

**LAKE COUNTY, FLORIDA
LANDS AVAILABLE FOR TAXES LIST
2022 - 2023***

**For properties added to the Lands Available for Taxes List after 2023, please refer to the ["Online Tax Deed Record Search."](#)*

CERTIFICATE #	SALE DATE	PARCEL NUM	OPENING BID AMOUNT
5516-2018	04/05/2022	21-19-27-020000013000	\$1,227.69
743-2020	05/02/2023	22-19-24-020000E03000	\$1,200.24

CERTIFICATE

5516-2018

Pages 2-55

Certificate & Applicant Information	
Case Status	LANDS AVAILABLE
File Number	06987
Certificate Number	5516
County Held Certificate	No
Created in System	1/12/2022
Created By	JEANETTE JACKSON
Issue Date	June 01, 2018
Certified Amount	\$821.55
Application Date	August 17, 2021
Redemption & Auction Information	
Base Bid	\$1,227.69
Actual Redemption	\$1,224.82
Estimated Redemption	\$0.00
Surplus Funds	\$0.00
HighBidAmount	\$1,227.69
Auction Date	4/5/2022
Advertising Dates	3/3/2022 3/10/2022 3/17/2022 3/24/2022
Property Information	
Parcel ID	21-19-27-020000013000
Legal Description	DORA PINES SUB UNIT THREE BEG AT MOST E'LY COR OF LOT 130,RUN N 71 DEG 51 MIN 59 SEC W ALONG LOT LINE 79.96 FT TO A PT ONR/W OF ERIC LANE, SW'LY ALONG SAID R/W ARC TO A PT N 77 DEG 05 MIN 15 SEC W OF POB, S 77 DEG 05 MIN 15 SEC E 81.06 FT TO POB PB 22 PGS 42-43 ORB 800 PGS 1894, 1895
Homestead	<input type="checkbox"/>
Vacant	<input checked="" type="checkbox"/>
Improved	<input type="checkbox"/>
Street Address	NO ADDRESS AVAILABLE
Party Information	
Applicant	GIBRALTAR UNLIMITED HOLDING, LLC · 1300-G EL PASEO ROAD, #176 LAS CRUCES, NM 88001
Property Owner	GREGORY W RANNEY · 131 ERIC LN MOUNT DORA, FL 32757 · 5346 ISLE ROYAL COURT WEST BLOOMFIELD, MICHIGAN 48033 HELEN C RANNEY · 5346 ISLE ROYAL COURT WEST BLOOMFIELD, MICHIGAN 48033
GENERAL DISBURSEMENTS	HARRIS LOCAL GOVERNMENT SOLUTIONS INC · PO BOX 74008484 CHICAGO, IL 60674-8484 LAKE CO SHERIFF · 360 W RUBY ST TAVARES, FL 32778-3826 NORTH LAKE OUTPOST · PO BOX 1099 UMATILLA, FL 32784 POSTAGE · JOURNAL ENTRY TAVARES, FL 32778 REALAUCTION.COM LLC · 861 SW 78 AVE SUITE 102 PLANTATION, FL 33324

4/5/2022	Fee	Clerk	Certificate Holder	Tax Collector	BOCC	Date	Receipt	Comment
<input type="checkbox"/>	PRINCIPAL	\$0.00	(\$821.55)	\$0.00	\$0.00	01/12/2022	0	
<input type="checkbox"/>	TAX COLLECTOR INTEREST	\$0.00	(\$61.62)	\$0.00	\$0.00	01/25/2022	0	
<input type="checkbox"/>	CLERK FEE	\$60.00				01/25/2022	0	
<input type="checkbox"/>	ADVERTISING ESTIMATION	\$53.00				01/25/2022	0	
<input type="checkbox"/>	SHERIFF ESTIMATION	\$40.00				01/25/2022	0	
<input type="checkbox"/>	POSTAGE ESTIMATION	\$23.58				01/25/2022	0	
<input type="checkbox"/>	ONLINE AUCTION ESTIMATION	\$109.00				01/25/2022	0	
<input type="checkbox"/>	APPLICATION FEE	\$285.58	(\$285.58)	\$0.00	\$0.00	01/31/2022	8314	
<input type="checkbox"/>	CLERK INTEREST	\$0.00	(\$49.82)	\$0.00	\$0.00	01/31/2022	0	
<input type="checkbox"/>	CLERK FEE	(\$60.00)	\$0.00	\$0.00	\$0.00	01/31/2022	0	
<input type="checkbox"/>	TAXES DELINQUENT AFTER APPLICATION	\$0.00	\$0.00	(\$9.12)	\$0.00	02/01/2022	0	
<input type="checkbox"/>	SHERIFF FEE	(\$40.00)	\$0.00	\$0.00	\$0.00	02/18/2022	0	
<input type="checkbox"/>	ONLINE AUCTION FEE HRS	(\$50.00)	\$0.00	\$0.00	\$0.00	02/22/2022	0	
<input type="checkbox"/>	POSTAGE FEE	(\$23.58)	\$0.00	\$0.00	\$0.00	03/04/2022	0	
<input type="checkbox"/>	ADVERTISING FEE	(\$53.00)	\$0.00	\$0.00	\$0.00	03/28/2022	0	
<input type="checkbox"/>	NO BID AMOUNT	\$1,227.69	(\$1,227.69)			04/05/2022	0	
<input type="checkbox"/>	DOC STAMPS	\$9.10				04/05/2022	0	
<input type="checkbox"/>	RECORDING FEE	\$30.00				04/05/2022	0	
<input type="checkbox"/>	COPY AND CERTIFICATION FEE	\$3.00				04/05/2022	0	
<input type="checkbox"/>	ONLINE AUCTION FEE RA	(\$59.00)	\$0.00	\$0.00	\$0.00	04/29/2022	0	
	TOTAL	\$0.00	(\$1,218.57)	(\$9.12)	\$0.00			
	Actual Redemption Amount	\$1,224.82						
	Estimated Redemption Amount	\$0.00						
	Initial Bid Amount	\$1,227.69						



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

P.O. Box 327 • Tavares, FL 32778-0327 • Phone 352-343-9602 • www.laketax.com

Date: 01/05/2022

Gary J. Cooney
Clerk of the Circuit Court and Comptroller
550 West Main Street
Tavares, FL 32778

RE: Tax Deeds

Please be advised that the enclosed Tax Deed Application is based on Tax Certificate Number 5516 issued in the year of 2018 for tax year 2017 .

I certify that payment has been made for all outstanding certificates and the parties to be notified are listed in the attached Property Information Report.

If further information is needed, please contact our office.

