

2018-4269

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	CITRUS COUNTY ATTN LAND SECTION 110 N APOPKA AVE INVERNESS, FL 34450	Property Owner	THOMAS BETTY JEAN %DEEDRA HESTER PO BOX 161074 ALTAMONTE SPRINGS, FL 32716-1074		
Property description	TOWN OF DUNNELLON BEG AT SE COROF LOT 864, TH W 50 FT, TH N 100 FT, TH E 50FT, TH S 100 FT TO POB DE (Full legal attached.)	Application date	Oct 19, 2017		
		Certificate #	2015 / 9344		
		Date certificate issued	06/01/2015		
		Account number	1200041		
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)	
# 2015/9344	06/03/2015	449.48	195.52	645.00	
# 2014/9100	06/03/2014	447.32	275.10	722.42	
# 2013/9190	06/03/2013	420.99	334.69	755.68	
→ Part 2: Total*				2,123.10	
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)
# 2017/9020	06/03/2017	448.77	0	33.66	482.43
# 2016/10889	06/03/2016	481.69	0	57.80	539.49
# 2012/9651	06/03/2012	422.04	0	354.34	776.38
# 2011/2640	06/03/2011	390.61	0	419.82	810.43
Part 3: Total*					2,608.73
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)				4,731.83	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				0.00	
4. Ownership and encumbrance report fee				200.00	
5. Tax deed application fee				0.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				813.75	
7. SUBJECT TO CURRENT YEAR TAXES			Total Paid (Lines 1-6)	5,745.58	
I certify the above information is true and the tax certificates, interest, ownership and encumbrance report fee, and tax collector's fees have been paid, and that the ownership and encumbrance statement is attached.					
Sign here:			Citrus County, Florida		
Signature, Tax Collector		Done this <u>5th</u> of <u>September</u> , 2018			

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

SEP 6 '18 3:17PM

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c),	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	
17. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	
18. Redemption fee	31.25
19. Total amount to redeem	
Sign here: _____ 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.

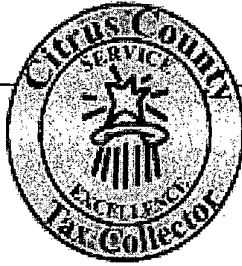
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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: Enter the total of Lines 8-13. Complete Lines 15-16, if applicable.

TOWN OF DUNNELLON BEG AT SE COROF LOT 864, TH W 50 FT, TH N 100 FT, TH E 50FT, TH S 100 FT TO POB DESC IN OR BK 358 PG 524, DC IN OR BK 691 PG 1676 & LE IN OR BK 822 PG 538 OR BK 2423 PG 551 OR BK 2424 PG 132OR BK 2424 PG 134



Janice A. Warren, C.F.C.

Citrus County Tax Collector
210 N. Apopka Ave, Suite 100
Inverness, FL 34450
Phone: 352-341-6500
Fax: 352-341-6514
www.citrustc.us

TAX DEED APPLICATION COVER LETTER

Account #: 1200041

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.:

Tax Deed Applicant

CITRUS COUNTY
ATTN LAND SECTION
110 N APOPKA AVE
INVERNESS, FL 34450

Owner on Current Tax Roll

THOMAS BETTY JEAN
%DEEDRA HESTER
PO BOX 161074
ALTAMONTE SPRINGS, FL 32716-1074

Additional Parties, Per Search

BETTY JEAN THOMAS Owner
RONALD J. THOMAS
P.O. BOX 2512
DUNNELLON, FL 32630

ANGELO PEREZ Owner
P.O. BOX 916553
LONGWOOD, FL 32791

RAJENDRA INC Lien Holder
14221 LAKE CANDLEWOOD CT
MIAMI, FL 33014

5T WEALTH PARTNERS LP Lien Holder
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

