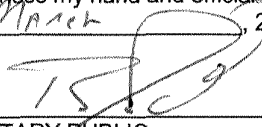
Debra Fallstich

Address: 1740 S Palm Avenue
Homosassa, FL 34448

State of Florida
County of Citrus

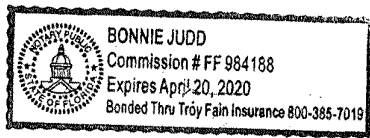
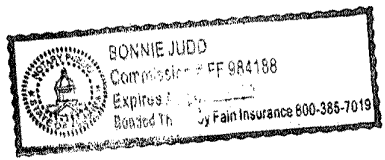
The foregoing instrument was acknowledged before me this 12TH day of March 2019,
by Wayne A. Fallstich and Debra Fallstich, to me known to be the
person(s) described in or who has/have produced FL 984188 as identification and who
executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 12TH day of
March, 2019.



NOTARY PUBLIC

My Commission Expires: 4-20-20





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

Detail by Entity Name

Foreign Limited Liability Company
OSR HOLDINGS, LLC

Filing Information

Document Number M17000001064
FE/EIN Number 81-3181770
Date Filed 02/06/2017
State IL
Status ACTIVE

Principal Address

13757 W BRUCE RD
HOMER GLEN, IL 60491

Mailing Address

13757 W BRUCE RD
HOMER GLEN, IL 60491

Registered Agent Name & Address

GLEN C ABBOTT, ESQ
9030 W. Fort Island Trail
Suite 11B
CRYSTAL RIVER, FL 34429

Address Changed: 01/28/2022

Authorized Person(s) Detail

Name & Address

Title MBR

GOUD, SUDHARSHAN
13757 W BRUCE RD
HOMER GLEN, IL 60491

Annual Reports

Report Year	Filed Date
2022	01/28/2022
2023	02/17/2023
2024	02/09/2024

Document Images

<u>02/09/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/17/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/26/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/02/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/19/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/26/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/06/2017 -- Foreign Limited</u>	View image in PDF format

Florida Department of State, Division of Corporations

Rec 10-20
\$48.00

WARRANTY DEED FROM CORPORATION

FORM 33

Walt Connors, Inc. Inverness, Fla.

This Warranty Deed Made and executed the / day of February A. D. 19 90 by

Solid Rock Baptist Church, Inc.

a corporation existing under the laws of the State of Florida, and having its principal place of business at

hereinafter called the grantor, to

Wayne A. Fallstich and Lois A. Fallstich, his wife, whose social security numbers are [redacted] and [redacted] respectively and

whose postoffice address is 1740 S. Palm, Homosassa, FL 32646

hereinafter called the grantees:

(Whoever used herein the terms "grantee" 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, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Citrus County, Florida, viz: Alternate Key No. 1115566 and 1118841

Lots 9 and 10, Block 38, CRYSTAL ACRES 1st Addition and Land in Section 10, Township 19 South, Range 17 East and being more particularly described on rider marked "EXHIBIT A" attached hereto and made a part hereof.

Mortgage executed by Solid Rock Baptist Church, Inc., in favor of First Federal Savings and Loan Association of Citrus County, dated Dec. 6, 1988 and filed Dec. 8, 1988 and recorded in Official Records Book 799, page 1550 and rerecorded on Apr. 7, 1988 in Official Records Book 811, page 2159, public records of Citrus County, Florida. Which the Grantees herein agree to assume and pay.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees 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, who however, and that said land is free of all encumbrances except taxes for the year 1990 and subsequent and reservations of records.

LAND TITLE FILE NO. 14728

BK0844PC1006

616292

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE

RECORDED & RECORDED IN CITRUS COUNTY, FLORIDA BY STRIFLER, CLERK FEB 9 AM 9 39

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: Secretary Solid Rock Baptist Church, Inc.

