



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FLAVORED NEUTRINOS LLC	Application date	Nov 29, 2024
Owner name and address	Richard O Burke 3010 NW 23rd ST Fort Lauderdale, FL 33311-2808	Certificate #	2022 / 1126
		Date certificate issued	06/01/2022
Property description	PLAT 3-SUNLAND GARDENS BLK 37 LOT 17 (0.18 AC) (OR 4089-2477)	Deed application #	2024-0299
Situs address	0 AVENUE L Saint Lucie County	Account number	2405-701-0016-000/6

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2022/1126	05/20/2022	195.03	30.47	225.50
→ Part 2: Total*				225.50

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/1303	05/17/2024	290.15	6.25	14.51	310.91
# 2023/1187	05/19/2023	240.03	6.25	12.00	258.28
Part 3: Total*					569.19

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	794.69
2. Delinquent taxes paid by the applicant ()	0.00
3. Current taxes paid by the applicant (2024)	224.66
4. Property information report fee	300.00
5. Tax deed application fee	235.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 3)	116.58
7. Total Paid (Lines 1-6)	1,670.93

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 statement is attached.

Sign here: Cindy Crowe, CFCA, Tax Deed & Bankruptcy
Specialist

St. Lucie County, Florida

Date certified 04/30/2025

Signature, Tax Collector or Designee

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 3

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	225.13
9. Certified or registered mail charge	21.44
10. Advertising Charge (see s.197.542, F.S)	265.00
11. Recording fee for certificate of notice	19.50
12. Sheriff's fees	82.00
13. Interest (see Clerk of Court Instructions, page 3)	130.04
14. Total Paid (Lines 8-13)	743.11
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	0.00
17. Statutory opening bid (total of Lines 7, 14, 15 (if applicable) and 16 (if applicable))	2,414.04
18. Redemption fee	6.25
19. Total amount to redeem	2,420.29
Date of sale <u>08/18/2025</u>	

Legal information for 2405-701-0016-000/6, 2021

Property description (continued from Page 1):

PLAT 3-SUNLAND GARDENS BLK 37 LOT 17 (0.18 AC) (OR 4089-2477)

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-19, if applicable.

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	FLAVORED NEUTRINOS LLC	Application date	Nov 29, 2024		
Owner name and address	Richard O Burke 3010 NW 23rd ST Fort Lauderdale, FL 33311-2808	Certificate #	2022 / 1126		
		Date certificate issued	06/01/2022		
Property description	PLAT 3-SUNLAND GARDENS BLK 37 LOT 17 (0.18 AC) (OR 4089-2477)	Deed application #	2024-0299		
Situs address	0 AVENUE L Saint Lucie County	Account number	2405-701-0016-000/6		
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2022/1126	05/20/2022	195.03	30.47	225.50	
Part 2: Total*				225.50	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
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# 2023/1187	05/19/2023	240.03	6.25	12.00	258.28
Part 3: Total*					569.19
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				794.69	
2. Delinquent taxes paid by the applicant ()				0.00	
3. Current taxes paid by the applicant (2024)				224.66	
4. Property information report fee				300.00	
5. Tax deed application fee				235.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 3)				116.58	
7. Total Paid (Lines 1-6)				1,670.93	
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 statement is attached.					
Sign here: Cindy Crowe, CFCA, Tax Deed & Bankruptcy Specialist			St. Lucie County, Florida		
_____ Signature, Tax Collector or Designee			Date certified <u>04/30/2025</u>		

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 3

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	225.13
9. Certified or registered mail charge	0.00
10. Advertising Charge (see s.197.542, F.S)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 3)	0.00
14. Total Paid (Lines 8-13)	225.13
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	0.00
17. Statutory opening bid (total of Lines 7, 14, 15 (if applicable) and 16 (if applicable))	1,896.06
18. Redemption fee	6.25
19. Total amount to redeem	1,902.31
Date of sale	

Legal information for 2405-701-0016-000/6, 2021

Property description (continued from Page 1):

PLAT 3-SUNLAND GARDENS BLK 37 LOT 17 (0.18 AC) (OR 4089-2477)

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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Total. Add the amounts in Columns 3, 4 and 5

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Line 1, enter the total of Part 2 plus the total of Part 3 above.

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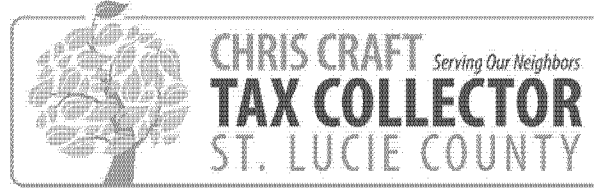
The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

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Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-19, if applicable.