MARINEH BOJALIAN Lien Holder
5439 AMIGO AVE
TARZANA, CA 91356

COMMERCE LIMITED PARTNERSHIP #9701
1280 WEST NEWPORT CENTER DRIVE
DEERFIELD BEACH, FL 33442

Lien Holder

MRS. THOMAS
12059 DELAWARE ST
DUNNELLON, FL 34431-6706

Owner



DEEDRA THOMAS HESTER
5178 STONE HARBOUR RD
ORLANDO, FL 32808

Owner

BETTY JEAN THOMAS
C/O DEEDRA HESTER
1565 W LOCKPORT LN
DUNNELLON, FL 34434

Owner

Certified By:

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: 08/13/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 08/09/2018

CERTIFICATE # 2015-9344

ACCOUNT # 1200041

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: TOWN OF DUNNELLON BEG AT SE COR OF LOT 864, TH W 50 FT, TH N 100 FT, TH E 50 FT, TH S 100 FT TO POB DESC IN OR BK 358 PG 524, DC IN OR BK 691 PG 1676 & LE IN OR BK 822 PG 538 OR BK 2423 PG 551 OR BK 2424 PG 132 OR BK 2424 PG 134

PROPERTY ADDRESS: 1565 W LOCKPORT LN, DUNNELLON

OWNER OF RECORD ON CURRENT TAX ROLL:

BETTY JEAN THOMAS

C/O DEEDRA HESTER

PO BOX 161074

ALTAMONTE SPRINGS, FL 32716-1074

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

BETTY JEAN THOMAS AND

OR: 822, Page: 538

RONALD J. THOMAS

P.O. BOX 2512

DUNNELLON, FL 32630

(Per Deed. Deed reserves a Life Estate for Betty Jean Thomas with the remainder to Nathaniel R. Thomas, Jr., Ronald J. Thomas, Rosaline Thomas, Dedril Thomas and Kenny J. Thomas. Betty Jean Thomas appears to be deceased. No Death Certificate or probate documents were found in the Official Records of Citrus County. However, title was held in a life estate and therefore not subject to probate. All the remainderman on this deed conveyed out their individual interest, however deed in 2423-553 is invalid due to lack of two witnesses. Therefore, Ronald J. Thomas is being included as an additional owner in the subject property.)

BETTY JEAN THOMAS

DEEDRA THOMAS HESTER

PO BOX 161074

ALTAMONTE SPRINGS, FL 32716-1074 (Per Property Appraiser)

ANGELO PEREZ

OR: 2884, Page: 1742

P.O. BOX 916553

LONGWOOD, FL 32791 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

RAJENDRA INC
14221 LAKE CANDLEWOOD CT
MIAMI, FL 33014 (2011 Tax Certificate Holder)

5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283 (2012 Tax Certificate Holder)

MARINEH BOJALIAN
5439 AMIGO AVE
TARZANA, CA 91356 (2016 Tax Certificate Holder)

COMMERCE LIMITED PARTNERSHIP #9701
1280 WEST NEWPORT CENTER DRIVE
DEERFIELD BEACH, FL 33442 (2017 Tax Certificate Holder)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 18E16S350010 8645

CURRENT ASSESSED VALUE: \$19,626

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2011-2640
2. 2012-9651
3. 2016-10889
4. 2017-9020
5. 2018-9082

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Death Certificate	OR: 1413, Page: 948
Quit Claim Deed	OR: 2423, Page: 551
Quit Claim Deed	OR: 2423, Page: 553
Quit Claim Deed	OR: 2423, Page: 555
Quit Claim Deed	OR: 2424, Page: 132
Quit Claim Deed	OR: 2424, Page: 134

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.

Kim Pickett

Title Examiner



2011023822 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$18.50
DOCUMENTARY TAX \$0.70
2011023822 BK:2423 PG:551
05/06/2011 12:34 PM 2 PGS
KCECCOLI,DC Receipt #020888

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

Prepared by:
Jane E. Carey
905 W. COLONIAL DRIVE
ORLANDO, Florida 32804

When recorded return to:
Jane E. Carey
905 W. COLONIAL DRIVE
ORLANDO, Florida 32804

QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: NATHANIEL R. THOMAS, JR.

