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SUNSTATE TITLE, LLC

4441 N.E. 137th Street

Anthony, FL 32617

Terrys.sunstatetitle@gmail.com



TAX COLLECTOR CERTIFICATION

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

APPLICATION DATE: July 21, 2022

PARCEL NO. 4760-027-003

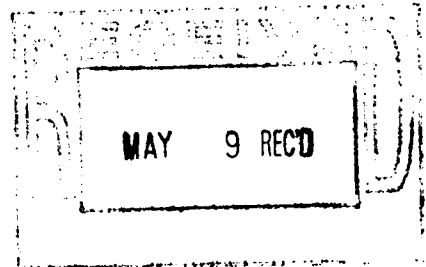
TAX COLLECTOR'S SEARCH NO. 2021-1799

(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 **TLGFY, LLC, CAPITAL ONE, N.A. AS COLLATE, HOLDER OF TAX CERTIFICATE NO. 2020-21151, ISSUED ON THE 1ST DAY OF JUNE, 2020,** 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:
HENRY CODY
14231 SE 59TH AVE
SUMMERFIELD FL 34491-7791



Search #2021-1799
Parcel # 4760-027-003

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): 6677/366

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: 7657/101, 7143/1270, 7143/1305, 6675/1269

C) Any mortgage of record if an address appears on the recorded mortgage: 6677/367

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

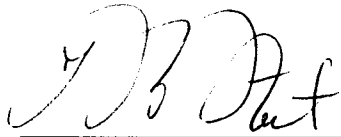
TITLE COMPANY'S LIMITATIONS OF TAX COLLECTOR'S SEARCH

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 #2021-1799
Parcel # 4760-027-003

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 4TH day of April, 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 April, 2025.

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

By: Terry E. Stewart / Examiner

Search #2021-1799
Parcel # 4760-027-003

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

2021 001799

July 21, 2022

MC-513
Eff:07/19

2020 00021151 00

1st day of June 2020

Marion County

TI550

Applicant Name:
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATE
C/O CAPITAL ONE, N.A., AS COLL
PO BOX 669139
DALLAS TX 75266-9139

Number: 030972

Property Number:
Property Description:

R4760-027-003
SEC 18 TWP 17 RGE 23 PLAT BOOK G
PAGE 031 BELLEVIEW HILLS ESTATE
S BLK 27 LOT 3

Certificate Number	Date of Sale	Face Amount of Certificate	Interest	Total
2020 00021151 00	06/01/2020	\$1,081.19	\$54.06	\$1,135.25

Part 2 Total \$1,135.25

Certificate Number	Date of Sale	Face Amount of Certificate	Tax Collector's Fees	Interest	Total
2021 00018366 00	06/01/2021	\$1,094.94	\$6.25	\$54.75	\$1,155.94
2022 00018755 00	06/01/2022	\$1,264.99	\$6.25	\$63.25	\$1,334.49

Part 3 Total \$2,490.43

1. Cost of all Certificates in Applicant's Possession and Other Certificates Redeemed By Applicant . . . (Total of Parts 2 & 3)	\$3,625.68
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	\$1,955.59
7. Total (Lines 1 - 6)	\$5,906.27

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 30th 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)	\$5,966.27
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	\$5,972.52

By

Date of Sale;

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

Page: 1

Date: 04/30/2025

Certificate Holder Initiating Tax Deed Application:

TLGFY, LLC

CAPITAL ONE, N.A., AS COLLATE

C/O CAPITAL ONE, N.A., AS COLLATER

PO BOX 669139

DALLAS TX 75266-9139

Holder Number: 30972

Home Telephone: 8582003412

Business Telephone: 8582003412

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: R4760-027-003

Certificate Number: 2020 00021151 00

Homestead Exemption IS NOT Claimed
on this parcel per the most recent county tax roll.

Current Owner Information:

HENRY CODY
14231 SE 59TH AVE
SUMMERFIELD FL 34491-7791

Legal Description of Certificate Applied on:

SEC 18 TWP 17 RGE 23 PLAT BOOK
G PAGE 031 BELLEVIEW HILLS ESTA
TES BLK 27 LOT 3

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 #2021-1799
Parcel # 4760-027-003

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. 2020-00021151, Search No. 2021-1799, Parcel No. 4760-027-003**

DATE: 4-7-2025

After a careful review of documents supplied by Sunstate Title LLC, through April 4, 2025, updated by me through April 7, 2025, it is my opinion that the below listed parties would be entitled to notice pursuant to Section 197.502, Florida Statutes:

APPLICANT: TLGFY, LLC
CAPITAL ONE N.A. AS COLLATE
C/O CAPITAL ONE N.A. AS COLLATER
PO BOX 669139
DALLAS TX 75266-9139

ASSESSED OWNER: HENRY CODY
14231 SE 59TH AVE
SUMMERFIELD FL 34491-7791

Search #2021-1799
Parcel # 4760-027-003

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

LIEN HOLDER: FLORIDA GOVERNMENTAL UTILITY AUTHORITY
280 WEKIVA SPRINGS RD STE 2070
LONGWOOD FL 32779

TESIA K DUBY
13639 NE 165TH LANE
FT MCCOY FL 32134

FLORIDA DEPARTMENT OF REVENUE
DOR CHILD SUPPORT ENFORCEMENT
5431 E SILVER SPRINGS BLVD STE 2
SILVER SPRINGS FL 34488

TESIA K DUBY
C/O CLERK OF COURT
DOMESTIC SUPPORT DIVISION
110 NW 1ST AVE
OCALA FL 34475

STATE OF FLORIDA
C/O MARION COUNTY BOARD OF COUNTY COMMISSIONERS
COUNTY ATTORNEY
601 SE 25TH AVE
OCALA FL 34471

MARION COUNTY CLERK OF COURT
CRIMINAL DIVISION
110 NW 1ST AVE
OCALA FL 34475

MORTGAGE HOLDER: HERMAN TEBBEN
8176 SE 177TH WINTERHUR LOOP
THE VILLAGES FL 32162

HERMAN TEBBEN
7532 SE 171ST HORSESHOE LANE
THE VILLAGES FL 32162-5324

Search #2021-1799
Parcel # 4760-027-003

VENDEE OF CONTRACT FOR DEED: NONE

MOBILE HOME LIEN: N/A

CONTIGUOUS OWNER FOR SUBMERGED LANDS: N/A

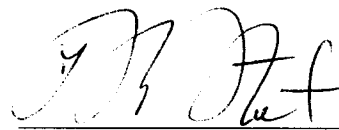
CONTIGUOUS OWNER FOR COMMON ELEMENTS OF SUBDIVISION: N/A

OTHER: HOME TURNERS LLC
1576 BELLA CRUX DR #430
THE VILLAGES FL 32159-8969

SUSAN P FARRELL
1576 BELLA CRUZ DR #430
THE VILLAGES FL 32159

HOME TURNERS LLC
111 CATAWBA TRAIL
CRAWFORDVILLE FL 32327 UN

ZACHARIAH D TURNER
111 CATAWBA TRAIL
CRAWFORDVILLE FL 32327

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

Certificate/Year: 21151-2020

Parcel # 4760-027-003

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	1745	940
D	2588	111
D	2707	1559
D	2707	1561
D	3692	1687
D	5122	1651
DD	6231	1346
D	6370	986
LN	6675	1269
D	6677	365
D	6677	366
AGR	6677	367
ORD	7143	1305
JUD	7657	101
JUD	7143	1270