TAX DEED APPLICATION COVER LETTER

Account #: 2405-701-0016-000/6

Tax Deed #: 2024-0299

Situs Address: 0 AVENUE L

Legal Description: PLAT 3-SUNLAND GARDENS BLK 37 LOT 17 (0.18 AC)
(OR 4089-2477)

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C.:

Tax Deed Applicant

FLAVORED NEUTRINOS LLC
PO BOX 1529
NEW SMYRNA BEACH, FL 32170

Owner on Current Tax Roll

Richard O Burke
3010 NW 23rd ST
Fort Lauderdale, FL 33311-2808

Billing Address on Current Tax Roll

N/A

Additional Parties, Per Search

RICHARD O BURKE
C/O 3010 NW 23RD ST
FORT LAUDERDALE, FL 33311

Title Holder

Certified By:

Chris Craft, St. Lucie Tax Collector

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number:
2024-0299

To: Tax Collector of ST. LUCIE COUNTY, Florida

I,
FLAVORED NEUTRINOS LLC
PO BOX 1529
NEW SMYRNA BEACH, FL 32170,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
2405-701-0016-000/6	2022/1126	06-01-2022	PLAT 3-SUNLAND GARDENS BLK 37 LOT 17 (0.18 AC) (OR 4089-2477)

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

Applicant's signature

11-29-2024
Application Date

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for St Lucie County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
2405-701-0016-000-6	18842	0 AVENUE L SAINT LUCIE COUNTY

Legal Description

PLAT 3-SUNLAND GARDENS BLK 37 LOT 17 (0.18 AC) (OR 4089-2477)

Other Parcel Info

Certificate #	Homestead	Mobile Home	Bankruptcy	Post Situs
2022 - 1126	No	No	No	No

Owner of Record on Current Tax Roll

Richard O Burke

Billing Name & Address

3010 NW 23rd ST
Fort Lauderdale FL 33311-2808

UPDATE REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 07/29/2025

Search covers previous searchthrough: 07/23/2025

Sue Servas
Title Examiner

Note: Parties and documents from previous search are not included in this update.

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)Notice of Application for Tax Deed
Bk:5307 Pg:2099**MORTGAGE HOLDER****Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

LIEN HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser



Michelle R. Miller
Clerk & Comptroller
St. Lucie County, Florida

Tax Deed/Official Records
201 S Indian River Drive, 4th Floor
Fort Pierce, Florida 34950
(772) 462-6926

MAILING ADDRESS: 201 S Indian River Drive, 4th Floor, Fort Pierce, FL 34950

FLAVORED NEUTRINOS LLC
PO BOX 1529
NEW SMYRNA BEACH, FL 32170

NOTICE OF APPLICATION FOR TAX DEED

Tax Deed File No.: 24-299

NOTICE IS HEREBY GIVEN, that FLAVORED NEUTRINOS LLC the holder of the following certificate has filed said certificates for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 2022/1126

Year of Issuance: 2022

Address:

0 AVENUE L, SLC

Property Description:

PLAT 3-SUNLAND GARDENS BLK 37 LOT 17 (0.18 AC) (OR 4089-2477)

Parcel ID: 2405-701-0016-000/6

Name(s) in Which Assessed:

RICHARD O BURKE

Said property being in the County of St. Lucie, State of Florida.

Unless said certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder by electronic sale 18th of August, 2025 or any subsequently scheduled sale date at <https://stlucie.realforeclose.com> at 8:00 A.M.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 08/18/2025 UNLESS THE BACK TAXES ARE PAID. TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF COURT AT (772) 462-6926.

Property may be redeemed through the St. Lucie County Tax Collector. For redemption amounts and instructions, please contact the Tax Collector (772) 462-1650.

Date this 5th day of May, 2025

Sharon Mangalsingh
SHARON MANGALSINGH, Deputy Clerk
Clerk & Comptroller, St. Lucie County

PUBLISH DATES: Jul 14, 2025, Jul 21, 2025, Jul 28, 2025, Aug 04, 2025,

Property Identification

Site Address: AVENUE L

Parcel ID: 2405-701-0016-

Account #: 18842

Sec/Town/Range:

000-6

05/35S/40E

Map ID: 24/055

Zoning: RS-4 Count

Land Use Code: 0000

Jurisdiction: Saint Lucie
County**Ownership**Richard O Burke
3010 NW 23rd ST
Fort Lauderdale, FL 33311-2808**Legal Description**PLAT 3-SUNLAND GARDENS BLK 37 LOT 17 (0.18 AC) (OR
4089-2477)**Current Values**

