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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 13, 2022

PARCEL NO. 9042-1620-02

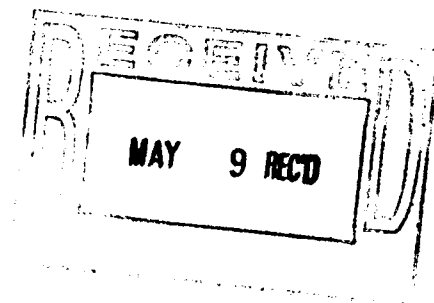
TAX COLLECTOR'S SEARCH NO. 2021-1732

(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 **KEYSTONE HOME INTEGRATION, INC., HOLDER OF TAX CERTIFICATE NO. 2016-32202**, ISSUED ON **THE 1ST 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:
LYMAROVA TETYANA
73 THOLLEN ST
STATEN ISLAND NY 10306-3839



Search #2021-1732
Parcel # 9042-1620-02

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): 4251/777

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: 4251/778

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

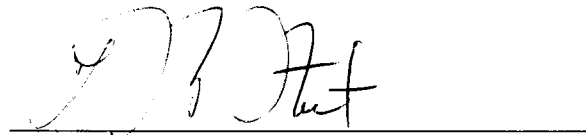
TITLE COMPANY'S LIMITATIONS OF TAX COLLECTOR'S SEARCH

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 #2021-1732
Parcel # 9042-1620-02

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 27th 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 28 day of March, 2025.

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

By: Terry E. Stewart / Examiner

Search #2021-1732
Parcel # 9042-1620-02

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

2021 001732

July 13, 2022

MC-513
Eff:07/19

2016 00032202 00

1st day of June 2016

Marion County

TI550

Applicant Name: Number: 032537
KEYSTONE HOME INTEGRATION, INC
C/O CHARLES TURNER
1636 N CEDAR CREST BLVD # 134
ALLENTOWN PA 18104-0587

Property Number: R9042-1620-02
Property Description: SEC 04 TWP 17 RGE 24
PLAT BOOK J PAGE 394 SILVER
SPRINGS SHORES UNIT 42 BLK 1620
LOT 2

Certificate Number	Date of Sale	Face Amount of Certificate	Interest	Total
2016 00032202 00	06/01/2016	\$178.53	\$8.93	\$187.46
2017 00031603 00	06/01/2017	\$172.11	\$8.61	\$180.72
2018 00027020 00	06/01/2018	\$155.89	\$7.79	\$163.68
2019 00026738 00	06/01/2019	\$137.69	\$6.88	\$144.57
2020 00028232 00	06/01/2020	\$128.15	\$6.41	\$134.56

Part 2 Total

\$810.99

Certificate Number	Date of Sale	Face Amount of Certificate	Tax Collector's Fees	Interest	Total
2021 00024379 00	06/01/2021	\$94.33	\$6.25	\$19.81	\$120.39
2022 00024749 00	06/01/2022	\$108.62	\$6.25	\$5.43	\$120.30

Part 3 Total

\$240.69

1. Cost of all Certificates in Applicant's Possession and Other Certificates Redeemed By Applicant.	\$1,051.68
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	\$681.46
7. Total (Lines 1 - 6)	\$2,058.14

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)	\$2,118.14
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	\$2,124.39

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:

KEYSTONE HOME INTEGRATION, INC

C/O CHARLES TURNER

1636 N CEDAR CREST BLVD # 134

ALLENTOWN PA 18104-0587

Holder Number: 32537

Home Telephone: 4842732218

Business Telephone: 4842820775

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: R9042-1620-02

Certificate Number: 2016 00032202 00

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

LYMAROVA TETYANA

73 THOLLEN ST

STATEN ISLAND NY 10306-3839

Legal Description of Certificate Applied on:

SEC 04 TWP 17 RGE 24 PLAT BOOK

J PAGE 394 SILVER SPRINGS SHORE

S UNIT 42 BLK 1620 LOT 2

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 #2021-1732
Parcel # 9042-1620-02

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. 2016-00032202, Search No. 2021-1732, Parcel No. 9042-1620-02**

DATE: 3-28-2025

After a careful review of documents supplied by Sunstate Title LLC, through March 27, 2025, updated by me through March 28, 2025, it is my opinion that the below listed parties would be entitled to notice pursuant to Section 197.502, Florida Statutes:

APPLICANT: KEYSTONE HOME INTEGRATION INC
C/O CHARLES TURNER
1636 N CEDAR CREST BLVD #134
ALLENTOWN PA 18104-0587

ASSESSED OWNER: LYMAROVA TETYANA
73 THOLLEN ST
STATEN ISLAND NY 10306-3839

*Ly. Lymarova Tetyana
23 Bay Terracc, Apt 13-A
Staten Island, NY 10306*

Search #2021-1732
Parcel # 9042-1620-02

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

LIEN HOLDER: NONE

MORTGAGE HOLDER: WORLD O WORLD CORPORATION
1531 SE PORT ST LUCIE BLVD
PORT ST LUCIE FL 34952

WORLD O WORLD CORPORATION
1720 HARRISON STREET
HOLLYWOOD FL 33020

WORLD O WORLD CORPORATION
C/O ELYA KIEVSKY
2901 NE 164 STREET
NORTH MIAMI BEACH FL 33160

WORLD O WORLD CORPORATION
PO BOX 9214
PORT ST LUCIE FL 34985

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

B.
OTHER: Attorney, Anias Mariano
Ref. Case # 2011-47515
2747 Coney Island Avenue
Brooklyn, NY 11235

Terry E. Stewart

Terry E. Stewart

CAUTION:

B. Trustee, McCord Richard J
Ref. Case # 2011-47515
90 Marick Avenue
East Meadow, NY 11554



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: 32202-2016

Parcel # 9042-1620-02

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	1610	1491
D	3721	1219
JUD	4195	285
D	4251	777
D	4251	778