Signed, read and delivered in the presence of:

1. [Signature] 2. [Signature] 2 witnesses please

By [Signature] Rev. Wiley Wooten President

STATE OF Florida COUNTY OF Citrus

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

Rev. Wiley Wooten

well known to me to be the President and respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this / day of February, A. D. 19 90

This instrument Prepared By: William J. "Skip" Hudson, President of Land Title Insurance of Citrus County, Inc., P.O. Box 2049 Homosassa Springs, FL 32647. In Connection With The Issuance of a Title Insurance Policy

[Signature] Notary Public, State of Florida My Commission Expires Nov. 21, 1993

(seal)

BK0844FC1007

"EXHIBIT A"

Parcel 1: Lots 9 and 10 in Block 38 of CRYSTAL ACRES, First Addition, according to the map or plat thereof as recorded in Plat Book 2, page 153, public records of Citrus County, Florida. AND

Parcel 2: The North 1/2 of the NW 1/4 of the SW 1/4 of the SE 1/4 of Section 10, Township 19 South, Range 17 East, Citrus County, Florida. AND

Parcel 3: Parcels B and C lying in Section 10, Township 19 South, Range 17 East, and being more particularly described as follows:
Parcel B: Begin at the SW corner of the North 1/4 of the SW 1/4 of the SE 1/4 of Section 10, Township 19 South, Range 17 East, thence N 1 deg. 00' 59" W along the West line of the SW 1/4 of the SE 1/4 of said Section 10 a distance of 510.81 feet to the SW corner of the N 1/2 of the NW 1/4 of the SW 1/4 of the SE 1/4 of said Section 10, thence N 89 deg. 44' 48" E along the South line of said N 1/2 of the NW 1/4 of the SW 1/4 of the SE 1/4 a distance of 25 feet, thence S 1 deg. 00' 59" E parallel to said West line a distance of 450.34 feet, thence S 45 deg. 45' 56" E 50.21 feet to a point 25 feet from, measured at a right angle to the South line of said N 1/4 of the SW 1/4 of the SE 1/4 of the SE 1/4, thence N 89 deg. 29' 07" E parallel to said South line a distance of 12.73 feet, thence S 1 deg. 00' 59" E parallel to said West line a distance of 25 feet to the South line of said N 1/4 of the SW 1/4 of the SW 1/4 of the SE 1/4, thence S 89 deg. 29' 07" W along said South line a distance of 73.08 feet to the Point of Beginning. AND
Parcel C; the North 145.47 feet of the South 1/2 of the NW 1/4 of the SW 1/4 of the SE 1/4 of Section 10, Township 19 South, Range 17 East, LESS the West 25 feet thereof.

Prepared by and Return To:

Amanda Rowthorn
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: CR311903008

**MORTGAGE
(BALLOON MORTGAGE)**

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS ONE HUNDRED TWENTY-SIX THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS (\$126,250.00) TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THIS MORTGAGE UNDER THE TERMS OF THE MORTGAGE.

THIS MORTGAGE DEED dated March 11, 2019, by OSR Holdings, LLC, an Illinois Limited Liability Company, whose post office address is 13757 W. Bruce Rd., Homer Glen, IL 60491, hereinafter called the mortgagor, to Allstate Servicing, Inc, whose post office address is PO Box 4737, Ocala, FL 34478, hereinafter called the mortgagee:

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations. The term "note" includes all the notes herein described if more than one.)

WITNESSETH, that for good and valuable considerations, and also in consideration of ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 Dollars (\$125,000.00) named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in Citrus County and Marion County, Florida, viz:

Lot (s) 9 and 10, Block 38, Crystal Acres First Addition, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 153, of the Public Records of Citrus County, Florida.

TO HAVE AND TO HOLD the same, together with the tenements, hereditament, and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances except taxes accruing subsequent to the current year.