Just/Market: \$18,400

Assessed: \$6,295

Year

Exemptions: \$0

Taxable: \$6,295

2023

2022

Historical Values 3-year

Just/Market

Assessed

Exemptions

Taxable

\$20,400

\$5,723

\$0

\$5,723

\$14,000

\$5,203

\$0

\$5,203

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-10-2018	<u>4089/2477</u>	0001	WD	Grinnell Gary S	\$2,900
04-28-2017	<u>4053/0632</u>	0311	ORDADM	Grinnell (EST) Robert E	\$0
01-01-1900	<u>L</u>				\$0

Primary Building Information

Finished Area of this building: 0 SF

Gross Sketched Area: 0 SF

Exterior DataView:
Year Built:
Story Height:Roof Cover:
Quality:
Number of Units: 0Roof Structure:
Effective Year:
Secondary Wall:Building Type:
Primary Wall:**Interior Data**Bedrooms: 0
Full Baths: 0
Heat Fuel:A/C %: 0
Heated %:
Primary Floors:Electric:
Heat Type:Primary Int Wall:
Half Baths: 0Image
or
Sketch
unavailable
for display**Total Areas**

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.18
Land Size (SF):	7,840.8
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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TitleExpress®

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Owner of Record on Current Tax Roll

Richard O Burke

Billing Name & Address

3010 NW 23rd ST
Fort Lauderdale FL 33311-2808

PROPERTY INFORMATION REPORT

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Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 01/13/2025 **Search covers** **20 years** **through:** 01/08/2025

Sue Servas
Title Examiner

General Examiner Comments:

Unable to locate a prior deed in the Official Records.

APPARENT TITLE HOLDER**Name & Address of Record**

RICHARD O BURKE
C/O 3010 NW 23RD ST
FORT LAUDERDALE FL 33311

Document

Warranty Deed
Bk:4089 Pg:2477

Examiner Comments**Related Documents (for Reference)**

Order of Summary Administration
Bk:4053 Pg:632

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

This Document Prepared By and Return to:

Charlotte M. Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Fort Pierce, FL 34982

Parcel ID Number: 2405-701-0016-000-6

Warranty Deed

This Indenture, Made this 23rd day of January, 2018 A.D., Between
Gary S. Grinnell

of the County of Monroe, State of New York, grantor, and
Richard O. Burke

c/o 3010 NW 23rd Street, Fort Lauderdale, FL 33311
whose address is: ~~5461 SW 11th Street, Margate, FL 33063~~

of the County of Broward, State of Florida, grantee.
Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of St. Lucie State of Florida to wit:

Lot 17, Block 37, Plat No. 3 of Sunland Gardens, a Re-subdivision,
according to the Plat thereof as recorded in Plat Book 9, page(s) 67,
of the Public Records of St. Lucie County, Florida.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of
the Grantor. The Grantor's HOMESTEAD address is 132 Andiron Lane,
Rochester, NY 14612.

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

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kaitlin Renner
Printed Name: Kaitlin Renner
Witness

Gary S. Grinnell (Seal)
Gary S. Grinnell
P.O. Address: 132 Andiron Lane, Rochester, NY 14612

Shirley S. Hodge
Printed Name: Shirley S. Hodge
Witness

STATE OF New York
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 10th day of January, 2018 by
Gary S. Grinnell

who is personally known to me or who has produced his NYS Drivers License
as identification.

AMANDA SCHECHTER
Printed Name: AMANDA SCHECHTER
Notary Public
My Commission Expires: 09/11/2021

AMANDA SCHECHTER
Notary Public, State of New York
Monroe County Reg. #01SC8364388
Commission Expires 09/11/2021

Property Identification

Site Address: AVENUE L	Parcel ID: 2405-701-0016-000-6	Account #: 18842	Sec/Town/Range: 05/35S/40E
Map ID: 24/05S	Zoning: RS-4 Count	Use Type: 0000	Jurisdiction: Saint Lucie County

Ownership

Richard O Burke
3010 NW 23rd ST
Fort Lauderdale, FL 33311-2808

Legal Description

PLAT 3-SUNLAND GARDENS BLK 37 LOT 17 (0.18 AC)
(OR 4089-2477)

Current Values

Just/Market:	\$18,400	Assessed:	\$6,295
Exemptions:	\$0	Taxable:	\$6,295

Year
2024
2023
2022

Just/Market	Assessed	Exemptions	Taxable
\$18,400	\$6,295	\$0	\$6,295
\$20,400	\$5,723	\$0	\$5,723
\$14,000	\$5,203	\$0	\$5,203

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-10-2018	4089 / 2477	0001	WD	Grinnell Gary S	\$2,900
04-28-2017	4053 / 0632	0311	ORDADM	Grinnell (EST) Robert E	\$0
01-01-1900					\$0

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image
or
Sketch
unavailable
for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.18
Land Size (SF):	7,840.8
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------