Sincerely,

Tamarsh Cooper
Tax Services Supervisor

RECEIVED

JAN 05 2022

TAX DEED DEPT

"Serving You Is Our Only Business"

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	GIBRALTAR UNLIMITED HOLDING, LLC 1300-G EL PASEO ROAD, #176 LAS CRUCES, NM 88001		Application date	Aug 17, 2021	
Property description	RANNEY GREGORY W 131 ERIC LN MOUNT DORA, FL 32757 ERIC LN DORA PINES SUB UNIT THREE BEG AT MOST E'LY COR OF LOT 130,RUN N 71DEG 51MIN 59SEC W ALONG LOT LINE 7 (Full legal attached.)		Certificate #	2018 / 5516	
			Date certificate issued	06/01/2018	
			Deed application number	15430	
			Account number	2119270200-000-13000	
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)	
# 2018/5516	05/26/2018	59.55	2.98	62.53	
Part 2: Total*				62.53	
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)
# 2021/4420	06/01/2021	41.90	6.25	2.10	50.25
# 2020/4625	06/15/2020	43.69	6.25	9.83	59.77
# 2019/5274	05/25/2019	47.91	6.25	8.62	62.78
# 2017/5560	05/27/2017	33.77	6.25	25.83	65.85
# 2016/6041	05/28/2016	24.01	6.25	22.69	52.95
# 2015/5953	05/30/2015	24.08	6.25	27.09	57.42
Part 3: Total*					349.02
Part 4: Tax Collector Certified Amounts (Lines 1-8)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				411.55	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				0.00	
4. Property information report fee				215.00	
5. Tax deed application fee				175.00	
6. Tax deed application recording fee				20.00	
7. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				61.62	
8. Total Paid (Lines 1-7)				883.17	
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.					
Sign here: _____			Date _____		
Signature, Tax Collector or Designee					

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Lake County, Florida

RECEIVED

JAN 05 2022

TAX DEED DEPT

Part 5: Clerk of Court Certified Amounts (Lines 9-15)	
9. Processing tax deed fee	
10. Certified or registered mail charge	
11. Clerk of Court advertising	
12. Electronic Tax Deed Sale Fee	
13. Recording fee for certificate of notice	
14. Sheriff's fees	
15. Interest (see Clerk of Court Instructions, page 2)	
16. Total Paid (Lines 9-15)	
17. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
18. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
19. Statutory opening bid (total of Lines 8, 16, 17, and 18, if applicable)	
20. Redemption fee	
21. Total amount to redeem	
Sign here: _____ Date of sale _____ Signature, Clerk of Court or Designee	

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 1-8)

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

Total Paid, Line 8: Add the amounts of Lines 1-7

Line 7, 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 7.** 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.

DORA PINES SUB UNIT THREE BEG AT MOST E'LY COR OF LOT 130,RUN N 71DEG 51MIN 59SEC W ALONG LOT LINE 79.96 FT TO A PT ONR/W OF ERIC LANE, SW'LY ALONG SAID R/W ARC TO A PT N 77DEG05MIN 15SEC W OF POB, S 77DEG 05MIN 15SEC E 81.06 FT TO POBPG 22 PGS 42-43ORB 800 PGS 1894, 1895

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 15: 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 8,** minus **Line 7,** plus **Lines 9** through **14.** Enter the amount on **Line 15.**

Line 16: Enter the total of Lines 9-15. Complete Lines 17-21, if applicable.

RECEIVED
JAN 05 2022
TAX DEED DEPT

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

**Application
Number: 15430**

To: Tax Collector of LAKE COUNTY, Florida

I,

GIBRALTAR UNLIMITED HOLDING, LLC
1300-G EL PASEO ROAD, #176
LAS CRUCES, NM 88001,

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

Account Number	Certificate Number	Date	Legal Description
2119270200-000-13000	2018/5516	06-01-2018	DORA PINES SUB UNIT THREE BEG AT MOST E'LY COR OF LOT 130,RUN N 71DEG 51MIN 59SEC W ALONG LOT LINE 79.96 FT TO A PT ONR/W OF ERIC LANE, SW'LY ALONG SAID R/W ARC TO A PT N 77DEG05MIN 15SEC W OF POB, S 77DEG 05MIN 15SEC E 81.06 FT TO POB PB 22 PGS 42-43ORB 800 PGS 1894, 1895

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
GIBRALTAR UNLIMITED HOLDING, LLC
1300-G EL PASEO ROAD, #176
LAS CRUCES, NM 88001
Applicant's Signature

08-17-2021
Application Date

RECEIVED
JAN 05 2022
TAX DEED DEPT

Jackson, Jeanette

From: Tamarsh Cooper <tamarsh.cooper@laketax.com>
Sent: Wednesday, January 05, 2022 1:29 PM
To: Jackson, Jeanette; Kuharske, Madeline; Harbison, Renita; Tax Deeds; Vasti, Lacey
Subject: 5516-TDA
Attachments: 5516-Cover.pdf; 5516-DR512.pdf; 5516-DR513.pdf; 5516 of 2017 report.pdf; 5516 of 2017 docs.pdf

CAUTION: This email originated from outside the Lake County Clerk's Office. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Thank you,



TAMARSH COOPER
Tax Services Supervisor

A 320 W. Main Street, Tavares, FL 32778
P 352-343-9602 | F 352-253-2125
E tamarsh.cooper@laketax.com | W www.laketax.com

*NOTE: Florida has a very broad public records law.
Your email communications may be subject to public disclosure.*



American Title Insurance Agency LLC
308 East Fifth Avenue
Mount Dora, FL 32757
Phone: (352) 383-4186 Fax (352) 383-0013

PROPERTY INFORMATION REPORT
FOR
DAVID JORDAN, LAKE COUNTY TAX COLLECTOR
TAVARES, FLORIDA

DATE: November 23, 2021
ATI FILE NO.: 21-0170

TAX CERTIFICATE NO.: 5516 OF 2017
PARCEL I. D. NO.: 2119270200-000-13000

REQUIRED INFORMATION

Any assessed owner and address per current tax roll:

GREGORY W RANNEY
131 ERIC LN
MOUNT DORA, FL 32757

Any apparent titleholder of record together with applicable official recording book and page information and the address of the owner which appears on the record of conveyance of the lands to the owner or the designation of no address provided (hereinafter "N.A.P.") (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):

GREGORY W. RANNEY AND HELEN C. RANNEY
5346 ISLE ROYAL COURT
WEST BLOOMFIELD, MICHIGAN 48033
O. R. BOOK 800, PAGE 1894
O. R. BOOK 800, PAGE 1895
SEE DEATH CERTIFICATE OF DORIS JEAN RANNEY O. R. BOOK 948, PAGE 1564
SEE DEATH CERTIFICATE OF CLYDE E. RANNEY O. R. BOOK 1087, PAGE 1101

