

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	GENE KOLEN 3610 N BRAVO DR BEVERLY HILLS, FL 34465-4467	Property Owner	CHIU CHUN JONG & KENT CHIU 128 PEPPERTREE LN MONROVIA, CA 91016		
Property description	CRYSTAL MANOR UNIT 3 LOT 19 BLK 133 DESCR IN O R BK 605 PG 1251	Application date	Sep 19, 2019		
		Certificate #	2017 / 6442		
		Date certificate issued	06/01/2017		
		Account number	2005289		
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)	
# 2017/6442	06/03/2017	117.52	24.68	142.20	
→ Part 2: Total*				142.20	
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)
# 2019/6533	06/03/2019	120.98	6.25	6.05	133.28
# 2018/6471	06/03/2018	128.24	6.25	9.83	144.32
Part 3: Total*					277.60
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)				419.80	
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				75.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				67.03	
7. Total Paid (Lines 1-6)				811.83	
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.					
Darlene Simpson			Citrus County, Florida		
Signature, Tax Collector or Designee			Date <u>20th of March, 2020</u>		

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)	1,022.17
17. Redemption fee	6.25
18. Total amount to redeem	937.08
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border-top: 1px solid black; width: 40%;"></div> <div style="border-top: 1px solid black; width: 40%; text-align: center;">Date of sale</div> </div> <p style="text-align: center; font-size: small; margin-top: 5px;">Signature, Clerk of Court or Designee</p>	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

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

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

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

FULL LEGAL (if applicable)



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 2005289

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

GENE KOLEN
3610 N BRAVO DR
BEVERLY HILLS, FL 34465-4467

Owner on Current Tax Roll

CHIU CHUN JONG & KENT CHIU
128 PEPPERTREE LN
MONROVIA, CA 91016

Additional Parties, Per Search

CHUN JONG CHIU AND Owner
KENT CHIU
C/O SUSAN KO
4616 ROCKBLUFF DRIVE
R.H.E., CA 90274

Certified By:

Alicia Downing

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 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: 03/04/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 02/26/2020

CERTIFICATE # 2017-6442

ACCOUNT # 2005289

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: CRYSTAL MANOR UNIT 3 LOT 19 BLK 133 DESCR IN O R BK 605 PG 1251

PROPERTY ADDRESS: 11499 W ACACIA AVE, CRYSTAL RIVER

OWNER OF RECORD ON CURRENT TAX ROLL:

CHUN JONG CHIU & KENT CHIU

128 PEPPERTREE LN

MONROVIA, CA 91016 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CHUN JONG CHIU AND KENT CHIU

OR: 605, Page: 1251

C/O SUSAN KO

4616 ROCKBLUFF DRIVE

R.H.E., CA 90274 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

None found.

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 17E17S200230 01330 0190

CURRENT ASSESSED VALUE: \$5,920

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

None found.

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Suzette Servas

Title Examiner

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

PC Code 0 000 - VACANT
 Bldg Counts R es 0 / MH0 / Com m0
 Nbhd 3 542 - CRYSTAL MANO RUNIT 3 AREA
 Tax District 0 00X - WITHLACO O GEE RIVER BASIN
 Subdivision 0 00534 - CRYSTAL MANO RUNIT 3
 Short Legal C RYSTAL MANO RUNIT 3 LO T19 BLK 133 DESCR IN O R BK 605 PG 1251
 Est. Parcel Sqft 5 0,325
 Est. Parcel Acres 1 .16
 Map SC-TW-RG 1 8-17S-17E

Mailing Address

Name CHIU CHUN JO NG & KENT CHIU
 Mailing Address 1 28 PEPPERTREE LN
 M RO MA CA 91016

All Owners

Name	Owner Type
CHIU CHUN JO NG & KENT CHIU	O - Owner

Value History and Tax Amount

Year	Land Value	Improvement Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	H X Savings	Tax Amount	Tax Link
2019	\$ 5,920	\$ 0	\$ 5,920	\$ 5,920	\$ 0	\$ 5,920	\$ 0	\$ 91.34	Link
2018	\$ 5,390	\$ 0	\$ 5,390	\$ 5,390	\$ 0	\$ 5,390	\$ 0	\$ 84.06	Link

Special Assessment

Project # D	Description	Amount
0131 F	FIRE SERVICES ASSESSMENT \$	4.07

Sales

Sale Date S	Sale Price	Book/Page I	Instr Type V	/I
10/01/1982 \$	40,000	0605/1251	14-SALE / MORE THAN 1 PARCEL V	

