



# 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. 2308-026-069

TAX COLLECTOR'S SEARCH NO. 2021-1658 (As reflected on Tax Certificate)

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

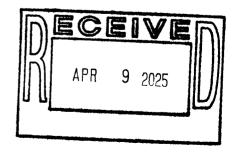
ISSUED in connection with Application for Tax Deed pursuant to Chapter 197.502(4) Florida Statutes; below are the names and addresses of the persons the Clerk is required to notify pursuant to Florida Statutes Chapter 197.522, prior to the sale of the property as per Florida Department of Revenue Rule 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. 2016-11579, 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: PEPERA MAURICE J PO BOX 143 FREE SOIL MI 49411-0143

Search #2021-1658 Parcel # 2308-026-069



- A) Any apparent titleholder of record if the address of the owner appears on the record of conveyance of the lands to the ( $\underline{X}$  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): 4084/103
- 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 #2021-1658 Parcel # 2308-026-069

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 ofMARCH, 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 10 day of Mach, 2025.

By: Terry E. Stewart / Examiner

Search #2021-1658 Parcel # 2308-026-069

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

Number: 000860

Spile Was Shirt 2021 001658

June 24, 2022

MC-513 Eff:07/19

2016 00011579 00 1st day of June 2016

**Marion County** 

TI550

Applicant Name:
JOCALBRO INC, PROFIT SHARING
JOCALBRO INC, PSPT

PO BOX 2407

**BELLEVIEW FL 34421-2407** 

**Property Number: Property Description:**  R2308-026-069

SEC 09 TWP 15 RGE 21 PLAT BOOK G PAGE 043 OCALA RIDGE UNIT 8 BLK

Z LOTS 69.70.71

	2004 L			िक अंक हैं है आ के स्विनी व स्वीक		
Certifi	icate Numbe	r	Date of Sale	Face Amount of Certificate	interest	Total
2016 2017	00011579 00011535	00 00	06/01/2016 06/01/2017	\$119.09 \$108.64	\$5.95 \$5.43	\$125.04 \$114.07
E						

Part 2 Total

\$239.11

Certificate Number	Date of Sale	Face Amount of Certificate	Tax Collector's Fees	Interest	Total
2018 00011138 00 2019 00011272 00 2020 00011826 00 2021 00010438 00 2022 00010618 00	06/01/2018 06/01/2019 06/01/2020 06/01/2021 06/01/2022	\$108.60 \$100.61 \$96.88 \$85.70 \$75.42	\$6.25 \$6.25 \$6.25 \$6.25 \$6.25	\$11.40 \$10.56 \$10.17 \$9.00 \$3.77	\$126.25 \$117.42 \$113.30 \$100.95 \$85.44

Part 3 Total

\$543.36

	1966 July 1966
1. Cost of all Certificates in Applicant's Possession and Other Certificates Redeemed By Applicant(Total of Parts 2 & 3)	\$782.47
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 <sup>-</sup>
6. Additional Interest at 1.5% per month	\$564.81
7	\$1,672.28
Logitify the above information is true and the tay contification interest preparty information countries and the tay contification interest preparty information countries.	

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

Ву

as will

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9. Certified or Registered Mail Cha	rge	<i>[</i>		
10. Advertising Charge (See s.197.	542, F.S.)			\$60.00
11. Recording Fee for Certificate of	Notice			-
	• • • • • • • • • • • • • • • • • • • •			-
	ourt Pursuant to Section 197.542, F.S.			
14			Total Paid (Lines 8 - 13)	\$1,732.28
15. Plus one-half of the assessed va	lue of homestead property, if applicabl	e under s. 197.502(6)(c)		-
	f Lines (7, 14 and 15)			-
				\$6.25
				\$1,738.53
Ву	Date of Sale	); <u> </u>		,

**Marion County Tax Collector Office** TI535 Page: Date: 04/02/2025 **Homestead Notification for Tax Deed Application** 860 **Certificate Holder Initiating Tax Deed Application: Holder Number:** JOCALBRO INC, PROFIT SHARING Home Telephone: 3522459023 JOCALBRO INC. PSPT Business Telephone: 3522459023 PO BOX 2407 Social Security or Federal I.D. No.: **BELLEVIEW FL 34421-2407 Property Information: Collector Information:** Name and address where correspondence should be sent: **Property Number:** R2308-026-069 George Albright Certificate Number: 2016 00011579 00 503 SE 25TH AVENUE Ocala FL 34471 **Homestead Exemption IS NOT Claimed** on this parcel per the most recent county tax roll. Tax Department Telephone number: 3523688200

#### **Current Owner Information:**

PEPERA MAURICE J PO BOX 143 FREE SOIL MI 49411-0143

## **Legal Description of Certificate Applied on:**

SEC 09 TWP 15 RGE 21 PLAT BOOK G PAGE 043 OCALA RIDGE UNIT 8 B LK Z LOTS 69.70.71

# Office of Tax Collector

Office of George Albright Tax Collector



Division of LEGAL DEPARTMENT PH: 352\_368.8274 FAX: 352,368.8286 cala, Fiorida 34478-0970 w.mariontax.com

# Marion County Florida

Search #2021-1658 Parcel # 2308-026-069

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. 2016-0011579, Search No. 2021-0001658, Parcel No.

2308-026-069

DATE:

3-10-2025

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 pursuant Section

entitled

to notice to

197.502,

Florida Statutes:

APPLICANT:

JOCALBRO INC PROFIT SHARING PLAN TRUST

PO BOX 2407

**BELLEVIEW FL 34421-2407** 

ASSESSED OWNER:

PEPERA MAURICE J

**PO BOX 143** 

FREE SOIL MI 49411-0143

PEPERA MAURICE J PO BOX 879016 WASILLA AK 99687

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:
Terry E. Stewart
CAUTION:

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

Certificate/Year: 11579-2016 Parcel # 2308-026-069

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.

Doc type	Book #	Page #	
D	248	306	
D	4084	103	