Any lienholder of record together with applicable official recording book and page information who has recorded a lien against the property described in the tax certificate and the address which appears on the recorded lien or the designation of N.A.P.:

NONE

Any mortgage of record together with applicable official recording book and page information and the address which appears on the recorded mortgage or the designation of N.A.P.:

NONE

Any vendee of a recorded contract for deed together with applicable official recording book and page information and the address which appears on the recorded contract or the designation of N.A.P. or, if the contract is not recorded, any vendee who has applied to receive notice pursuant to s. 197.344(1)(C) and the address which appears on the notice or the designation of N.A.P.:

NONE

Any lienholder of record together with applicable official recording book and page information who has recorded a lien against a mobile home located on the property described in the tax certificate and the address which appears on the recorded lien or the designation of N.A.P. if the lien is recorded with the Clerk of the Circuit Court, Lake County, Florida:

NONE

Any other lienholder who has applied to the tax collector to receive notice and the address which is supplied to the tax collector by such lienholder or the designation of N.A.P.:

NONE

Any owner of a tax certificate that has not been redeemed in connection with the tax deed application in the case of county tax deed applications:

NONE

Any apparent titleholder of record of property that is contiguous to the property described in the tax certificate, when the property described is either submerged land or common elements of a subdivision together with applicable official recording book and page information, if the address of the titleholder of contiguous property appears on the record of conveyance of the land to that legal titleholder or the designation of no address provided (hereinafter "N.A.P.") (check here if the apparent title holder of record of property contiguous to the property described in the tax certificate is the same as the person to whom the property described in the tax certificate was assessed on the tax roll for the year in which the property was last assessed):

NONE

TITLE COMPANY'S LIMITATIONS OF TAX COLLECTOR'S SEARCH

American Title Insurance Agency LLC has not undertaken to determine or report the identity of potential lienholders when the property is not described in the recorded lien. In addition, American Title Insurance Agency LLC has not attempted to discover and report any other outstanding interest 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 the paragraphs above.

TITLE COMPANY'S LIMITATION OF LIABILITY

The Property Information Report by American Title Insurance Agency LLC and this report were prepared solely to permit the Tax Collector of Lake County to prepare the Certificate required to be delivered by the Tax Collector of Lake County to the Clerk of the Circuit Court of Lake County under Section 197.502, Florida Statutes. This Certificate is based upon a search limited to the Official Records Book of Lake County, Florida, as defined in Section 28.001 (1) and 28.222, Florida Statutes, through an effective date of November 15, 2021 @ 5:00pm. The foregoing search accurately reflects matters recorded and indexed in the Official Records Book of Lake County, Florida, affecting title to the property described therein. Liability of American Title Insurance Agency LLC for any incorrect information contained in this Search is limited (1) to the Tax Collector of Lake County, Florida, and (2) successful bid at the tax sale or the actual damages suffered by the claimant or \$1,000.00, whichever is less, pursuant to Section 627.7843(3), Florida Statutes. This search report is not an opinion of title, title insurance commitment, 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. An email or electronic or facsimile copy of this search report shall be deemed to be an original signature and instrument.

DATED this 23rd day of November, 2021.

AMERICAN TITLE INSURANCE AGENCY LLC,
A FLORIDA LIMITED LIABILITY COMPANY



EXAMINER OR OFFICER

LAKE COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER
TAX DEEDS

ADDITIONAL SEARCH INFORMATION: NOTICE OF TAX DEED APPLICATION

To be completed on every tax deed application received for timeframe between date of PIR and date received in Clerk's Office

CERT NO.: 5516/12

DATE OF PIR: 11/23/2021

DATE RECEIVED BY CLERK'S OFFICE: 1/5/2022

TAX COLLECTOR E MAIL PRINTED YES
TAX COLLECTOR COVER LETTER DATE STAMPED YES
PRINT PROPERTY RECORD CARD YES (SEARCH BY ALT KEY)
PRINT TAX BILL YES
PRINT ASSESSMENT E MAIL FROM PROPERTY APPRAISER YES

VERIFY OWNER NAME/ADDRESS WITH:

PIR: YES NO

ASSESSMENT RECORD YES NO

PROPERTY RECORD CARD YES NO

TAX BILL YES NO

ANY DISCREPANCIES YES NO

COMMENTS: _____

DOCUMENTATION ATTACHED: _____

OFFICIAL RECORDS:

SEARCH BY OWNER NAME YES (SHOULD MATCH GRANTEE OF MOST RECENT SALE)

SEARCH BY LEGAL DESCRIPTION IF COMMON NAME YES NO

INTERESTED PARTIES NOT ON PIR YES NO

MORE CURRENT OWNER ADDRESSES NOT ON PIR YES NO

IF YES, DOCUMENTATION ATTACHED: _____

IS ASSESSED OWNER/APPARENT TITLEHOLDER A CORPORATION? YES NO

IF YES, SEARCH CORPORATION NAME ON www.sunbiz.org.

NAME FOUND ON SUNBIZ? YES NO

IS THE CORPORATION ACTIVE INACTIVE

IF INACTIVE FOR 5 YEARS OR LESS (REFER TO "EVENT DATE FILED"), PROCEED

MORE CURRENT OWNER ADDRESSES NOT ON PIR? YES NO

IF YES, DOCUMENTATION ATTACHED: _____

IS ANY LAKE COUNTY ENTITY LISTED ON PIR AS INTERESTED PARTY? YES NO

IF YES, NOTATE "LAKE CO ATTORNEY" ON THE LIST BELOW FOR NOTIFICATION.

IS COMPLETE ADDRESS AND DEPT. PROVIDED FOR LAKE COUNTY ENTITY? YES NO

IF NO, SEARCH FOR CORRECT ADDRESS AND DEPT. AND LIST BELOW

ADDITIONAL PARTIES AND OR ADDRESSES TO BE NOTIFIED: (Attach supporting documentation)

<u>NAME</u>	<u>ADDRESS</u>	<u>PARTY TYPE</u>

ADDITIONAL REMARKS (IF APPLICABLE):

CHECK LIST COMPLETED BY: M. J. [Signature]

DATE 1/7/2022

This Warranty Deed Made and executed the 29th day of November A. D. 1983 by Dora Pines, Inc.

a corporation existing under the laws of Florida and having its principal place of business at Mount Dora, Lake County, hereinafter called the grantor, to

Gregory W. Ranney and Helen C. Ranney, his wife; and Clyde E. Ranney and Doris J. Ranney, his wife; all as joint tenants with right of survivorship, whose postoffice address is 5346 Isle Royal Court, West Bloomfield, Michigan 48033

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

REC. 500 ST. 45

123 Sublet

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Lake County, Florida, viz:

That part of Lot 130 in Dora Pines Subdivision, Unit Three, in Lake County, Florida, according to the plat thereof as recorded in Plat Book 22, pages 42 and 43, Public Records of Lake County, Florida, bounded and described as follows: Beginning at the most Easterly corner of said Lot 130, run thence North 71°51'59" West along the lot line between Lots 130 and 131 a distance of 79.96 feet to a point on the right of way of Eric Lane (cul-de-sac); thence Southwesterly along the right of way arc to a point North 77°05'15" West of the point of beginning; thence South 77°05'15" East 81.06 feet to the point of beginning.

