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## **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: July 21, 2022

PARCEL NO. 5075-055-001

TAX COLLECTOR'S SEARCH NO. 2021-1806

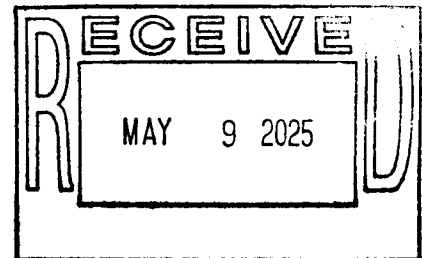
(As reflected on Tax Certificate)

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. 2020-22283, ISSUED ON THE 1<sup>ST</sup> 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:  
ROBINSON ROSE MARIE  
21150 SE 152ND PL  
UMATILLA FL 32784-8570

Search #2021-1806  
Parcel # 5075-055-001



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): 1646/511

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: 5395/653, 5315/102, 5317/497, 7061/1267, 7061/1269, 7061/1270, 7061/1271, 7061/1272, 7062/141, 7062/143, 7191/963, 7248/1319

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

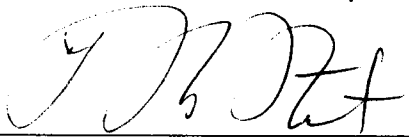
#### TITLE COMPANY'S LIMITATIONS OF TAX COLLECTOR'S SEARCH

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 #2021-1806  
Parcel # 5075-055-001

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 8 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 #2021-1806  
Parcel # 5075-055-001

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

2021 001806

July 21, 2022

MC-513  
Eff:07/19

<b>2020 00022283 00</b>	1st day of June 2020	Marion County	T1550
<b>Applicant Name:</b> TLGFY, LLC CAPITAL ONE, N.A., AS COLLATE C/O CAPITAL ONE, N.A., AS COLL PO BOX 669139 DALLAS TX 75266-9139		<b>Property Number:</b> R5075-055-001 <b>Property Description:</b> SEC 22 TWP 17 RGE 25 PLAT BOOK U NR PAGE 149 FOREST LAKE CAMPSITE S BLK 55 LOTS 1.2.3.4.5.6 & COM NW COR OF S 1/2 OF NW 1/4 OF SEC 22 TWP 17 RGE 25 N 88-13-34 E A LG N BDY OF S 1/2 OF NW 1/4 730. <i>continues →</i>	

Certificate Number	Date of Sale	Face Amount of Certificate	Interest	Total
2020 00022283 00	06/01/2020	\$423.41	\$21.17	\$444.58

**Part 2 Total \$444.58**

Certificate Number	Date of Sale	Face Amount of Certificate	Tax Collector's Fees	Interest	Total
2021 00019378 00	06/01/2021	\$434.85	\$6.25	\$21.74	\$462.84
2022 00019810 00	06/01/2022	\$441.68	\$6.25	\$22.08	\$470.01

**Part 3 Total \$932.85**

1. Cost of all Certificates in Applicant's Possession and Other Certificates Redeemed By Applicant. . . (Total of Parts 2 & 3) . . . . .	\$1,377.43
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 . . . . .	\$842.70
7. . . . . Total (Lines 1 - 6) . . . . .	\$2,545.13

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) . . . . .	\$2,605.13
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 . . . . .	\$2,611.38

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:** R5075-055-001  
**Certificate Number:** 2020 00022283 00

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

### Current Owner Information:

ROBINSON ROSE MARIE  
 21150 SE 152ND PL  
 UMATILLA FL 32784-8570

### Legal Description of Certificate Applied on:

SEC 22 TWP 17 RGE 25 PLAT BOOK  
 UNR PAGE 149 FOREST LAKE CAMPSI  
 TES BLK 55 LOTS 1.2.3.4.5.6 & C  
 OM NW COR OF S 1/2 OF NW 1/4 OF  
 SEC 22 TWP 17 RGE 25 N 88-13-34  
 E ALG N BDY OF S 1/2 OF NW 1/4  
 730.69 FT FOR POB SAID PT BEING  
 ON W LINE OF LOT 1 BLK 55 FORES  
 T LAKE CAMPSITES CONT N 88-13-3  
 4 3 ALG N LINE 352.60 FT TO PT  
 ON E LINE OF LOT 6 BLK 55 S ALG  
 Legal Continued on Page 2

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

Page: 2

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: R5075-055-001

Certificate Number: 2020 00022283 00

**Homestead Exemption IS NOT Claimed****on this parcel per the most recent county tax roll.****Continued Legal Description:**

E LINE OF LOT 6 AND TH SLY ESTE  
NSION THERE OF 43.68 FT TO A PT  
ON AN OLD FENCE LINE THENCE S 8  
9-05-07 W ALG FENCE LINE 352.54  
FT N 38.27 FT TO POB

# 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 #2021-1806  
Parcel # 5075-055-001

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. 2020-00022283, Search No. 2021-1806, Parcel No. 5075-055-001**

DATE: 4-8-2025

\*\*\*\*\*

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:** ROSE MARIE ROBINSON  
21150 SE 152ND PL  
UMATILLA FL 32784-8570

Search #2021-1806  
Parcel # 5075-055-001

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

**LIEN HOLDER:** DOVE INVESTMENT CORP  
601 NORTH CONGRESS AVENUE STE 424  
DELRAY BEACH FL 33445

STEVEN R BRATEN, ESQ  
SHAFRITZ AND BRATEN P.A.  
25 SEABREEZE AVE STE 400  
DELRAY BEACH FL 33483

SHAFRITZ AND ASSOCIATES P.A.  
601 NORTH CONGRESS AVE STE 424  
DELRAY BEACH FL 33445

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

MARION COUNTY CODE ENFORCEMENT  
2710 E SILVER SPRINGS BLVD  
OCALA FL 34470

**MORTGAGE HOLDER:** NONE

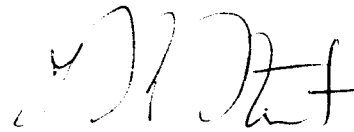
**VENDEE OF CONTRACT FOR DEED:** NONE

**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:**





**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:** 22283-2020

**Parcel #** 5075-055-001

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	1338	1322
D	1460	1164
DC	1576	480
D	1646	511
DC	3255	1466
JUD	4980	439
ASG	5315	102
ASG	5317	497
JUD	7061	1267
JUD	7061	1269
JUD	7061	1270
JUD	7061	1271
JUD	7061	1272
JUD	7062	141
JUD	7062	143
AFF	7172	1737
ORDR	7191	963
ORDR	7248	1319