

00

296516



***SUNSTATE TITLE, LLC***

***4441 N.E. 137<sup>th</sup> Street***

***Anthony, FL 32617***

***Terrys.sunstatetitle@gmail.com***

**TAX COLLECTOR CERTIFICATION**

**GEORGE ALBRIGHT, MARION COUNTY TAX COLLECTOR  
OCALA, FLORIDA**

APPLICATION DATE: JUNE 24, 2022

PARCEL NO. 2307-110-079

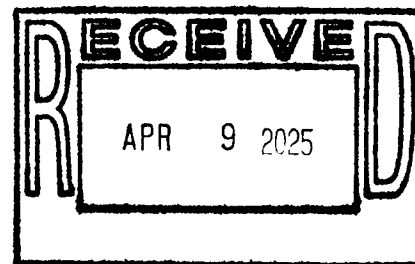
TAX COLLECTOR'S SEARCH NO. 2021-1651

(As reflected on Tax Certificate)

TO: Clerk of the Circuit Court, Marion County, Florida

ISSUED in connection with Application for Tax Deed pursuant to Chapter 197.502(4) Florida Statutes; below are the names and addresses of the persons the Clerk is required to notify pursuant to Florida Statutes Chapter 197.522, prior to the sale of the property as per Florida Department of Revenue Rule 12D-13.060. I, George Albright, Tax Collector of Marion County, Florida, certify the following: That **JOCALBRO INC PROFIT SHARING PLAN TRUST, HOLDER OF TAX CERTIFICATE NO. 2016-11561, ISSUED ON THE 1<sup>ST</sup> DAY OF JUNE, 2016,** and which encumbers the property located in Marion County, as legally described in the attached Tax Certificate, has filed same in my office and made written application for tax deed and the Tax Collector's Certificate Search has been paid. I further certify the following terms A through H are based on the Tax collector's Search:

Assessed Owner per Current Tax Roll:  
WINDER VI LLC  
18305 BISCAYNE BLVD STE 400  
AVENTURA FL 33160-2172



Search #2021-1651  
Parcel # 2307-110-079

A) Any apparent titleholder of record if the address of the owner appears on the record of conveyance of the lands to the (  X   Check here if the apparent title holder of record is the same as the person to whom the property was assessed on the tax roll for the year in which the property was last assessed): 5296/145

B) Any lienholder of record who has recorded a lien against the property described in the tax certificate if an address appears on the recorded lien: NONE

C) Any mortgage of record if an address appears on the recorded mortgage: NONE

D) Any vendee of a recorded contract for deed if an address appears on the recorded contract or, if the contract is not recorded, any vendee who has applied to receive notice pursuant to s.197.344(1)(c): NONE

E) Any other lienholder who has applied to the tax collector to receive notice if an address is supplied to the collector by such lienholder: NONE

F) Any person to whom the property was assessed on the tax roll for the year in which the property was last assessed: NONE

G) Any lienholder of record who has recorded a lien against a mobile home located on the property described in the tax certificate if an address appears on the recorded lien and if the lien is recorded with the clerk of the circuit court in the County where the mobile home is located: NONE

H) Any legal titleholder of the record of property that is contiguous to the property described in the tax certificate, if the property described is submerged land or common elements of a subdivision and if the address of the titleholder of contiguous property appears on the record of conveyance of the property of the legal titleholder: NONE

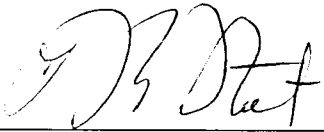
#### TITLE COMPANY'S LIMITATIONS OF TAX COLLECTOR'S SEARCH

In conducting this search and preparing this report Sunstate Title, LLC has not undertaken to determine or report the identity of possible legal titleholders of record, mortgagees, or contract vendees whose addresses do not appear in the instrument giving rise to their rights. Sunstate Title, LLC has not undertaken to determine or report the identity of potential lienholders when both (1) the lienholder's address does not appear on the recorded lien and (2) the property is not described in the recorded lien. In addition, Sunstate Title, LLC has not attempted to discover and report any other outstanding interests or encumbrances in or on the property such as restrictive covenants, easements or potential judgment liens arising from judgments against persons or entities who may have an interest in the property but who are not identified in paragraphs (A) or (H) above.