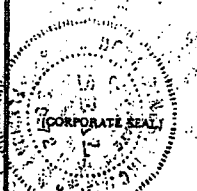
RECORDED FEB 24 3 33 PM '84

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.



ATTEST: Secretary [Signature]

Dora Pines, Inc. By: [Signature] George Cota President

STATE OF FLORIDA COUNTY OF LAKE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared George Cota

well known to me to be the President of the corporation named as grantor in the foregoing deed, and that they severally acknowledged possessing the power in the premises of said corporation, willingly, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true and lawful seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid the 29th day of November A. D. 1983.

[Signature of Notary Public]

This instrument prepared by:

Address

Notary Public, State of Florida My Commission Expires April 1, 1986

The instrument prepared by: N. L. RICE Attorney At Law Post Office Box 325 TARCATOR, FLORIDA 32770

This Quit-Claim Deed, Executed this 29th day of November, A. D. 1983, by JJ's Mobile Homes, Inc., a Florida corporation,

first party, to

Gregory W. Ranney and Helen C. Ranney, his wife; and Clyde E. Ranney and Doris J. Ranney, his wife; all as joint tenants with right of survivorship, whose postoffice address is 5346 Isle Royal Court, West Bloomfield, Michigan 48033

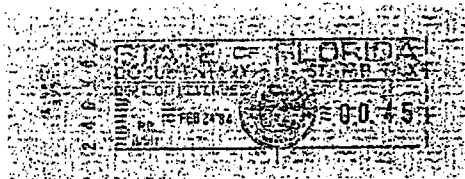
REC. 5.00 second party:
ST. 45

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

1/2
Index

Witnesseth, That the said first party, for and in consideration of the sum of \$ 1.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lake State of Florida to-wit:

That part of Lot 130 in Dora Pines Subdivision, Unit Three, in Lake County, Florida, according to the plat thereof as recorded in Plat Book 22, pages 42 and 43, Public Records of Lake County, Florida, bounded and described as follows: Beginning at the most Easterly corner of said Lot 130, run thence North 71°05'59" West along the lot line between Lots 130 and 131 a distance of 79.96 feet to a point on the right of way of Eric Lane (cul-de-sac); thence Southwesterly along the right of way arc to a point North 77°05'15" West of the point of beginning; thence South 77°05'15" East 81.06 feet to the point of beginning.



REC-21 3-33 PM '84
FEB 24 1984
CLERK OF COUNTY
TALLAHASSEE, FLA.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Sail Hudgins
Robert A. M...

JJ's Mobile Homes, Inc.
by: Jordan W. Hypes, President
CORPORATE SEAL

STATE OF FLORIDA,
COUNTY OF LAKE

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Jordan W. Hypes, as President of JJ's Mobile Homes, Inc., a Florida corporation,

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same on behalf of said corporation.

WITNESS my hand and official seal in the County and State first aforesaid this 29th day of November A. D. 1983.

Notary Public Seal: Jordan W. Hypes, Notary Public, State of Florida, Commission Expires April 1, 1986.

This Instrument Prepared By
R. L. RICE
Attorney At Law
Post Office Box 325
Tallahassee, Florida 32301

This instrument prepared by:
Address

No Internet Image Available.

Pursuant to Florida law, this document is not available for viewing on the Internet.

To view this document, please visit:

**Lake County Courthouse
550 West Main Street
North Wing - 3rd Floor
Tavares, FL 32778.**

DOCUMENT DETAIL

Description: DEATH CERTIFICATE

**Record Date:
12/12/1990**

**Book Type:
O - OFFICIAL RECORDS**

**Book / Page:
1087/1101**

**Instrument #:
90061198**

**Number of Pages:
1**

**Doc Type:
PRO - PROBATE DOCUMENTS**

**Grantor:
RANNEY CLYDE E (EST)**

**Doc Legal:
90-1126 DEATH CERT**

No Internet Image Available.

Pursuant to Florida law, this document is not available for viewing on the Internet.

To view this document, please visit:

**Lake County Courthouse
550 West Main Street
North Wing - 3rd Floor
Tavares, FL 32778.**

DOCUMENT DETAIL

Description: DEATH CERTIFICATE

**Record Date:
1/8/1988**

**Book Type:
O - OFFICIAL RECORDS**

**Book / Page:
948/1564**

**Instrument #:
88000795**

**Number of Pages:
1**

**Doc Type:
DC - DEATH CERTIFICATE**

**Grantor:
RANNEY DORIS J**

**Doc Legal:
DEATH CTF**

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	GIBRALTAR UNLIMITED HOLDING, LLC 1300-G EL PASEO ROAD, #176 LAS CRUCES, NM 88001			Application date	Aug 17, 2021
Property description	RANNEY GREGORY W 131 ERIC LN MOUNT DORA, FL 32757 ERIC LN DORA PINES SUB UNIT THREE BEG AT MOST E'LY COR OF LOT 130,RUN N 71DEG 51MIN 59SEC W ALONG LOT LINE 7 (Full legal attached.)			Certificate #	2018 / 5516
				Date certificate issued	06/01/2018
				Deed application number	15430
				Account number	2119270200-000-13000
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)	
# 2018/5516	05/26/2018	59.55	2.98	62.53	
Part 2: Total*				62.53	
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)
# 2021/4420	06/01/2021	41.90	6.25	2.10	50.25
# 2020/4625	06/15/2020	43.69	6.25	9.83	59.77
# 2019/5274	05/25/2019	47.91	6.25	8.62	62.78
# 2017/5560	05/27/2017	33.77	6.25	25.83	65.85
# 2016/6041	05/28/2016	24.01	6.25	22.69	52.95
# 2015/5953	05/30/2015	24.08	6.25	27.09	57.42
Part 3: Total*					349.02
Part 4: Tax Collector Certified Amounts (Lines 1-8)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					411.55
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					0.00
4. Property information report fee					215.00
5. Tax deed application fee					175.00
6. Tax deed application recording fee					20.00
7. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					61.62
8. Total Paid (Lines 1-7)					883.17
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.					
Lake County, Florida					
Sign here: _____			Date <u>01/05/2022</u>		
Signature, Tax Collector or Designee					

