

ACCU-SEARCH TITLE EXAMINATION INC.  
P.O. BOX 10295  
TAMPA, FLORIDA 33679

**AS24-1162**

**Order Date:** 12/04/24

**Application No.** #241386

**Cert.#** 5989.0000

**Date filed:** 11/26/24

**Records through:** 03/09/25

**Use Code:** 9900

**PROPERTY I.D. NO:** 252605-000000-011060

**LEGAL DESCRIPTION**

**S 100 FT OF N 410 FT OF SEC LYING E OF SR 33 & S 100 FT OF N 510 FT OF SEC LYING E OF SR 33 BEING LOTS D-56 & D-57 OF UNRE SUNRISE ACRES**

**TO:** Clerk the Circuit Court, Polk County, Florida

**APPLICANT:**

MHF RETIREMENT TRUST  
61 S. BALDWIN AVE. #1162  
Sierra Madre, CA 91025  
United States

Dear Sir: Application is made to this office for Tax Deed on the above property. I certify that the legal description and following information is correct as required under Chapter 197 Florida Statute.

**Apparent title holder and address on record:**

OR 2273 PAGE 2047

HECTOR SANTOS APOSTE  
BOX 3  
CAGUAS, PR 00727

**Address of record on current tax roll:**

HECTOR SANTOS APONTE  
HC 7 BOX 35881  
CAGUAS, PR 00727-9341

**Situs Address:**

COMMONWEALTH AVE N.  
POLK CITY, FL 33868

**Vendee of recorded contract for deed:**

NONE

**Lien holder and address of record:**

NONE

**Department of State Records through:**

3/09/25

Special assessments: NONE

Location:  
\_\_\_\_\_ See attached map \_\_\_\_\_ No access

MOBILE HOME: NO

Application for homestead exemption: NO Taxable Value: \$3,387.00

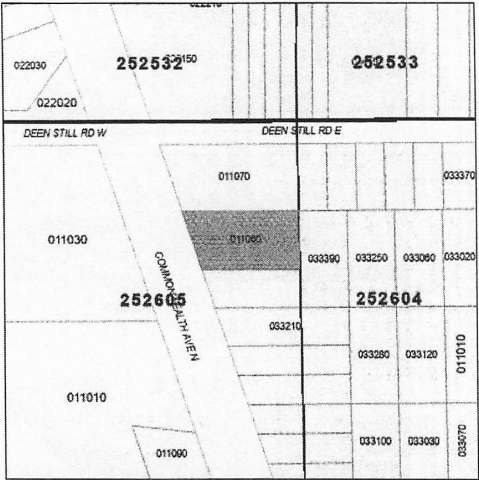
Bid #	Year	Number	Cert. Holder
7826138	2018	18-5989.0000*	MHF RETIREMENT TRUST
7826138	2019	19-5827.0000	MHF RETIREMENT TRUST
8385441	2020	20-6348.0000	BRANLY FRANCOIS BRAHLY FRANCOIS
7826138	2021	21-5299.0000	MHF RETIREMENT TRUST
8381784	2022	22-5204	LEONARDO RODRIGUEZ
8390339	2023	23-4570.0000	MATHIEU BAKER DIRT HUNTER LLC
9010891	2024	24-4511.0000	GERRY S. YOUNG

This is to Certify that this "PROPERTY INFORMATION REPORT" shows the apparent record owner and all liens, as required by Chapter 197 Florida Statutes. It applies to the property described in said Tax Collector's Certification, and is based upon a search of the Public Records on file in the Office of the Clerk of the Circuit Court in and for POLK COUNTY, FLORIDA

In Witness Whereof, Gary S Jerome has caused this certificate to be signed hereto by An authorized agent.

By: \_\_\_\_\_Gary S Jerome\_\_\_\_\_ Signed 03/13/2025  
Accu-Search Title Examination Inc.





DISCLAIMER: All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."

Parcel Info

Parcel ID:	25260500000011060
Owner1:	APONTE HECTOR SANTOS
Physical Street Address:	0 COMMONWEALTH AVE N
Postal City and Zip:	POLK CITY, FL 33868
Municipality / Tax Dist:	90000 (UNINCORP/SWFWMD)
Legal Desc:	S 100 FT OF N 410 FT OF SEC LYING E OF SR 33 & S 100 FT OF N 510 FT OF SEC LYING E OF SR 33 BEING LOTS D-56 & D-57 OF UNRE SUNRISE ACRES
Property (DOR) Use Code:	9900 (Unplatted up to 10 acres)
Acreage:	1.6971

Sales Information

Date of Sale	Type Inst	Sales Price
07/01/1984	WARRANTY DEED	\$100
02/01/1984	WARRANTY DEED	\$11,400
01/01/1983	WARRANTY DEED	\$9,000

All above information is current (as of 12/03/2024). All below information is 2024 Final.

Value Summary

Value Name	Price
Building Value	\$0
Extra Feature Value	\$0
Land Value (Market)	\$3,387
Just Market Value	\$3,387
Assessed Value	\$3,387
Exempt Value	\$0
Taxable Value	\$3,387