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: DEEDRA THOMAS HESTER
5178 STONE HARBOUR RD.
ORLANDO, FL 32808

DEEDRA THOMAS HESTER's tax identification number is:

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Town of Dunnellon, Beginning at the SE Corner of Lot 864 and Run West 50 feet, thence North 100 feet, thence East 50 feet, thence South 100 feet, being described in OR book 139, Page 490 Public Records of Citrus County, Florida.

The Property Appraiser's Parcel Identification Number is

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I convey; remise (to give up a claim), and quit claim (transfer without warranty) to you any interest I may have in and to the Real Property.

Executed on August 29, 2005.

Nathaniel R. Thomas Jr 11/6/05
NATHANIEL R. THOMAS, JR. (Date)

Signed in the presence of:

Jim Thomas

Witness

Signed in the presence of:

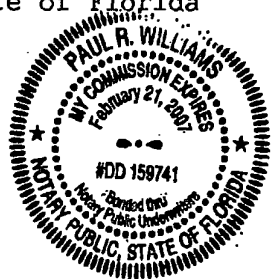
DeRoy Hunt

Witness

STATE OF FLORIDA
COUNTY OF

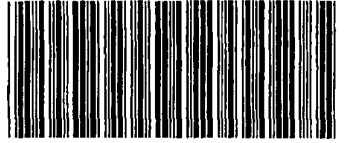
The foregoing instrument was acknowledged before me this Nov
day of 6th, 2005, by NATHANIEL R. THOMAS,
JR., who is personally known to me or has produced JK
as identification.

Paul R. Williams
Notary Public - State of Florida



Prepared by:
Jane E. Carey
905 W. COLONIAL DRIVE
ORLANDO, Florida 32804

When recorded return to:
Jane E. Carey
905 W. COLONIAL DRIVE
ORLANDO, Florida 32804



2011023823 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$0.70
2011023823 BK:2423 PG:553
06/06/2011 12:34 PM 2 PGS
KCECCOLI, DC Receipt #020888

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

QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: RONALD J. THOMAS

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: DEEDRA THOMAS HESTER
5178 STONE HARBOUR RD.
ORLANDO, FL 32808

DEEDRA THOMAS HESTER's tax identification number is:

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Town of Dunnellon, Beginning at the SE Corner of Lot 864 and Run West 50 feet, thence North 100 feet, thence East 50 feet, thence South 100 feet, being described in OR book 139, Page 490 Public Records of Citrus County, Florida.

The Property Appraiser's Parcel Identification Number is.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I convey, remise (to give up a claim), and quit claim (transfer without warranty) to you any interest I may have in and to the Real Property.

Executed on _____, 2005.

Ronald J. Thomas
RONALD J. THOMAS (Date) July 6/05

Signed in the presence of:

Signed in the presence of:

Sam Thomas

Witness

Witness

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this NOV day of 6th, 2005, by RONALD J. THOMAS, who is personally known to me or has produced D/K as identification.

Paul Williams
Notary Public - State of Florida



Prepared by:
Jane E. Carey
905 W. COLONIAL DRIVE
ORLANDO, Florida 32804

When recorded return to:
Jane E. Carey
905 W. COLONIAL DRIVE
ORLANDO, Florida 32804



2011023824 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$19.50
2011023824 BK: 2423 PG: 555
05/06/2011 12:34 PM 2 PGS
KCECCOLI, DC Receipt #020888

(Space above this line reserved)

QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: ROSALINE THOMAS

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: DEEDRA THOMAS HESTER
5178 STONE HARBOUR RD.
ORLANDO, FL 32808

DEEDRA THOMAS HESTER's tax identification number is:

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

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The Property Appraiser's Parcel Identification Number is

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I convey, remise (to give up a claim), and quit claim (transfer without warranty) to you any interest I may have in and to the Real Property.

Executed on 30th Dec. , 2005.

Rosalyn E. Thomas 12-30-05

ROSALINE THOMAS (Date)
Rosalyn E. Thomas

Signed in the presence of:
[Signature]

Witness

Signed in the presence of:
[Signature]

Witness

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30th
day of December, 2005, by ROSALINE THOMAS, who
is personally known to me or has produced FL Driver's License
as identification.