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

RECEIVED

JAN 31 2022

TAX DEED DEPT

Part 5: Clerk of Court Certified Amounts (Lines 9-15)	
9. Processing tax deed fee	60.00
10. Certified or registered mail charge	23.58
11. Clerk of Court advertising	53.00
12. Electronic Tax Deed Sale Fee	109.00
13. Recording fee for certificate of notice	0.00
14. Sheriff's fees	40.00
15. Interest (see Clerk of Court Instructions, page 2)	49.82
16. Total Paid (Lines 9-15)	335.40
17. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
18. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	9.12
19. Statutory opening bid (total of Lines 8, 16, 17, and 18, if applicable)	1,227.69
20. Redemption fee	6.25
21. Total amount to redeem	1,224.82
Sign here: _____ Date of sale <u>04/05/2022</u>	
Signature, Clerk of Court or Designee	

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 1-8)

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

Total Paid, Line 8: Add the amounts of Lines 1-7

Line 7, 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 7**. 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.

DORA PINES SUB UNIT THREE BEG AT MOST E'LY COR OF LOT 130,RUN N 71DEG 51MIN 59SEC W ALONG LOT LINE 79.96 FT TO A PT ONR/W OF ERIC LANE, SWLY ALONG SAID R/W ARC TO A PT N 77DEG05MIN 15SEC W OF POB, S 77DEG 05MIN 15SEC E 81.06 FT TO POBPG 22 PGS 42-43ORB 800 PGS 1894, 1895

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 15: 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 8**, minus **Line 7**, plus **Lines 9** through **14**. Enter the amount on **Line 15**.

Line 16: Enter the total of Lines 9-15. Complete Lines 17-21, if applicable.

RECEIVED

JAN 31 2022

CLERK OF COURT

Jackson, Jeanette

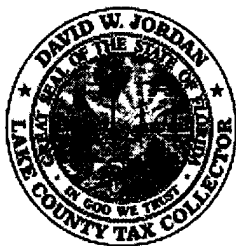
From: Katelynn Vazac <katelynn.vazac@laketax.com>
Sent: Monday, January 31, 2022 3:08 PM
To: Jackson, Jeanette
Subject: RE: 5516-2018 Fee Detail JJ
Attachments: 5516-Finalcertification.pdf

CAUTION: This email originated from outside the Lake County Clerk's Office. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Good Afternoon,

The redemption amount matches.

Kind Regards,



KATELYNN VAZAC
Customer Representative II

A 320 W. Main Street, Tavares, FL 32778
P 352-343-9602 | F 352-253-2125
E katelynn.vazac@laketax.com | W www.laketax.com

*NOTE: Florida has a very broad public records law.
Your email communications may be subject to public disclosure.*

From: Jackson, Jeanette <jtjackson@lakecountyclerk.org>
Sent: Monday, January 31, 2022 2:39 PM
To: Tamarsh Cooper <tamarsh.cooper@laketax.com>; Katelynn Vazac <katelynn.vazac@laketax.com>; Delinquent Taxes <DelinquentTaxes@laketax.com>
Subject: 5516-2018 Fee Detail JJ

Please verify redemption amount for cert #5516-2018 ☺

Jeanette Jackson

Deputy Clerk
Tax Deeds
Gary J Cooney
Clerk of the Circuit Court and Comptroller, Lake County, Florida
550 W. Main St., P O Box 7800, Tavares, FL 32778
Phone 352-253-2620
jtjackson@lakecountyclerk.org

RECEIVED

JAN 31 2022

TAX DEED DEPT

[Search](#) > [Account Summary](#) > [Bill Details](#)

Real Estate Account #2119270200-000-13000

Owner: RANNEY GREGORY W **Situs:** ERIC LN
[Parcel details](#)
[GIS](#)
[Property Appraiser](#)

2021 Annual Bill

LAKE COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE
2021 Annual Bill	2700068	----	0002	\$8.67

If paid by:	Nov 30, 2021	Dec 31, 2021	Jan 31, 2022	Feb 28, 2022	Mar 31, 2022
Please pay:	\$8.50	\$8.58	\$8.67	\$8.76	\$8.85

Combined taxes and assessments: \$8.85

Prior Year(s) Taxes Due

PAYMENTS MUST BE MADE IN US FUNDS.

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
LAKE COUNTY GENERAL	5.0529	551	0	551	\$2.78
AMBULANCE MSTU	0.4629	551	0	551	\$0.26
STORMWATER ROADS PARKS	0.4957	551	0	551	\$0.27
ENVIRON LAND PURCHASE	0.0916	551	0	551	\$0.05
FIRE MSTU	0.5138	551	0	551	\$0.28
PUBLIC SCHOOLS					
BY STATE LAW	3.5940	745	0	745	\$2.65
BY LOCAL BOARD	2.9980	745	0	745	\$2.23
ST JOHNS WATER MGMT	0.2189	551	0	551	\$0.12
LAKE CO WATER AUTH	0.3229	551	0	551	\$0.18
N LAKE CNTY HOSP	0.0000	0	0	0	\$0.00
Total Ad Valorem Taxes	13.7509				\$8.85

Non-Ad Valorem Assessments

No Non-Ad Valorem Assessments.

Parcel Details

Owner:	RANNEY GREGORY W	Account	2119270200-000- 13000	Assessed value:	\$551
Situs:	ERIC LN	Alternate Key	2700068	School assessed value:	\$745
		Millage code	0002		
		Millage rate	13.7509		

2021 TAX AMOUNTS

Ad valorem:	\$8.85
Non-ad valorem:	\$0.00
Total	\$8.85
Discountable:	
Total tax:	\$8.85

LEGAL DESCRIPTION

DORA PINES SUB UNIT THREE BEG AT
MOST E'LY COR OF LOT 130, RUN N
71DEG 51MIN 59SEC W ALONG LOT
LINE 79.96 FT TO A PT ON R/W OF ERIC
LANE, SW'LY ALONG SAID R/W ARC ...

[View More](#)

LOCATION

Book, page, item: --

Geo number: 2719210200-000-
13000

Range: 27

Township: 19

Section: 21

Use code: 00

Lake County Tax Collector

David W. Jordan, Tax Collector P.O. Box 327, Tavares, FL 32778-0327



Search all services we offer... 