**MORTGAGE
(BALLOON MORTGAGE)
(continued)**

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified, to wit:

Monthly payments in the sum of One Thousand Two Hundred Fifty And No/100 Dollars (\$1,250.00) beginning on May 1, 2019 and continuing on the same day each month until April 1, 2024, at which time the remaining principal balance of One Hundred Twenty-Six Thousand Two Hundred Fifty And 00/100 Dollars (\$126,250.00) will be due and payable.

and shall perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, terminate and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal interest and other sums of money provided for in said note and this mortgage, or either, to pay all singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairments or deterioration of said land of the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than One Hundred Thirteen Thousand And No/100 Dollars (\$113,000.00), with a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyers' fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate than allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within fifteen (15) days after the same becomes due, or if each and every of the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

**MORTGAGE
(BALLOON MORTGAGE)**
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS ONE HUNDRED TWENTY-SIX THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS (\$126,250.00) TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THIS MORTGAGE UNDER THE TERMS OF THE MORTGAGE.

OSR Holdings, LLC, an Illinois Limited Liability Company

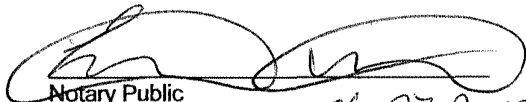
BY: 
Sudharshan Goud
Managing Member

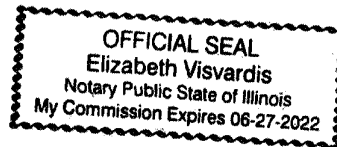
BY: 
Sudharshan Goud, Personal Guarantor

State of IL

County of Cook

The foregoing instrument was acknowledged before me this 8 day of March, 2019
by Sudharshan Goud to be known to be the person(s)
described in or who has/have produced Drivers license as identification and who executed the
foregoing instrument and he/she/they acknowledged that he/she/they executed the same.


Notary Public
My Commission Expires: 06-27-2022



MORTGAGE NOTE

THIS IS A BALLOON NOTE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS ONE HUNDRED TWENTY-SIX THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS (\$126,250.00) TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THIS NOTE UNDER THE TERMS OF THE NOTE.

STATE OF Illinois

COUNTY OF COOK

FOR VALUE RECEIVED, the undersigned OSR Holdings, LLC, an Illinois Limited Liability Company (jointly and severally, if more than one), promises to pay to Allstate Servicing, Inc, or order, in the manner hereinafter specified, the principal sum of One Hundred Twenty-Five Thousand And No/100 Dollars (\$125,000.00) with interest from date at the rate of Twelve Percent (12.00000%), per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at PO Box 4737, Ocala, FL 34478 or at such place as may hereafter be designed by written notice from the holder to maker hereof, on the date and in the manner following:

Monthly payments in the sum of One Thousand Two Hundred Fifty And No/100 Dollars (\$1,250.00) beginning on May 1, 2019 and continuing on the same day each month until April 1, 2024, at which time the remaining principal balance of One Hundred Twenty-Six Thousand Two Hundred Fifty And 00/100 Dollars (\$126,250.00) will be due and payable.

A Late Fee of 5% of the payment amount will be assessed after 15 days.

This note with interest is secured by a mortgage on real estate, of even date herewith, made by the maker hereof in favor of the said payee, and shall be construed and enforced according to the laws of the State of Florida.

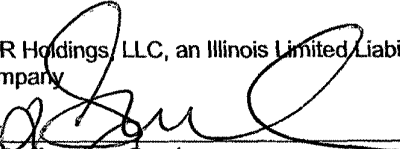

If default be made in the payment of any of the sums or interest mentioned herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Each person liable hereon, whether maker or endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including reasonable attorney's fees, whether suit be brought or not, if, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Whenever used herein the terms "holder", "maker" and "payee" shall be construed in the singular or plural as the context may require or admit.

