

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

AS2025-250091
Order Date: 2025-04-02
Application No. #250091

Cert.# 1690.0000
Date filed: 2025-04-01
Records through: 04/01/2025
Use Code: 0002



PROPERTY I.D. NO: 232814-079500-004122

LEGAL DESCRIPTION

ROANOKE HILLS SUB PB 13 PG 37 S14/15 T28 R23 BLK D LOT 12 W 65 FT

TO: Clerk the Circuit Court, Polk County, Florida

APPLICANT:

TAX LIEN FUND LP
P.O. BOX 132
San Francisco, CA 94104
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 1896 PAGE 1063

SAMUEL S. HAYNES
P.O. BOX 2811
LAKELAND, FL 33803

Address of record on current tax roll:

SAMUEL S. HAYNES
573 HABERSHAM AVE.
ROCKY POINT, NC 28457-3308

Situs Address:

911 WANETA AVE.
LAKELAND, FL 33815

Vendee of recorded contract for deed:

NONE

Lien holder and address of record:

OR 11184 PAGE 1558

POLK COUNTY
KIMBERLEY SILER, DEMOLITION TECHNICIAN OR TANYA L. TUCKER, CODE
ENFORCEMENT SUPPORT & DEMOLITION MANAGER
CODE ENFORCEMENT DIVISION, PUBIC SAFETY GROUP
P.O. BOX 9005, DRAWER CS03
BARTOW, FL 33831-9005

OR 11504 PAGE 663

POLK COUNTY
AUTUMN FENTON, DIRECTOR
POLK COUNTY CODE ENFORCEMENT DIVISION
DRAWER CS03, P.O. BOX 9005
BARTOW, FL 33831-9005
United States

Department of State Records through:

04/01/2025

Special assessments: NONE

Location:
_____ See attached map _____ No access

MOBILE HOME: NO

Application for homestead exemption: NO Taxable Value: \$8,652.00

Bid #	Year	Number	Cert. Holder
0000148	2019	19-1737.0000	AMERICAN ASETS INC.
8385823	2020	20-1690.0000*	TAX LIEN FUND LP
8386016	2021	21-1376.0000	LINDA A. HEIDER KENNETH W. HEIDER
8387057	2022	22-1427.0000	MARIAH TAYLOR
8389713	2023	23-1263.0000	CAMBREN PROPERTIES, LLC
8390750	2024	24-1331.0000	ADVIXIO OPPORTUNITY FUND III

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 04/07/2025
Accu-Search Title Examination Inc.

Housing and Neighborhood Development
Box Office - R

POLK COUNTY
BOARD OF COUNTY COMMISSIONERS

INST # 2020065197
BK 11184 Pgs 1558-1559 PG(s)2
RECORDED 03/23/2020 10:47:31 AM
STACY H. BUTTERFIELD, CLERK OF COURT
POLK COUNTY
RECORDING FEES \$18.50
RECORDED BY Jesscast

POLK COUNTY, a political subdivision
of the State of Florida,

Petitioner,

vs.

Samuel S Haynes,
if alive and if deceased,
his/her estate, heirs, devisees, assigns,
or successors in interest, and
all other interested parties to the
below described property

Respondent(s)/

COMPLAINT NO. CMA-2019-211
NT DEM

NOTICE OF DEMOLITION

TO: Samuel S Haynes, if alive and if deceased his/her estate, heirs, devisees, assigns, or
successors in interest, and all other interested parties to the, below described property

Last known addresses:
911 Waneta Avenue
Lakeland, Florida 33815

P O BOX 2811
Lakeland, Florida 33803

Mortgage Holder(s):
N/A

Last known address:

Reference the structure(s) being situated on a parcel described as: *The West 65 feet
of Lot 12, Block "D", Roanoke Hills, according to the plat thereof recorded in Plat Book 13, Page 37, Public
Records of Polk County, Florida. (14-28-23-079500-004122)*

First Publication Date: March 25, 2020

TAKE NOTICE: that pursuant to Polk County Ordinance 11-007, the Polk
County Building Official has determined that the structure(s) referenced above
qualifies as dilapidated as defined in the Ordinance.

Required corrective action: The structure(s) must be demolished and the debris must be removed
to an authorized landfill or the structure(s) must be substantially repaired by 04/25/2020.

**If the dilapidated structure(s) is not demolished or substantially repaired by the date set forth
above, the structure(s) shall be demolished by Polk County.**

Should you fail to demolish or substantially repair the dilapidated structure(s) by date set forth
above, please be advised that you may wish to remove all personal property and site improvements
from the subject property.

SHHN DEMOIAAA DEMOLITION PICTURES AND FILE 2019/CMA-2019-211/NOTICING/NOT (CMA-2019-211) DOCINONONON

Assessment of Costs: The costs for the demolition, the removal of debris and/or any costs incurred by Polk County after the property owner failed to demolish or repair the structure to comply to the Florida Building Code by the date set forth above, shall be assessed against the property upon which the structure is situated. If not satisfied within two (2) years, the Board of County Commissioners may authorize the lien to be foreclosed.