Search #2021-1651  
Parcel # 2307-110-079

The search of Sunstate Title, LLC and this report were prepared solely to permit the Tax Collector of Marion County and/or his designee to prepare the Certificate required to be delivered by the Tax Collector of Marion County to the Clerk of the Circuit Court of Marion County under Section 197.502, Florida Statutes. This Certificate is based upon a search limited to the Official Records Book as defined in Sections 28.001(1) and 28.222, Florida Statutes, through 6TH day of MARCH, 2025. The foregoing Search accurately reflects matters recorded and indexed in the Official Records Books of Marion County, Florida, affecting title to the property described therein. Liability of Sunstate Title, LLC for any incorrect information contained in this search is limited to the Tax Collector of Marion County, Florida. This Search 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.

Dated this 7 day of March, 2025.

A handwritten signature in cursive script, appearing to read 'Terry E. Stewart', written over a horizontal line.

By: Terry E. Stewart / Examiner

Search #2021-1651  
Parcel # 2307-110-079

**CERTIFICATION OF TAX DEED APPLICATION**  
SECTIONS 197.502 AND 197.542, FLORIDA STATUTES

2021 001651

June 24, 2022

MC-513  
Eff:07/19

2016 00011561 00

1st day of June 2016

Marion County

T1550

**Applicant Name:**  
JOCALBRO INC, PROFIT SHARING  
JOCALBRO INC, PSPT  
PO BOX 2407  
BELLEVUE FL 34421-2407

**Number:** 000860

**Property Number:**  
**Property Description:**

R2307-110-079  
SEC 09 TWP 15 RGE 21 PLAT BOOK G  
PAGE 042 OCALA RIDGE UNIT 7 BLK  
J-1 LOTS 79.80.81

Certificate Number	Date of Sale	Face Amount of Certificate	Interest	Total
2016 00011561 00	06/01/2016	\$119.09	\$5.95	\$125.04
2017 00011514 00	06/01/2017	\$108.64	\$5.43	\$114.07
2018 00011111 00	06/01/2018	\$113.27	\$5.66	\$118.93
2019 00011254 00	06/01/2019	\$105.44	\$5.27	\$110.71
2020 00011806 00	06/01/2020	\$102.17	\$5.11	\$107.28
2021 00010411 00	06/01/2021	\$91.09	\$4.55	\$95.64
2022 00010597 00	06/01/2022	\$75.42	\$3.77	\$79.19

**Part 2 Total**

**\$750.86**

Certificate Number	Date of Sale	Face Amount of Certificate	Tax Collector's Fees	Interest	Total

**Part 3 Total**

1. Cost of all Certificates in Applicant's Possession and Other Certificates Redeemed By Applicant . . . (Total of Parts 2 & 3) . . . . .	\$750.86
2. Total of Delinquent Taxes Paid by Tax Deed Applicant . . . . .	
3. Total of Current Taxes Paid by Tax Deed Applicant . . . . .	
4. Property Information Report Fee . . . . .	\$250.00
5. Tax Deed Application Fee . . . . .	\$75.00
6. Additional Interest at 1.5% per month . . . . .	\$548.69
7. . . . . Total (Lines 1 - 6) . . . . .	\$1,624.55

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 report statement is attached.

George Albright

\* Done this the 2nd day of April 2025

By

8. Processing Tax Deed Fee . . . . .	
9. Certified or Registered Mail Charge . . . . .	
10. Advertising Charge (See s.197.542, F.S.) . . . . .	\$60.00
11. Recording Fee for Certificate of Notice . . . . .	
12. Sheriff's Fee . . . . .	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S. . . . .	
14. . . . . Total Paid (Lines 8 - 13) . . . . .	\$1,684.55
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c) . . . . .	
16. Statutory (Opening) Bid; Total of Lines (7, 14 and 15) . . . . .	
17. Redemption Fee . . . . .	\$6.25
18. Total Amount to Redeem . . . . .	\$1,690.80

