

RECEIVED

By Tifani White at 1:30 pm, 6/5/25

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

RESEARCHED BY
SurplusDatabasePro.com13
19
f 2**Part 1: Tax Deed Application Information**

Applicant	OSAMAH HASAN ALL IN ONE REALTOR LLC 2600 NE 11TH CT. #4 FORT LAUDERDALE, FL 33304	Property Owner	FLORIO MARGARET MARY TERLE 285 S GRANT ST DENVER, CO 80209-1722
Property description	SUNSHINE GULF ESTS UNIT 1 PB 5 PG 81 LOT 8	Application date	Apr 01, 2025
		Certificate #	2023 / 4615
		Date certificate issued	06/01/2023
		Account number	1041660

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)
# 2023/4615	06/01/2023	110.15	26.92	137.07
→ Part 2: Total*				137.07

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)
# 2024/4257	06/01/2024	125.44	6.25	12.07	143.76
# 2022/5070	06/01/2022	93.64	6.25	18.44	118.33
# 2021/5574	06/01/2021	87.26	6.25	33.32	126.83
# 2020/6925	06/01/2020	87.38	6.25	77.33	170.96
Part 3: Total*					559.88

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)	696.95
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	84.44
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)	36.19
7. Total Paid (Lines 1-6)	1,242.58

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.

Hallie Sullivan

Signature, Tax Collector or Designee

Citrus County, Florida

Date 5th of June, 2025

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	129.00
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)	129.00
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)	1,371.58
17. Redemption fee	6.25
18. Total amount to redeem	1,377.83
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.

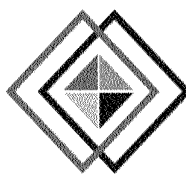
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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 #: 1041660

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

OSAMAH HASAN
ALL IN ONE REALTOR LLC
2600 NE 11TH CT.
#4
FORT LAUDERDALE, FL 33304

Owner on Current Tax Roll

FLORIO MARGARET MARY TERLE
285 S GRANT ST
DENVER, CO 80209-1722

Additional Parties, Per Search

MARGARET MARY TERLE FLORIO
65 CLARKSON- APT 401
DENVER, CO 80218

Title Holder

Certified By:

Hallie Sullivan

Tax Collector or Authorized Designee

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
1041660	17E17S220210 0080	8893 N VALENTINE TER CRYSTAL RIVER 34428
Legal Description		
SUNSHINE GULF ESTS UNIT 1 PB 5 PG 81 LOT 8		

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 4615	\$4,093	No	No	No

Owner of Record on Current Tax Roll	Billing Name & Address
MARGARET MARY TERLE FLORIO	

285 S GRANT ST
DENVER CO 80209-1722

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: 05/14/2025 Search covers 20 years through: 05/12/2025

Kim Pickett
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

MARGARET MARY TERLE FLORIO
65 CLARKSON- APT 401
DENVER CO 80218

Document

Warranty Deed
Bk:496 Pg:252

Examiner Comments**Related Documents (for Reference)**

None found.

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Warranty Deed
individ to individ

This Warranty Deed made the 30th day of March, A. D. 1979 by

Fred Terle and Margaret Terle, his wife
hereinafter called the grantor, to
Margaret Mary Terle Florio
whose postoffice address is 355 Clarkson Apt. 102, Denver, Colorado 80213
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 \$10.00 (Ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Lot 24, Sunshine Gulf Estates, Unit 1, according to the map or plot thereof recorded in Plat Book 5, Page 21, public records of Citrus County, Florida.

Zoned for any commercial use.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, 1977.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
[Signature]

[Signature]
Fred Terle
[Signature]
Margaret Terle

STATE OF New York

COUNTY OF Suffolk

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

Fred Terle and Margaret Terle, his wife

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 30th day of March, A. D. 1979.

JOHN C. TIMPA
Notary Public, State of New York
No. 52 - 4812212, Suffolk County
Term Expires, March 30, 1979

[Signature]
Notary Public
My commission expires: _____

This instrument prepared by: Fred Terle and Margaret Terle
Address 34 Peters Boulevard
Central Islip, New York 11722

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3560 - DEROSA, INC./SUNSHINE GULF ESTATES
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001829 - SUNSHINE GULF ESTATES UNIT 1
Short Legal	SUNSHINE GULF ESTS UNIT 1 PB 5 PG 81 LOT 8
Est. Parcel Sqft	30,367
Est. Parcel Acres	.70
Map SC-TW-RG	22-17S-17E

Recording Activity Notification (RAN) system WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	FLORIO MARGARET MARY TERLE
Mailing Address	285 S GRANT ST DENVER CO 80209 1722

All Owners

Name	Owner Type
FLORIO MARGARET MARY TERLE	IN - Individual

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
2024	\$7,310	\$0	\$7,310	\$4,093	\$0	\$4,093	\$0	\$81.98	Link
2023	\$7,250	\$0	\$7,250	\$3,721	\$0	\$3,721	\$0	\$79.00	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	000X	WITHLACOOCHEE RIVER BASIN	\$7,310	14.8306	\$112.48

Buyer Beware!

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

Special Assessments

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/30/1978	\$2,900	0496/0252	03-SAME FAMILY/DEED FOL	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	100.0	299			\$7,310	RUR

Total Misc Value

Legal Description

Legal Description

SUNSHINE GULF ESTS UNIT 1 PB 5 PG 81 LOT 8

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.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 922592

To: Tax Collector of CITRUS COUNTY, Florida

I,
OSAMAH HASAN
ALL IN ONE REALTOR LLC
2600 NE 11TH CT.
#4
FORT LAUDERDALE, FL 33304,

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
1041660	2023/4615	06-01-2023
Legal Description		
SUNSHINE GULF ESTS UNIT 1 PB 5 PG 81 LOT 8		

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
OSAMAH HASAN
ALL IN ONE REALTOR LLC
2600 NE 11TH CT.
#4
FORT LAUDERDALE, FL 33304

04-01-2025
Application Date

Applicant's signature

Altkey: 1041660
 FLORIO MARGARET MARY TERLE

Parcel ID: 17E17S220210 0080
 8893 N VALENTINE TER , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 3560 - DEROSA, INC./SUNSHINE GULF ESTATES
 Tax District 000X - WITHLACOOCHEE RIVER BASIN
 Subdivision 001829 - SUNSHINE GULF ESTATES UNIT 1
 Short Legal SUNSHINE GULF ESTS UNIT 1 PB 5 PG 81 LOT 8
 Est. Parcel Sqft 30,367
 Est. Parcel Acres .70
 Map SC-TW-RG 22-17S-17E

Recording Activity Notification (RAN) system WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name FLORIO MARGARET MARY TERLE
 Mailing Address 285 S GRANT ST
 DENVER CO 80209 1722

All Owners

Name	Owner Type
FLORIO MARGARET MARY TERLE	IN - Individual

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
2024	\$7,310	\$0	\$7,310	\$4,093	\$0	\$4,093	\$0	\$81.98	Link
2023	\$7,250	\$0	\$7,250	\$3,721	\$0	\$3,721	\$0	\$79.00	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	000X	WITHLACOOCHEE RIVER BASIN	\$7,310	14.8306	\$112.48

Buyer Beware!

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

Special Assessments

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/30/1978	\$2,900	0496/0252	03-SAME FAMILY/DEED FOL	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	100.0	299				RUR

Total Misc Value
