

RECEIVED

By Tifani White at 10:05 am, 3/4/22

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19
Page 1 of 2**Part 1: Tax Deed Application Information**

Applicant	LESLEY MARAMBA CITY LIFE PROPERTY GROUP LLC 1001 FOXGLOVE DR LITTLE ELM, TX 75068	Property Owner	WILLIAMS CANDACE CECILIA 8508 CALADESI ISLANDS DR TEMPLE TERRACE, FL 33637
Property description	HICKORY HILL RETS UNIT 5 PB 3 PG 106 LOT 3 BLK 20 DESC IN OR BK 664 PG 1135, OR BK 912 PG 2181 & OR (Full legal attached.)	Application date	Oct 05, 2021
		Certificate #	2018 / 5097
		Date certificate issued	06/01/2018
		Account number	1742081

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/5097	06/01/2018	111.76	8.38	120.14
→ Part 2: Total*				120.14

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)
# 2021/4141	06/01/2021	76.19	6.25	5.71	88.15
# 2020/5117	06/01/2020	75.22	6.25	19.18	100.65
# 2019/5157	06/01/2019	59.92	6.25	26.07	92.24
# 2017/5106	06/01/2017	65.27	6.25	51.89	123.41
# 2016/6862	06/01/2016	61.25	6.25	58.89	126.39
Part 3: Total*					530.84

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)	650.98
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	250.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	80.70
7. Total Paid (Lines 1-6)	1,156.68

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.

Laurie Duplain
Signature, Tax Collector or Designee

Citrus County, Florida
Date 4th of March, 2022

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)	1,314.21
17. Redemption fee	6.25
18. Total amount to redeem	1,281.93
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <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="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)

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**339 SIXTH AVENUE, SUITE 1400
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E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 02/18/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 02/15/2022

CERTIFICATE # 2018-5097

ACCOUNT # 1742081

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: HICKORY HILL RETS UNIT 5 PB 3 PG 106 LOT 3 BLK 20 DESC IN OR BK 664 PG 1135, OR BK 912 PG 2181 & OR BK 925 PG 1444

PROPERTY ADDRESS: 9208 E GULF TO LAKE HWY, INVERNESS

OWNER OF RECORD ON CURRENT TAX ROLL:

CANDACE CECILIA WILLIAMS
8508 CALADESI ISLANDS DR
TEMPLE TERRACE, FL 33637

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CANDACE MARAMAN OR: 912, Page: 2181
4412 BASS ST
TAMPA, FL 33519 (Per Deed)

(Candace Cecilia Williams a/k/a Candace Cecilia Maraman a/k/a Candace Maraman)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

None found.

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 20E19S110050 00200 0030

CURRENT ASSESSED VALUE: \$2,263

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:

Divorce Judgment

OR: 925, Page: 1444

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.

James Bennett

Title Examiner

Altkey: 1742081
WILLIAMS CANDACE CECILIA

Parcel ID: 20E19S110050 00200 0030
9208 E GULF TO LAKE HWY , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 4720 - HICKORY HILLS AREA
Tax District 000X - WITHLACOOCHEE RIVER BASIN
Subdivision 000903 - HICKORY HILL RETREATS UNIT 5
Short Legal HICKORY HILL RETS UNIT 5 PB 3 PG 106 LOT 3 BLK 20 DESC INOR BK 664 PG 1135, OR BK 912 PG 2181 & OR BK 925 PG 1444
Est. Parcel Sqft 8,400
Est. Parcel Acres .19
Map SC-TW-RG 11-19S-20E

Mailing Address

Name WILLIAMS CANDACE CECILIA
Mailing Address 8508 CALADESI ISLANDS DR
TEMPLE TERRACE FL 33637

All Owners

Name	Owner Type
WILLIAMS CANDACE CECILIA	IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Estimate	Tax Link
2021	\$2,640	\$0	\$2,640	\$2,263	\$0	\$2,263	\$0	\$38.53	Link
2020	\$3,620	\$0	\$3,620	\$2,057	\$0	\$2,057	\$0	\$43.23	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
02/01/1992	\$100	0925/1444	03-SAME FAMILY/DEED FOL	V
09/01/1991	\$100	0912/2181	03-SAME FAMILY/DEED FOL	V
02/01/1985	\$12,000	0664/1135	14-SALE / MORE THAN 1 PARCEL	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	70.0	120			\$2,640	CLR

Total Misc Value

Legal Description

Legal Description

HICKORY HILL RETS UNIT 5 PB 3 PG 106 LOT 3 BLK 20 DESC IN
OR BK 664 PG 1135, OR BK 912 PG 2181 & OR BK 925 PG 1444

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.