Vehicle Registration

Property Tax

Tourist Tax

Property Tax Search

2700068

Search

Result 1 of 1

RANNEY GREGORY W

OWNER ADDRESS

RANNEY GREGORY W
131 ERIC LN
MOUNT DORA, FL 32757

Prior Years Due

Cannot be paid on

Real Estate Account Number 2119270200-000-13000 / Alternate Key
2700068

© 2019-2021 Grant Street Group. All rights reserved.

Kuharske, Madeline

From: Thompson, Ashlee T. <althompson@lcpafl.org>
Sent: Thursday, January 6, 2022 2:52 PM
To: Kuharske, Madeline
Cc: Tax Deeds
Subject: FW: 5516-DR513.pdf
Attachments: 5516-DR513.pdf

CAUTION: This email originated from outside the Lake County Clerk's Office. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Thank you for your e-mail. **The below information is based on the 2021 Certified Tax Roll.**

Property assessed on parcel identification number 211927020000013000 also known as Alternate Key is 2700068 currently shown assessed to RANNEY GREGORY W mailing address currently on file 131 ERIC LN MOUNT DORA, FL 32757.

The property is assessed as a VACANT parcel.
The property DID NOT have a homestead exemption during the certified year.
The certified fair market value is 745 with a School taxable value of 745 and a Non-School taxable value of 551.

If you have any additional questions concerning this property please feel free to contact our office by calling 352.253.2150.

Thank you

Ashlee Stokes, CFE
Administrative Assistant
Representing the Honorable Carey Baker, CFA, Property Appraiser
Lake County Property Appraiser's Office
320 W. Main St. Suite A
Tavares, FL 32778-3814
Voice 352.253.2172 Fax 352.253.2155
Email: althompson@lcpafl.org
Web: www.lcpafl.org

From: Kuharske, Madeline <mkuharske@lakecountyclerk.org>
Sent: Wednesday, January 05, 2022 2:55 PM
To: Thompson, Ashlee T. <althompson@lcpafl.org>
Cc: Jackson, Jeanette <jtjackson@lakecountyclerk.org>; Tax Deeds <taxdeeds@lakecountyclerk.org>
Subject: 5516-DR513.pdf

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please provide assessment for the attached property.

Thank you,

Madeline Kuharske
Deputy Clerk

Tax Deeds

Gary J. Cooney

Clerk Of The Circuit Court And Comptroller, Lake County, Florida

550 W. Main Street, P.O. Box 7800, Tavares, FL 32778

Phone 352-253-2621

mkuharske@lakecountyclerk.org

PROPERTY RECORD CARD

General Information

Name:	RANNEY GREGORY W	Alternate Key:	2700068
Mailing Address:	131 ERIC LN MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number:	21-19-27-0200-000-13000
		Millage Group and City:	0002 (UNINCORPORATED)
		2021 Total Certified Millage Rate:	13.7509
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	ERIC LN MOUNT DORA FL 32757 Update Property Location	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	DORA PINES SUB UNIT THREE BEG AT MOST E'LY COR OF LOT 130, RUN N 71DEG 51MIN 59SEC W ALONG LOT LINE 79.96 FT TO A PT ON R/W OF ERIC LANE, SW'LY ALONG SAID R/W ARC TO A PT N 77DEG 05MIN 15SEC W OF POB, S 77DEG 05MIN 15SEC E 81.06 FT TO POB PB 22 PGS 42-43 ORB 800 PGS 1894, 1895		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	5	80		5	FF	\$0.00	\$745.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 WORKING VALUES that are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$745	\$551	\$551	5.05290	\$2.78
LAKE COUNTY MSTU AMBULANCE	\$745	\$551	\$551	0.46290	\$0.26
LAKE COUNTY MSTU FIRE	\$745	\$551	\$551	0.51380	\$0.28
SCHOOL BOARD STATE	\$745	\$745	\$745	3.59400	\$2.68
SCHOOL BOARD LOCAL	\$745	\$745	\$745	2.99800	\$2.23

LAKE COUNTY MSTU STORMWATER	\$745	\$551	\$551	0.49570	\$0.27
ST JOHNS RIVER FL WATER MGMT DIST	\$745	\$551	\$551	0.21890	\$0.12
LAKE COUNTY VOTED DEBT SERVICE	\$745	\$551	\$551	0.09180	\$0.05
LAKE COUNTY WATER AUTHORITY	\$745	\$551	\$551	0.32290	\$0.18
NORTH LAKE HOSPITAL DIST	\$745	\$551	\$551	0.00000	\$0.00
				Total: 13.7509	Total: \$8.85

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
✓ Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law

Conservation Classification Assessment Limitation

[Learn More](#) [View the Law](#)

Agricultural Classification

[Learn More](#) [View the Law](#)

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$1.39**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on October 4, 2021.

Site Notice

Property Record Card

General Information

Name:	RANNEY GREGORY W	Alternate Key:	2700068
Mailing Address:	131 ERIC LN MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	21-19-27-0200-000-13000
		Millage Group and City:	0002 (UNINCORPORATED)
		2021 Total Certified Millage Rate:	13.7509
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	ERIC LN MOUNT DORA FL 32757 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	DORA PINES SUB UNIT THREE BEG AT MOST E'LY COR OF LOT 130, RUN N 71DEG 51MIN 59SEC W ALONG LOT LINE 79.96 FT TO A PT ON R/W OF ERIC LANE, SW'LY ALONG SAID R/W ARC TO A PT N 77DEG 05MIN 15SEC W OF POB, S 77DEG 05MIN 15SEC E 81.06 FT TO POB PB 22 PGS 42-43 ORB 800 PGS 1894, 1895		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include assessments or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	5	80		5	FF	\$0.00	\$745.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 WORKING VALUES that are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$745	\$551	\$551	5.05290	\$2.78
LAKE COUNTY MSTU AMBULANCE	\$745	\$551	\$551	0.46290	\$0.26
LAKE COUNTY MSTU FIRE	\$745	\$551	\$551	0.51380	\$0.28
SCHOOL BOARD STATE	\$745	\$745	\$745	3.59400	\$2.68
SCHOOL BOARD LOCAL	\$745	\$745	\$745	2.99800	\$2.23
LAKE COUNTY MSTU STORMWATER	\$745	\$551	\$551	0.49570	\$0.27
	\$745	\$551	\$551	0.21890	\$0.12

ST JOHNS RIVER FL WATER
MGMT DIST

LAKE COUNTY VOTED DEBT SERVICE	\$745	\$551	\$551	0.09180	\$0.05
LAKE COUNTY WATER AUTHORITY	\$745	\$551	\$551	0.32290	\$0.18
NORTH LAKE HOSPITAL DIST	\$745	\$551	\$551	0.00000	\$0.00
				Total:	Total: \$8.85
				13.7509	