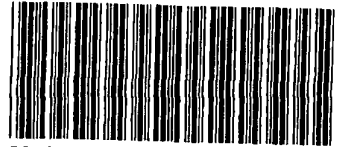


[Signature]

Notary Public - State of Florida

Prepared by:
Jane E. Carey
905 W. COLONIAL DRIVE
ORLANDO, Florida 32804

When recorded return to:
Jane E. Carey
905 W. COLONIAL DRIVE
ORLANDO, Florida 32804



2011024511 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$0.70
2011024511 BK:2424 PG:132
06/09/2011 04:54 PM 2 PGS
SJOHNSTON,DC Receipt #021484

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QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: KENNY THOMAS

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: DEEDRA THOMAS HESTER
5178 STONE HARBOUR RD.
ORLANDO, FL 32808

DEEDRA THOMAS HESTER's tax identification number is:

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

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The Property Appraiser's Parcel Identification Number is

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I convey, remise (to give up a claim), and quit claim (transfer without warranty) to you any interest I may have in and to the Real Property.

Executed on 1/11, 2009.

Kenny Thomas 01-11-09
KENNY THOMAS (Date)

Signed in the presence of:

Signed in the presence of:

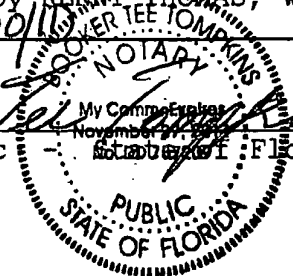
[Signature]
Witness BERRY BRINSA

[Signature]
Witness Lois Sommer

STATE OF FLORIDA
COUNTY OF

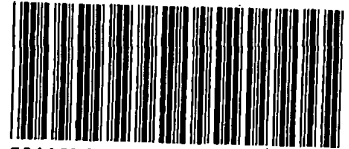
The foregoing instrument was acknowledged before me this 10 day of January 2009, 2009, by KENNY THOMAS, who is personally known to me or has produced [Signature] as identification.

[Signature]
Notary Public



Prepared by:
Jane E. Carey
905 W. COLONIAL DRIVE
ORLANDO, Florida 32804

When recorded return to:
Jane E. Carey
905 W. COLONIAL DRIVE
ORLANDO, Florida 32804



2011024512 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$0.70
2011024512 BK:2424 PG:134
05/09/2011 04:54 PM 2 PGS
SJOHNSTON, DC Receipt #021484

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QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: DEDRIL THOMAS

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: DEEDRA THOMAS HESTER
5178 STONE HARBOUR RD.
ORLANDO, FL 32808

DEEDRA THOMAS HESTER's tax identification number is:



The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

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The Property Appraiser's Parcel Identification Number is

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I convey, remise (to give up a claim), and quit claim (transfer without warranty) to you any interest I may have in and to the Real Property.

Executed on June 8, 200~~9~~

Dedril Thomas 6/8/2009
DEDRIL THOMAS (Date)

Signed in the presence of:

Pedro Brenes
Witness Pedro Brenes

Signed in the presence of:

Leroy Hester
Witness Leroy Hester

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 8th day of June, 200~~9~~, by DEDRIL THOMAS, who is personally known to me or has produced _____ as identification.

Booker Tee Tompkins
Notary Public
My Comm. Expires November 23, 2011
No. DD 737208
PUBLIC
STATE OF FLORIDA

QUIT-CLAIM DEED

This Instrument Prepared By and

RETURN to:

Deedra Hester
P.O. Box 161074
Altamonte Springs, FL 32716
Telephone (407) 342-5962

Tax Parcel: 1200041

THIS INDENTURE, made this 28th day of February 2018, by and between Deedra Hester, an unmarried person, whose mailing address is P.O Box 161074, Altamonte Springs Fl. 32716, hereinafter called "Grantor" "T" and Angelo Perez, whose mailing address is P.O Box 916553, Longwood, FL 32791, hereinafter called "Grantee" "You"