1742081

70-50
60

This Indenture, Made this 23rd day of September
A. D. 1991, between
Claude Maraman

of the County of Hillsborough and State of Florida
part 2 of the first part and Candace Maraman

of the County of Hillsborough and State of Florida
part Y of the second part,

✓ 124412 BASS ST TAMPA FLA 33519

Witnesseth, That the said part Y of the first part, for and in consideration of the sum of Ten and no/100 ----- DOLLARS in hand paid by the said part Y of the second part, the receipt whereof is hereby acknowledged, he is remised, released and quit-claimed and by these presents do she remise, release and quit-claim unto the said part Y of the second part, and her heirs and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land to-wit:

Lots 2 and 3 in Block 20, of HICKORY HILLS RETREATS, UNIT FIVE, according to the map or plat thereof recorded in Plat Book 3, Pages 106, 107 and 108, Public Records of Citrus County, Florida.

STATE OF FLORIDA
DEPARTMENT OF REVENUE
TAMPA, FLORIDA 33602
RECEIVED
00.00

RC0912Pc2181

91 OCT 25 PM 12 34
REGISTERED
D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

692449

To Have and to Hold the Same, together with all and singular, the appurtenances therunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said part Y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part Y of the second part her heirs and assigns, forever.

In Witness Whereof, The said part Y of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Claude Maraman [Seal]
CLAUDE MARAMAN [Seal]
12704 HAVAS HAW DR [Seal]
74000409A 55A FLA [Seal]
33519

Shady Dalton
TRUCK DRIVER for
Jack Burger
Jack Burger

State of Florida

County of Hillsborough

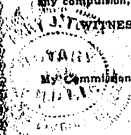
I Hereby Certify, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments Claude Marawan

to me well known to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

And I Further Certify, That the said

known to me to be the wife of the said on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said instrument for the purpose of removing, relinquishing and conveying in all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said instrument freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal this 23 day of SEPTEMBER A.D. 19 91



Notary Public, State of Florida

My Commission expires My Commission Expires Aug. 27, 1924

Larry J Todd Notary Public LARRY J TODD

BK0912762182

Franklin Printing Co., Tampa, Fla.

Quit Claim Deed

No. Fee \$ Return to

FROM

TO

Dated 19

Filed for Record in the office of the Clerk of the Circuit Court of the County of

State of Florida, on the day of 19

and Recorded in Book No. and the Record verified on page

Clerk of the Circuit Court

By D. C.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 919875

To: Tax Collector of _____ CITRUS COUNTY _____, Florida

I,
LESLEY MARAMBA
CITY LIFE PROPERTY GROUP LLC
1001 FOXGLOVE DR
LITTLE ELM, TX 75068,

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
1742081	2018/5097	06-01-2018	HICKORY HILL RETS UNIT 5 PB 3 PG 106 LOT 3 BLK 20 DESC IN OR BK 664 PG 1135. OR BK 912 PG 2181 & OR BK 925 PG 1444

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
LESLEY MARAMBA
CITY LIFE PROPERTY GROUP LLC
1001 FOXGLOVE DR
LITTLE ELM, TX 75068

10-05-2021
Application Date

Applicant's signature

Altkey: 1742081
WILLIAMS CANDACE CECILIA

Parcel ID: 20E19S110050 00200 0030
9208 E GULF TO LAKE HWY , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	4720 - HICKORY HILLS AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000903 - HICKORY HILL RETREATS UNIT 5
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Name	WILLIAMS CANDACE CECILIA
Mailing Address	8508 CALADESI ISLANDS DR TEMPLE TERRACE FL 33637

All Owners

Name	Owner Type
WILLIAMS CANDACE CECILIA	IN - Individual

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