Note: If Polk County, or a vendor under contract from Polk County, demolishes the structure(s), the demolition will include the removal of all signs of human habitation. This includes debris, trash (excluding hazardous materials), tires, building materials, septic tanks, all structures, primary structure, sheds, garages, doghouses, etc., slabs, footers, driveways (up to the road), and all fences (except those which divide the property from an adjoining property). The property will be brought to a raked-site basis. If there are any questions as to what the demolition will include, it is the owners responsibility to contact the Demolition Department for clarification. **Please take notice** that if the property contains a pool or septic tank these structures will be crushed and filled in as part of the demolition.

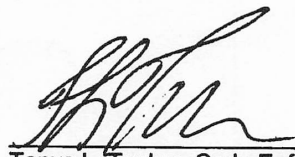
In order to repair or demolish any structures, you must first obtain a building or demolition permit from the Building Department. **Please take notice if you pull a demolition or building permit, you are still required to complete the demolition or repairs by the date set forth herein.** Your time to demolish or repair is not extended by the six (6) month period under the Florida Building Code or stated in the permit to complete the permitted work. **You must call the Demolition Office when the structure has been substantially repaired or demolished.**

Request for Extension: Upon request, the time to demolish or repair the structure may be extended for good cause. In order to receive an extension of time, you must send a request in writing stating the basis of the request addressed to *Attention: Code Enforcement Support and Demolition Manager, Polk County Code Enforcement Division, P.O. Box 9005, Drawer CS03, Bartow, Florida 33831-9005*. If the request for extension is not granted within five (5) days of receipt by the Demolition Manager it shall be deemed denied.

Appeal: You have the right to appeal the determination of the Building Official to the Polk County Code Enforcement Special Magistrate by filing a written request for hearing within ten (10) days of the Notice of Demolition being published. The written request must be sent to *Attention: Code Enforcement Support and Demolition Manager, Polk County Code Enforcement Division, P.O. Box 9005, Drawer CS03, Bartow, Florida 33831-9005*, accompanied by a certified check or money order in the amount \$25 (twenty-five dollars) for the appeal fee. Failure to appeal or to appear before the Special Magistrate shall be deemed a waiver of the owner's rights to appeal this administrative action.

Any questions regarding this Notice of Demolition may be directed to the following:

Kimberley Siler, Demolition Technician or
Tanya L. Tucker, Code Enforcement Support & Demolition Manager
Code Enforcement Division, Public Safety Group
P. O. Box 9005, Drawer CS03
Bartow, Florida 33831-9005
(863) 534-6054



Tanya L. Tucker, Code Enforcement Support & Demolition Manager

3/23/2020
Date

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INSTR # 2020275821
BK 11504 Pgs 663-664 PG(s)2
RECORDED 12/21/2020 11:11:47 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES \$18.50
RECORDED BY TONYRATL

POLK COUNTY BOARD OF COUNTY COMMISSIONERS

CLAIM OF LIEN FOR DEMOLITION COSTS

Complaint No.: CMA-2019-211
DEM LN

Housing and Neighborhood Development
Box Office - R

Property Owner(s):
Samuel S Haynes

Last known address:
911 Waneta Avenue, Lakeland, Florida 33815
P O BOX 2811, Lakeland, Florida 33803

his/her heirs, devisees, assigns, or successors in interest, and all other interested parties to the below described property

Mortgage Holder(s):
N/A

Last known address:

Pursuant to Polk County Ordinance 11-007, Polk County, Florida, a political subdivision of the State of Florida, hereby places a lien on the property described herein for the costs incurred by Polk County after the property owner(s) failed to demolish or repair the structure within the time allowed under the Ordinance after the Polk County Building Official determined the structure(s) located on said property qualified as dilapidated.

Legal Description of Property: following described lot, piece or parcel of land, situate, lying and being in the County of Polk, State of Florida, to-wit:

The West 65 feet of Lot 12, Block "D", Roanoke Hills, according to the plat thereof recorded in Plat Book 13, Page 37, Public Records of Polk County, Florida. (14-28-23-079500-004122)

After the owner(s) failed to substantially repair or demolish the structure(s) and remove the debris, Polk County was authorized to and did incur the following cost:

Costs incurred by Polk County:

- | | |
|---|--------------------|
| ■ Costs for demolition and removal of debris:
(Includes costs of O&E, asbestos survey, noticing,
staff processing case, demolition and removal of debris) | <u>\$ 6,469.16</u> |
| □ Other costs incurred by Polk County: | \$ _____ |
| ■ Total Costs Incurred by Polk County: | <u>\$ 6,469.16</u> |

CMA-2019-211

Pursuant Polk County Ordinance 11-007 the total costs incurred by Polk County is hereby assessed against the owner(s) of the property and creates a lien against the property described herein. If not satisfied within two (2) years, the Board of County Commissioners may authorize the lien to be foreclosed. I certify that the foregoing is being recorded pursuant to the requirements of Polk County Ordinance 11-007 and a true and correct copy of the foregoing was sent via certified U.S. mail to the property owner(s) at the last known address and on the date stated herein.