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) <input checked="" type="checkbox"/>	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to \$500)	Learn More	View the Law
Blind Exemption (up to \$500)	Learn More	View the Law
Disability Exemption (up to \$500)	Learn More	View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5000)	Learn More	View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Economic Development Exemption	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

Exemption Savings 0

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
✓ Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
Conservation Classification Assessment Limitation	Learn More	View the Law
Agricultural Classification	Learn More	View the Law

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$1.39**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
 Property data last updated on October 4, 2021.
Site Notice

Certificate# 5516 of 2018
Parcel ID# 21-19-27-020000013000

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

No. 5516 issued June 1, 2018

DORA PINES SUB UNIT THREE BEG AT MOST E'LY COR OF LOT 130, RUN N 71 DEG 51 MIN 59 SEC W ALONG LOT LINE 79.96 FT TO A PT ONR/W OF ERIC LANE, SW'LY ALONG SAID R/W ARC TO A PT N 77 DEG 05 MIN 15 SEC W OF POB, S 77 DEG 05 MIN 15 SEC E 81.06 FT TO POB PB 22 PGS 42-43 ORB 800 PGS 1894, 1895

GREGORY W RANNEY and HELEN C RANNEY

All of the property is in Lake County, Florida. Unless the certificate or certificates are redeemed according to law, the property described in the certificate or certificates will be sold to the highest bidder on the 5th day of April 2022 at 11:15a.m.

A deposit of 5% of the bid or \$200.00, whichever is greater, will be collected at the time of sale per 197.542(2), F.S. Prospective bidders must register at www.lake.realtaxdeed.com and post a deposit prior to bidding.

Dated this 1st day of February 2022



Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County, Florida

By *Jeanette Jackson*
Jeanette Jackson, Deputy Clerk

PUBLISH: Mar 03, 2022, Mar 10, 2022, Mar 17, 2022, Mar 24, 2022
OPENING BID AMOUNT: \$1,227.69
REDEMPTION AMOUNT: \$1,224.82

Note: When redeeming property please be advised that the Tax Collector cannot accept personal checks.

IF YOU WISH TO REDEEM, PLEASE REMIT \$1,224.82, CASH OR A CASHIER'S CHECK BEFORE 11 AM ON 4/5/2022.

MAKE PAYABLE TO: DAVID JORDAN, TAX COLLECTOR

REMIT BY MAIL OR
IN PERSON TO: DAVID JORDAN, TAX COLLECTOR
320 W. MAIN STREET
P.O. BOX 327
TAVARES, FLORIDA 32778

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN, IN WHICH YOU MAY HAVE A LEGAL INTEREST, OR IS CONTIGUOUS TO YOUR PROPERTY. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 5, 2022 AT 11:15AM UNLESS THE BACK TAXES ARE PAID. ALL PAYMENTS SHALL BE MADE TO THE TAX COLLECTOR OF LAKE COUNTY. PAYMENT MUST BE IN THE FORM OF CASH, CASHIER'S CHECK, OR MONEY ORDER MADE PAYABLE TO THE LAKE COUNTY TAX COLLECTOR.

FOR QUESTIONS CONCERNING TAXES, CONTACT:

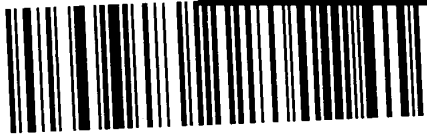
LAKE COUNTY TAX COLLECTOR
320 W. MAIN ST.
P.O. BOX 327
TAVARES, FL 32778
(352)343-9602

TO RECEIVE FURTHER INFORMATION REGARDING THE SCHEDULED AUCTION, CONTACT:

LAKE COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER
550 WEST MAIN STREET
P.O. BOX 7800
TAVARES, FL 32778
(352)253-2620 or 2621

Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Tax Deeds
550 West Main Street
Post Office Box 7800
Tavares, Florida 32778-7800

CERTIFIED MAIL



US POSTAGE PAID PITNEY BOWES
ZIP 32778 \$ 007.33⁰
02 4W
0000357108 MAR 03 2022

RECEIVED
MAR 11 2022
TAX DEED DEPT

7196 9008 7330 0038 1748

5516-2018 04/05/2022 - 1

RETURN RECEIPT REQUESTED

GREGORY W RAMSEY
131 ERIC LN
MOUNT DORA, F

NIXIE 339 7E I 0203/03/22

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

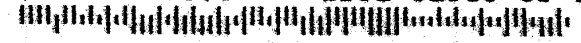


9400922374066290

ANK

3275789770
32778>7800

BC: 32778780000 *1201-01389-03-38



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY															
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p>X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>															
<p>1. Article Addressed to:</p> <p>5516-2018 04/05/2022-1</p> <p>GREGORY W RANNEY 131 ERIC LN MOUNT DORA, FL, 32757</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>														
<p>2. Article Number (Transfer from service label)</p> <p>9590 9402 6577 1028 5632 60</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>															
<p>3. Article Number (Transfer from service label)</p> <p>7196 9008 7330 0038 174</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Insured Mail</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®															
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™															
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery															
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™															
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery															
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Insured Mail															
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)															

**Lake County Clerk of the Circuit Court and Comptroller:
Tax Deeds**

Unclaimed/Returned Mail Checklist: Notice of Tax Deed Application

(To be completed for returned Notice for OWNER or ASSESSED Only if returned mail received at least 48 hours prior to sale)

Certificate No.: 5516-2018

Sale Date: 4/05/2022

Date Unclaimed/Returned Mail Received MAR 11, 2022

Party Type: OWNER ASSESSED

Name/Address on envelope:

Gregory W Ranney

131 Eric Ln

Mount Dora, FL 32757

Is date more than 48 hours prior to sale? YES NO

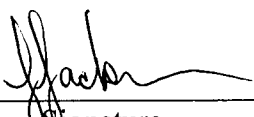
(If YES, continue with checklist. If NO, date stamp returned mail envelope. Scan both envelope and page 1 of checklist into the file. No further action is required).

Has this owner received notification via other method(s)? YES NO

If yes, indicate which method(s) (mark all that apply): date stamp returned envelope. Scan both envelope and page 1 of checklist into the file. No further action is required.

Sheriff Service Signed Green Card for Notice at another address

If no, proceed with checklist.