By \_\_\_\_\_ Date of Sale; \_\_\_\_\_

**Marion County Tax Collector Office****Homestead Notification for Tax Deed Application**

Page: 1

Date: 04/02/2025

**Certificate Holder Initiating Tax Deed Application:**

JOCALBRO INC, PROFIT SHARING

JOCALBRO INC, PSPT

PO BOX 2407

BELLEVIEW FL 34421-2407

**Holder Number:** 860

Home Telephone: 3522459023

Business Telephone: 3522459023

Social Security or Federal I.D. No.: \*\*\*\*\*

**Collector Information:**

Name and address where correspondence should be sent:

George Albright

503 SE 25TH AVENUE

Ocala FL 34471

Tax Department Telephone number: 3523688200

**Property Information:**

Property Number: R2307-110-079

Certificate Number: 2016 00011561 00

**Homestead Exemption IS NOT Claimed****on this parcel per the most recent county tax roll.****Current Owner Information:**

WINDER VI LLC

18305 BISCAYNE BLVD STE 400

AVENTURA FL 33160-2172

**Legal Description of Certificate Applied on:**

SEC 09 TWP 15 RGE 21 PLAT BOOK

G PAGE 042 OCALA RIDGE UNIT 7 B

LK J-1 LOTS 79.80.81

# Office of Tax Collector

Office of  
George Albright  
Tax Collector



Division of  
LEGAL DEPARTMENT  
PH: 352.368.8274  
FAX: 352.368.8286  
P.O. Box 970  
Ocala, Florida 34478-0970  
www.mariontax.com

Marion County  
Florida

Search #2021-1651  
Parcel # 2307-110-079

TO: Gregory C. Harrell, Clerk of the Court of Marion County, Florida

FROM: George Albright, Tax Collector of Marion County, Florida

RE: Identity of Parties entitled to notice pursuant to Section 197.502, Florida Statutes,  
for **Tax Certificate No. 2016-0011561, Search No. 2021-0001651, Parcel No. 2307-110-079**

DATE: 3-7-2025

\*\*\*\*\*

After a careful review of documents supplied by Sunstate Title LLC, through March 6, 2025, updated by me through March 7, 2025, it is my opinion that the below listed parties would be entitled to notice pursuant to Section 197.502, Florida Statutes:

**APPLICANT:** JOCALBRO INC PROFIT SHARING PLAN TRUST  
PO BOX 2407  
BELLEVIEW FL 34421-2407

**ASSESSED OWNER:** WINDER VI LLC  
18305 BISCAYNE BLVD STE 400  
AVENTURA FL 33160-2172

*Winder VI, LLC  
P.O. Box 100736  
Atlanta, GA 30384-0736*

Search #2021-1651  
Parcel # 2307-110-079

**APPARENT TITLE OWNER** (If different than Assessed Owner): N/A

**LIEN HOLDER:** NONE

**MORTGAGE HOLDER:** NONE

**VENDEE OF CONTRACT FOR DEED:** NONE

**MOBILE HOME LIEN:** N/A

**CONTIGUOUS OWNER FOR SUBMERGED LANDS:** N/A

**CONTIGUOUS OWNER FOR COMMON ELEMENTS OF SUBDIVISION:** N/A

**OTHER:**

A handwritten signature in black ink, appearing to read 'Terry E. Stewart', is written over a horizontal line.

Terry E. Stewart

**CAUTION:**



**GREGORY C. HARRELL**  
CLERK OF COURT AND COMPTROLLER – MARION COUNTY, FLORIDA

CLERK OF COURT  
RECORDER OF OFFICIAL RECORDS  
CLERK AND ACCOUNTANT OF THE BOARD OF COUNTY COMMISSIONERS  
CUSTODIAN OF COUNTY FUNDS AND COUNTY AUDITOR

POST OFFICE BOX 1030  
OCALA, FLORIDA 34478-1030  
TELEPHONE (352) 671-5604  
[WWW.MARIONCOUNTYCLERK.ORG](http://WWW.MARIONCOUNTYCLERK.ORG)

**Certificate/Year:** 11561-2016

**Parcel #** 2307-110-079

The following list describes the documents that were provided to this office by the Tax Collectors office with this Certification package. The documents below with Book and Pages are recorded in the Official Records of Marion County. Other documents provided, might not be recorded here in Marion County and therefore, are listed below with a description for better understanding.

<u>Doc type</u>	<u>Book #</u>	<u>Page #</u>
D	234	306
PRO	2673	151
PRO	2678	1397
D	4249	1968
D	4349	1520
D	5296	145