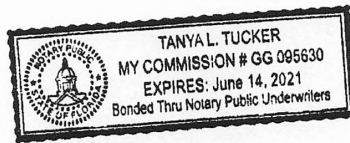
DONE AND ORDERED this 14th day of December 2020, at Bartow, Polk County, Florida.

By Autumn Fenton
Autumn Fenton, Director
Polk County Code Enforcement Division
Drawer CS03, P.O. Box 9005
Bartow, Florida 33831-9005

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 14th day of December 2020, by Autumn Fenton, who is personally known to me and who did not take an oath.

By Tanya L. Tucker
Notary Public TANYA L. TUCKER
State of Florida
My Commission Expires: June 14, 2021



NOTE: For payment information contact, Tanya L. Tucker, Code Enforcement Support & Demolition Manager, Polk County Code Enforcement Division, Public Safety Group, P.O. Box 9005, Drawer CS03, Bartow, Florida 33831-9005, (863) 534-6054.

CMA-2019-211

10,700.00

POLK 154951

POLK OFF. REC. 1896 PAGE 1063

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:

ROBERT T. MILLER/bk

of the Law Office of

MILLER & SWEAT

P.O. Box 3746

LAKELAND, FLORIDA 33802

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 15th day of August 1979, Between

WILLIAM F. McGLOTHEN, the unmarried widower of MABEL McGLOTHEN

of the County of HARDY, State of Kentucky, grantor*, and

SAMUEL S. HAYNES

whose post office address is P. O. Box 2811, Lakeland 33803

of the County of Polk, State of Florida, grantee*

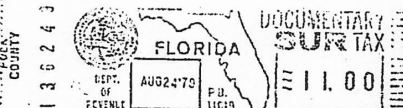
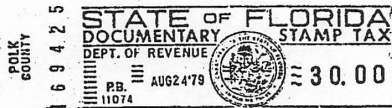
Witnesseth, That said grantor, for and in consideration of the sum of
-----TEN and 00/100-----

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

30 00
11 00

The West 65 feet of Lot 12, Block "D", ROANOKE HILLS SUBDIVISION, according to plat thereof recorded in Plat Book 13, page 37, public records of Polk County, Florida.

Subject to easements, restrictions and reservations of record, if any.



and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof,

Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Vernon M. Riley
Oliver Alley

William F. McGlothen (Seal)
WILLIAM F. McGLOTHEN

(Seal)

(Seal)

(Seal)

STATE OF KENTUCKY

COUNTY OF HARDY

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

WILLIAM F. McGLOTHEN, the unmarried widower of MABEL McGLOTHEN

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of August 1979.

My commission expires: Oct 9 1980

Robert O. Cooper
Notary Public HARDY Co KY

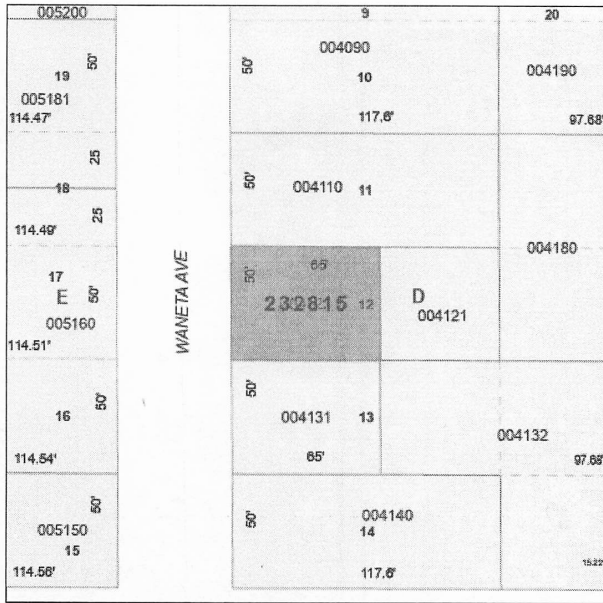
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POLK 154951

FILED, RECORDED AND
RECORD VERIFIED
E.D. 'Bud' DIXON, Clk. Cir. Ct.
POLK COUNTY, FLA.
BY KH D.G.

4203

79 AUG 24 AM 10:18



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:	232814079500004122
Owner1:	HAYNES SAMUEL S
Physical Street Address:	911 WANETA AVE
Postal City and Zip:	LAKELAND, FL 33815
Municipality / Tax Dist:	91000 (UNINCORP/SWFWMD/LKLD MASS)
Legal Desc:	ROANOKE HILLS SUB PB 13 PG 37 S14/15 T28 R23 BLK D LOT 12 W 65 FT
Property (DOR) Use Code:	0002 (Vac. MH - Platted)
Acreage:	0.0746

Sales Information

Date of Sale	Type Inst	Sales Price
08/01/1979	WARRANTY DEED	\$10,000
10/01/1976	WARRANTY DEED	\$8,000
09/01/1972	WARRANTY DEED	\$2,800

All above information is current (as of 04/02/2025). All below information is 2024 Final.

Value Summary

Value Name	Price
Building Value	\$0
Extra Feature Value	\$0
Land Value (Market)	\$10,074
Just Market Value	\$10,074
Assessed Value	\$7,865
Exempt Value	\$0
Taxable Value	\$8,652