Land & Agricultural

Line L	Land Use T	Type U	Units	Frontage D	Depth	Ag Flag C	Classified Value J	Just Value	Zoning
1 0	008-SFR NONWATERFRONT U	-UNIT 1	.00 1	65.0 3	05	\$		5,920	CLR

Total Misc Value

Legal Description

Legal Description
 CRYSTAL MANO RUNIT 3 LO T19 BLK 133 DESCR IN O R BK 605 PG 1251

5
180.00
185.00

Warranty Deed

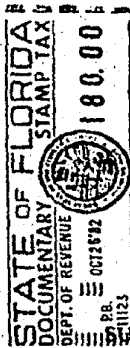
THIS INDENTURE, made this 19th day of October, 1982, between
FLORIDA GENERAL EQUITIES, INC.

a corporation existing under the laws of the State of Florida of the County of Dade State of

Florida, hereinafter called grantor, and CHUN JONG CHIU and KENT CHIU, his son,
as Joint Tenants With Rights of Survivorship*

hereinafter called grantee, whose post office address is c/o Susan KO
4616 Rockbluff Drive
R.H.E., California 90274

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:



Lots 15, 16, 17, 18 and 19, Block 133,
CRYSTAL MANOR UNIT NO. 3, according to
the plat thereof, as recorded in Plat Book 8,
Pages 136-152, Public Records of Citrus
County, Florida.

1 3 7 5 6 1
CITRUS COUNTY

SUBJECT ONLY TO THE FOLLOWING:

1. Conditions, restrictions, limitations and easements of record.
2. Taxes for 1982 and subsequent years.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT CONNOR, CLERK
82 OCT 26 PM 12 46
FILE NO. 332049
VERIFIED BY:

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

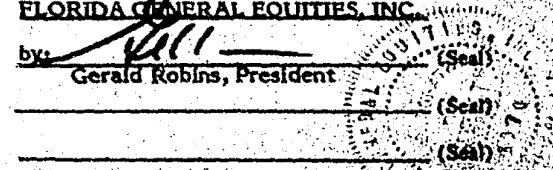
IN WITNESS WHEREOF, the grantor has executed this instrument on the day and year first above written.

Signed, sealed and delivered in our presence:

Terri E. Darnell
Quinn L. Lewis

FLORIDA GENERAL EQUITIES, INC.

by: *Gerald Robins*
Gerald Robins, President



STATE OF FLORIDA

*Designation at Request of Grantee

The foregoing instrument was acknowledged before me this 19th day of October, 1982
by GERALD ROBINS, as PRESIDENT of FLORIDA GENERAL EQUITIES, INC., Florida
corporation, on behalf of the corporation.

WITNESS my hand and official seal in the said state this 19th day of October, 1982

This instrument prepared by
Terri E. Darnell
Assistant Secretary
8101 Biscayne Boulevard
Miami, Florida 33138

Quinn L. Lewis
Notary Public, State of Florida
My commission expires: NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
MY COMMISSION EXPIRES APRIL 6, 1983
BONDED THRU GENERAL INS. UNDERWRITERS

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 917985

To: Tax Collector of CITRUS COUNTY , Florida

I,
GENE KOLEN
3610 N BRAVO DR
BEVERLY HILLS, FL 34465-4467,

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
2005289	2017/6442	06-01-2017	CRYSTAL MANOR UNIT 3 LOT 19 BLK 133 DESCR IN O R BK 605 PG 1251

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
GENE KOLEN
3610 N BRAVO DR
BEVERLY HILLS, FL 34465-4467

09-19-2019
Application Date

Applicant's signature

Altkey: 2005289
CHIU CHUN JONG & KENT CHIU

Parcel ID: 17E17S200230 01330 0190
11499 W ACACIA AVE , CRYSTAL RIVER

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

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 3542 - CRYSTAL MANOR UNIT 3 AREA
Tax District 000X - WITHLACOOCHEE RIVER BASIN
Subdivision 000534 - CRYSTAL MANOR UNIT 3
Short Legal CRYSTAL MANOR UNIT 3 LOT 19 BLK 133 DESCR IN O
R BK 605 PG 1251
Est. Parcel Sqft 50,325
Est. Parcel Acres 1.16
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Mailing Address 128 PEPPERTREE LN
MONROVIA CA 91016

All Owners

Name	Owner Type
CHIU CHUN JONG & KENT CHIU	O - Owner

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2018	\$5,390	\$0	\$5,390	\$5,390	\$0	\$5,390	\$0	\$84.06	Link

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
10/01/1982	\$40,000	0605/1251	14-SALE / MORE THAN 1 PARCEL	V

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1		U-UNIT	1.00	165.0	305				CLR

0008-SFR NON-
WATERFRONT

	Total Misc Value
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