WITNESSETH that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said Grantee, and Grantee's heirs and hereby give up forever, her claim, and quit claim (transfer without warranty) to you any interest "Grantor" "T" may have in and to the Real Property lying and being in CITRUS COUNTY, FLORIDA, to wit:

TOWN OF DUNNELLON BEG AT SE COR OF LOT 864, AND RUN WEST 50 FEET, THENCE NORTH 100 FEET, THENCE EAST 50 FEET, THENCE SOUTH 100 FEET, BEING DESCRIBED IN OR BOOK 139, PAGE 490, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

Property Address: 1565 W. LOCKPORT LN., DUNNELLON, FL

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above-written.

Signed, sealed and delivered in our presence:

WITNESSES:

Signed Name: _____

Printed Name: Kari Cunningham

Signed Name: Tracy R Webb

Printed Name: Tracy R Webb

GRANTOR:

Deedra Hester
Deedra Hester

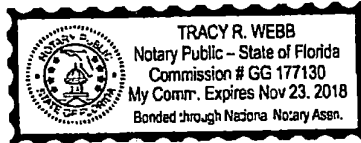


STATE OF FLORIDA
COUNTY OF CITRUS

Subscribe and acknowledged before me this the 6th day, of March 2018 by Deedra Hester, who
produced a FL DL as identification or who is personally known to me. *who did take An OATH.*

Tracy R Webb
NOTARY PUBLIC

My Commission Expires: 11.23.18



Altkey: 1200041
 THOMAS BETTY JEAN

Parcel ID: 18E16S350010 8645
 1565 W LOCKPORT LN , DUNNELLON

Citrus County Property Appraiser, Les Cook C.F.A.

PC Code 0100 - SINGLE FAMILY
 Bldg Counts Res 1 / MH 0 / Comm 0
 Nbhd 6610 - DUNNELLON (CITY OF)
 Tax District 000X - WITHLACOOCHEE RIVER BASIN
 Subdivision 000644 - DUNNELLON (TOWNSITE OF)
 Short Legal TOWN OF DUNNELLON BEG AT SE COR OF LOT 864, TH W 50 FT, THN 100 FT,
 TH E 50 FT, TH S 100 FT TO POB
 Est. Parcel Sqft 5,000
 Est. Parcel Acres .11
 Map SC-TW-RG 35-16S-18E

Proposed 3rd Homestead Benefit [CLICK HERE](#)

Mailing Address

Name THOMAS BETTY JEAN
 Mailing Address PO BOX 161074
 ALTAMONTE SPRINGS FL 32716 1074

All Owners

Name	Owner Type
THOMAS BETTY JEAN	LE - Life Estate
HESTER DEEDRA THOMAS	RJ - Remainder With Joinder

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2017	\$1,700	\$18,500	\$20,200	\$19,626	\$0	\$19,626	\$0	\$408.72	Link
2016	\$1,700	\$16,280	\$17,980	\$17,842	\$0	\$17,842	\$0	\$386.44	Link
2015	\$1,650	\$14,570	\$16,220	\$16,220	\$0	\$16,220	\$0	\$358.78	Link
2014	\$1,970	\$15,630	\$17,600	\$17,600	\$0	\$17,600	\$0	\$391.65	Link
2013	\$1,806	\$15,184	\$16,990	\$16,990	\$0	\$16,990	\$0	\$389.67	Link

Special Assessment

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	\$25.00
0043	LOVELACE LODGES	\$23.25
0131	FIRE SERVICES ASSESSMENT	\$54.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/06/2018	\$100	2884/1742	98-UNABLE TO PROCESS	
06/01/2009	\$100	2424/0134	01-CORRECTIVE/QC/TD/COT	
01/01/2009	\$100	2424/0132	01-CORRECTIVE/QC/TD/COT	
12/01/2005	\$100	2423/0555	01-CORRECTIVE/QC/TD/COT	
11/01/2005	\$100	2423/0553	01-CORRECTIVE/QC/TD/COT	
08/01/2005	\$100	2423/0551	01-CORRECTIVE/QC/TD/COT	
06/27/1989	\$100	0822/0538	07-LIFE ESTATE	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	50.00	50.0	100				CLRMH