MORTGAGE NOTE
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

OSR Holdings, LLC, an Illinois Limited Liability
Company
BY:  3/8/19
Date
Sudharshan Goud
Managing Member
BY: 
Sudharshan Goud, Personal Guarantor



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

Detail by Entity Name

Florida Profit Corporation
ALLSTATE SERVICING INC

Filing Information

Document Number	P07000062314
FE/EIN Number	26-3965782
Date Filed	05/25/2007
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	10/22/2009
Event Effective Date	NONE

Principal Address

809 NE 25TH AVE
OCALA, FL 34470

Mailing Address

P.O. BOX 4737
Ocala, FL 34478

Changed: 04/12/2016

Registered Agent Name & Address

TABACCHI, MATTHEW S
809 NE 25TH AVE
OCALA
FL, FL 34470

Officer/Director Detail

Name & Address

Title P

TABACCHI, MATTHEW S
809 NE 25TH AVE
OCALA, FL 34470

Title VP

Tabacchi, Marlana
 809 NE 25TH AVE
 OCALA, FL 34470

Annual Reports

Report Year	Filed Date
2022	01/17/2022
2023	04/04/2023
2024	03/11/2024

Document Images

<u>03/11/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/17/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/15/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/17/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/07/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/04/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/18/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/22/2009 -- REINSTATEMENT</u>	View image in PDF format
<u>10/26/2008 -- REINSTATEMENT</u>	View image in PDF format
<u>05/25/2007 -- Domestic Profit</u>	View image in PDF format

Filing # 161231137 E-Filed 11/15/2022 10:18:10 AM

ALLSTATE SERVICING, INC.,

Plaintiff,

IN THE CIRCUIT COURT FOR
CITRUS COUNTY, FLORIDA

Case No. 22- 2022 CA 000813 A

vs.

LIS PENDENS

OSR HOLDINGS, LLC, a Foreign
Limited Liability Company, and
WILLIAM CULLEN, JR.,


Defendants.
_____ /

TO OSR HOLDINGS, LLC, AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED of the institution of this action by the Plaintiff against you seeking to foreclose a mortgage on the following property in Citrus County, Florida:

See attached exhibit "A"

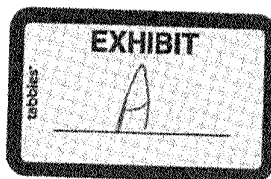
DATED: November 10, 2022.



CHARLES RUSE, JR., FBN 164930F
500 NE 8th Ave. (352) 351-1515
Ocala, FL 34470 (352) 867-5111 (fax)
Cruse@RuseLaw.com

Please return to:
Charles Ruse, Jr.
500 NE 8th Ave.
Ocala, FL 34470

Lot (s) 9 and 10, Block 32, Crystal Acres First Addition, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 153, of the Public Records of Citrus County, Florida.



Altkey: 1118841
OSR HOLDINGS LLC

Parcel ID: 17E19S100210 00380 0090
1730 S PALM AVE , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0100 - SINGLE FAMILY
 Bldg Counts Res 1 / MH 1 / Comm 0
 Nbhd 3612 - CRYSTAL ACRES, CRYSTAL RIVER HIGHLANDS
 Tax District 0000 - COASTAL RIVERS BASIN
 Subdivision 000504 - CRYSTAL ACRES 1ST ADDITION
 Short Legal CRYSTAL ACRES 1ST ADD PB 2 PG 153 LOTS 9 & 10 BLK 38 DESCIN OR BK 844 PG 1006
 Est. Parcel Sqft 84,537
 Est. Parcel Acres 1.94
 Map SC-TW-RG 10-19S-17E

Mailing Address

Name OSR HOLDINGS LLC
 Mailing Address 13757 W BRUCE RD
 HOMER GLEN IL 60491

All Owners

Name	Owner Type
OSR HOLDINGS LLC	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
2023	\$19,600	\$175,447	\$195,047	\$120,006	\$0	\$120,006	\$0	\$2,476.38	Link
2022	\$12,520	\$133,826	\$146,346	\$109,096	\$0	\$109,096	\$0	\$2,050.35	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	0000	COASTAL RIVERS BASIN	\$195,047	14.9743	\$3,191.53

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
0030	SOLID WASTE, RESID IMPRVD	\$54.00
0131	FIRE SERVICES ASSESSMENT	\$158.00
0154	STORMWATER	\$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/12/2019	\$46,900	2962/0744	00-WARRANTY DEED	I
02/01/1990	\$100	0844/1006	14-SALE / MORE THAN 1 PARCEL	V
04/01/1978	\$15,000	0502/0419	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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
08/01/1990	9015837	MH	\$2,700	09/01/1990

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	A-ACREAGE	1.94	132.0	632			\$19,600	LDRMH

Residential

1 of 2

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1958
Total FLA	1,972
Total Under Roof	2,032
Exterior Wall	38 - WOOD SIDING LAP WD FRAME
Foundation	3 - CONT. FOOTING-AVG.
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	02 - WOOD SUB-FLOOR
Roof Frame	01 - GABLE
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/
Addl Fixtures	
FPL: Stacks/Openings	1 / 1
RCN	161,309
RCNLD	130,958

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1958	1,972
1	UTLY STOR UNFINISHED	1958	60

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1975	10	36	1	360	3,290
1	2	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	1975	24	12	1	288	1,040

Total Misc Value

4,330

Legal Description

Legal Description
 CRYSTAL ACRES 1ST ADD PB 2 PG 153 LOTS 9 & 10 BLK 38 DESC
 IN OR BK 844 PG 1006

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.

1118841

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 922118

To: Tax Collector of CITRUS COUNTY, Florida

I,
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
1118841	2022/3116	06-01-2022
Legal Description		
CRYSTAL ACRES 1ST ADD PB 2 PG 153 LOTS 9 & 10 BLK 38 DESC IN OR BK 844 PG 1006		

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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-11-2024
Application Date

Applicant's signature

BUILDING #1

Altkey: 1118841
OSR HOLDINGS LLC

Parcel ID: 17E19S100210 00380 0090
1730 S PALM AVE , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 1 / Comm 0
Nbhd	3612 - CRYSTAL ACRES, CRYSTAL RIVER HIGHLANDS
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000504 - CRYSTAL ACRES 1ST ADDITION
Short Legal	CRYSTAL ACRES 1ST ADD PB 2 PG 153 LOTS 9 & 10 BLK 38 DESCIN OR BK 844 PG 1006
Est. Parcel Sqft	84,537
Est. Parcel Acres	1.94
Map SC-TW-RG	10-19S-17E

Mailing Address

Name	OSR HOLDINGS LLC
Mailing Address	13757 W BRUCE RD HOMER GLEN IL 60491

All Owners

Name	Owner Type
OSR HOLDINGS LLC	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
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2022	\$12,520	\$133,826	\$146,346	\$109,096	\$0	\$109,096	\$0	\$2,050.35	Link

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Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
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0154

STORMWATER

\$58.84

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02/01/1990	\$100	0844/1006	14-SALE / MORE THAN 1 PARCEL	V
04/01/1978	\$15,000	0502/0419	14-SALE / MORE THAN 1 PARCEL	V

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Residential

1 of 2

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
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Total FLA	1,972
Total Under Roof	2,032
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Foundation	3 - CONT. FOOTING-AVG.
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	02 - WOOD SUB-FLOOR
Roof Frame	01 - GABLE
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/
Addl Fixtures	
FPL: Stacks/Openings	1 / 1
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area
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1	MAIN BULDING	1958	1,972
1	UTLY STOR UNFINISHED	1958	60

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1975	10	36	1	360	
1	2	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	1975	24	12	1	288	

Total Misc Value

Altkey: 1118841
OSR HOLDINGS LLC

BUILDING #2

Parcel ID: 17E19S100210 00380 0090
1730 S PALM AVE , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 1 / Comm 0
Nbhd	3612 - CRYSTAL ACRES, CRYSTAL RIVER HIGHLANDS
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0154

STORMWATER

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1	0108-RESIDENTIAL NON-WATERFRONT	A-ACREAGE	1.94	132.0	632				LDRMH

Residential

2 of 2

Bldg Number	2
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1971
Total FLA	732
Total Under Roof	732
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	005 - FORCED AIR NON-DUCT
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	02 - METAL
Fuel	2 - GAS
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area
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2

MAIN BULDING

1971

732

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1975	10	36	1	360	
1	2	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	1975	24	12	1	288	

Total Misc Value							
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