Residential

Bldg Number 1
 Class R1 - RESIDENTIAL SINGLE FAMILY
 Year Built 1959
 Total FLA 864
 Total Under Roof 864

 Exterior Wall 24 - CONCRETE BLOCK PAINTED
 Foundation 2 - CONCRETE BLOCK/STEM
 HVAC 002 - WALL HEATERS
 Stories 1
 Floor System 01 - CONC. SLAB
 Roof Frame 01 - GABLE
 Roof Cover 01 - ASPHALT ROLLED
 Fuel 2 - GAS
 Bedrooms/Full Baths/Half Baths 3/1/
 Addl Fixtures
 FPL: Stacks/Opening /

RCN
RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING		864

Total Misc Value

Legal Description

Legal Description
 TOWN OF DUNNELLON BEG AT SE COR OF LOT 864, TH W 50 FT, TH
 N 100 FT, TH E 50 FT, TH S 100 FT TO POB

1200041

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 916716

To: Tax Collector of CITRUS COUNTY, Florida

I,
CITRUS COUNTY
ATTN LAND SECTION
110 N APOPKA AVE
INVERNESS, FL 34450,

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
1200041	2015/9344	06-01-2015	TOWN OF DUNNELLON BEG AT SE COROF LOT 864, TH W 50 FT, TH N 100 FT, TH E 50FT, TH S 100 FT TO POB DESC IN OR BK 358 PG 524, DC IN OR BK 691 PG 1676 & LE IN OR BK 822 PG 538 OR BK 2423 PG 551 OR BK 2424 PG 132OR BK 2424 PG 134

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
CITRUS COUNTY
ATTN LAND SECTION
110 N APOPKA AVE
INVERNESS, FL 34450

10-19-2017
Application Date

Applicant's signature

Altkey: 1200041
THOMAS BETTY JEAN

Parcel ID: 18E16S350010 8645
1565 W LOCKPORT LN , DUNNELLO

Citrus County Property Appraiser, Les Cook C.F.A.

PC Code 0100 - SINGLE FAMILY
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Est. Parcel Sqft 5,000
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12/01/2005	\$100	2423/0555	01-CORRECTIVE/QC/TD/COT	I
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Total Under Roof	864
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Foundation	2 - CONCRETE BLOCK/STEM
HVAC	002 - WALL HEATERS
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	01 - ASPHALT ROLLED
Fuel	2 - GAS
Bedrooms/Full Baths/Half Baths	3/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	54,427
RCNLD	21,770

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING		864

Total Misc Value		
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RECORDING-FEE PAID
DEC 20 A 11:33

INST 91-320347
REC 4, 1991 10:10AM

IN THE CIRCUIT COUNTY
IN AND FOR PINELLAS
COUNTY, FLORIDA
CASE NO: 91-1732-18
DIVISION:

INST 91-341001
REC 17, 1991 01:10PM

GENERAL MOTORS ACCEPTANCE
CORPORATION, a corporation,
Plaintiff,

INST 99-009676
JAN 12, 1999 6:52PM

vs.
PEDRO LOUIS WILLIAMS
BETTY JEAN THOMAS
Defendants.

ST. PETERSBURG
JAN 3 5 11 91

PINELLAS COUNTY FLA
OFFICE IN ST. PETERSBURG

SUMMARY FINAL JUDGMENT

This cause came before the Court on Plaintiff's Motion for Summary Final Judgment and the Court finding that the Defendants, PEDRO LOUIS WILLIAMS, and BETTY JEAN THOMAS, are indebted to the Plaintiff GENERAL MOTORS ACCEPTANCE, CORPORATION, a corporation, for the sum of \$ 7756.53 together with \$ 775.00, as a reasonable fee for the Plaintiff's attorney pursuant to the Affidavit as to the Reasonable Attorney's Fee filed in this cause, and cost herein taxed at \$ 125.50; it is upon consideration thereof,
ORDERED AND ADJUDGED as follows:

PINELLAS COUNTY FLA.
OFF REC BK 10370 PG 359

1. That Plaintiff's Motion for Summary Final Judgment is granted.

2. That the Plaintiff GENERAL MOTORS ACCEPTANCE CORPORATION, a corporation, shall have and recover from the Defendantss, PEDRO LOUIS WILLIAMS, and BETTY JEAN THOMAS, the sum of \$ 7756.53 together with 775.00 attorney fees, and costs herein taxed at \$ 125.50 for all of which let execution issue. This judgment shall bear interest at the rate of twelve percent (12%) per year from date of entry until satisfied.

DONE AND ORDERED at ST. PETERSBURG, PINELLAS County, Florida, this 4th day of December, 1991

Grand J. H. Tate
JUDGE

STATE OF FLORIDA-PINELLAS COUNTY
I hereby certify that the foregoing is a true copy as the same appears among the files and records of this court.
This day of DEC 17 1991
KARLEEN F. DEBLAKER
Clerk of Circuit Court
By *Judith C. Belbin*
Deputy Clerk

Copies to:

RETURN TO
Howard A. Caplan, Esquire
BRAY AND SINGLETARY, P.A.
Attorneys for Plaintiff
P.O. Box 53197
Jacksonville, FL 32201
904-355-9921

PEDRO LOUIS WILLIAMS
434 QUAIL ROOST DR.
INVERNESS, FL., 32650

BETTY JEAN THOMAS
1601 37TH ST S
ST PETERSBURG, FL, 33711

KARLEEN F. DEBLAKER, CLERK
RECORD VERIFIED BY: *DB*

KARLEEN F. DEBLAKER, CLERK
RECORD VERIFIED BY: *DB*

1993 JA 25 P1112:25

BK 1285 PG 1072

N

BK 1285PG 1073

1999 JA 25 PH12: 25

AFFIDAVIT AS TO JUDGMENT LIENOR'S ADDRESS

STATE OF FLORIDA
COUNTY OF DUVAL

Before me, the undersigned authority, personally appeared ANGIE LYLES (hereinafter referred to as "Affiant"), who after being duly cautioned and sworn, states the following:

1. GENERAL MOTORS ACCEPTANCE is a judgment lienor as a result of the judgment, order or decree titled GNAC VS. PEDRO LOUIS WILLIAMS, CASE #91-1732-18, a JUDGMENT recorded simultaneously herewith.
2. Based upon Affiant's personal knowledge, the current address for the aforesaid judgment lienor is:

GENERAL MOTORS ACCEPTANCE
8375 DIX ELLIS TRAIL, SUITE 200
JACKSONVILLE, FL 32256

3. Affiant provides this Affidavit in accordance with section 55.10, Florida Statutes (1993) to create or extend a lien upon real estate as a result of the aforesaid judgment, order or decree. FURTHER AFFIANT SAYETH NAUGHT.


Affiant

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn to and subscribed before me this 5 day of January, 1999 by ANGIE LYLES, who is personally known to me.

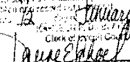


Renee Poole
Name:

Clerk of the Circuit Court

By: _____
Deputy Clerk

STATE OF FLORIDA-PINELLAS COUNTY


Deputy Clerk

PINELLAS COUNTY FLA
OFF REC BK 10370 PG 380

FILED & RECORDED
PINELLAS COUNTY FLORIDA
CLERK SHIRLEY GLENN
1052959

VERIFIED BY:

06

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ZIP Code™ by Address

You entered:

PO BOX 2512
DUNNELLON FL
32630

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](https://www.usfaqs.com/zip-code-lookup.htm?byaddress))

PO BOX 2512
DUNNELLON FL 34430-2512

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14221 LAKE CANDLEWOOD CT
MIAMI FL
33014

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14221 LAKE CANDLEWOOD CT
MIAMI LAKES FL **33014-3013**

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Feedback