Checklist Completed by: 
Signature

3-11-2022
Date

Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Tax Deeds
550 West Main Street
Post Office Box 7800
Tavares, Florida 32778-7800



US POSTAGE PAID PITNEY BOWES
ZIP 32778 \$ 000.53⁰
02 4W
0000357108 MAR 03 2022

RECEIVED
MAR 10 2022
TAX DEED DEPT

5516-2018

04/05/2022 - 1



NIXIE 339 FE 1 0003/08/22

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

GREGORY W
131 ERIC LN
MOUNT DOR

9327020056400109

ANK

BC: 3277878000 *1201-01436-03-38

3275782778>7800



Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Tax Deeds
550 West Main Street
Post Office Box 7800
Tavares, Florida 32778-7800

CERTIFIED MAIL



US POSTAGE **PITNEY BOWES


ZIP 32778 \$ 007.33⁰
02 4W
0000357108 MAR 03 2022

7196 9008 7330 0038 1762

5516-2018

04/05/2022 - 3



RECEIVED
APR 05 2022
TAX DEED DEPT

RETURN RECEIPT REQUESTED

HELEN C RAI
5346 ISLE RC
WEST BLOO

NIXIE 910 SE 1 7204/01/22

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

94009228570593580

UNC
4832000101
327787880

BC: 32778788000 *1201-01387-03-38



NIL 3/11/22

Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Tax Deeds
550 West Main Street
Post Office Box 7800
Tavares, Florida 32778-7800

CERTIFIED MAIL

US POSTAGE IMPITNEY BOWES



ZIP 32778 \$ 007.33⁰
02 4W
0000357108 MAR 03 2022



NIL 3/14/22

RECEIVED
APR 05 2022
TAX DEED DEPT

7196 9008 7330 0038 1755
5516-2018 04/05/2022 - 2



RETURN RECEIPT REQUESTED

GREGORY W F
5346 ISLE ROY
WEST BLOOM

NIXIE

910 SE 1

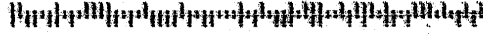
7204/01/22

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

9400921052091270

4832393431741
32778>7800

BC: 32778780000 *1201-01328-05-38



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p>																
<p>1. Article Addressed to:</p> <p>416-2018 04/05/2022-3</p> <p>MC RANNEY 5346 ISLE ROYAL COURT WEST BLOOMFIELD, MICHIGAN, 48033</p>	<p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p style="text-align: center;">  9590 9402 6577 1028 5632 46 </p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Collect on Delivery Restricted Delivery																	
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>7196 9008 7330 0038 176</p>																	

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

5516 2018 04/05/2022-2
 GREGORY W. RANNEY
 5346 ISLE ROYAL COURT
 WEST BLOOMFIELD, MICHIGAN, 48033



9590 9402 6577 1028 5632 53

2. Article Number (Transfer from service label)

7196 9008 7330 0038 175

A. Signature
 Addressee
 Agent

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery



Gary J. Cooney

Clerk of the Circuit Court and Comptroller
550 West Main Street, Post Office Box 7800
Tavares, Florida 32778-7800
(352) 742-4100 www.lakecountyclerk.org

February 17, 2022

LAKE COUNTY SHERIFF
360 W. RUBY STREET
TAVARES, FL 32778-3877

RE: Certificate: 5516 -2018
Issued: June 01, 2018
Sale Date: April 05, 2022

Enclosed are Notice(s) of Application for Tax Deed and Clerk's Warning Notice(s).

In accordance with Chapter 197.522(2), F.S., please serve the following individual(s) and/or post the attached property:

GREGORY W RANNEY
131 ERIC LN
MOUNT DORA, FL 32757

If you are unable to make service, please post the Notice in a conspicuous place at the address.

Please return the papers of service to:

Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Attn: Tax Deeds
P.O. Box 7800
Tavares, Florida 32778.

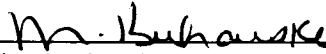
Thank you for your assistance.

Enclosed is a check for your service charge per Florida Statute 30.231.

Sincerely,

Gary J. Cooney,
Clerk of the Circuit Court and Comptroller





Madeline Kuharske, Deputy Clerk

RETURN OF SERVICE

PERSON TO BE SERVED:

RECEIPT #: 0001055-22

GREGORY W RANNEY
SERVE OR POST ON OR BEFORE 03-16-22
131 ERIC LN
MT DORA, FL 32757

PLAINTIFF: CLERK OF CIRCUIT COURT LAKE COUNTY

-VS-

DEFENDANT: GREGORY W RANNEY

TYPE WRIT: NOTICE OF APPLICATION FOR TAX DEED CERT #5516-2018 ISSUED DATE 06-01-2018 SALE
DATE 04-05-2022

COURT:

COURT DATE: 04-05-2022

CASE #:

COURT TIME: 11:15 AM

Received the above-named writ on March 3, 2022, at 9:45 AM, and returned the same as
unexecuted on March 4, 2022, in Lake County, Florida, as follows:

UNABLE TO LOCATE

By returning said writ unserved for the reason that after due diligence to locate, the named
person to-wit: GREGORY W RANNEY could not be found in Lake County, Florida.

LP

SERVICE COST: \$40

PEYTON C. GRINNELL, SHERIFF
LAKE COUNTY, FLORIDA

Keith Sommer

RETURN TO RECORDING

Affidavit of Publication
NORTH LAKE OUTPOST
Serving North Lake County Florida
Located in Umatilla, Lake County, Florida
STATE OF FLORIDA,
COUNTY OF LAKE

Before the undersigned authority personally appeared
Matt A Newby



who on oath says that he or she is Publisher of the
North Lake Outpost, a weekly newspaper published
at 131 North Central Avenue, Umatilla, in Lake
County, Florida, that the attached copy of
advertisement, being a legal notice in the matter of

NOTICE OF APPLICATION FOR TAX DEED
Certificate # 5516 of 2018

was published in said newspaper in the issues of

3-3-22, 3-10-22, 3-17-22, and 3-24-22

Affiant further says that the said publication is a
newspaper Published at 131 North Central Avenue,
Umatilla, in said Lake County, Florida, and that the
said newspaper has heretofore been continuously
published in said Lake County, Florida each week
and has been entered as periodicals matter at the post
office in Umatilla, in said Lake County, Florida, for a
period of one year next preceding the first publication
of the attached copy of advertisement, and affiant
further says that he or she has neither paid nor
promised any person, firm or corporation any
discount, rebate, commission or refund for the
purpose of securing this advertisement for
publication in the said newspaper

Sworn to and subscribed before me this 24th day of
MARCH 2022

Certificate # 5516 of 2018
Parcel ID # 21-19-27-02000013000
NOTICE OF APPLICATION FOR TAX
DEED

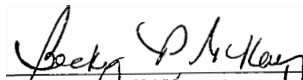
NOTICE IS HEREBY GIVEN that
GIBRALTAR UNLIMITED HOLDING
LLC holder of tax certificate No 5516
issued June 1 2018 has filed same
in my office and has made application
for a tax deed to be issued thereon
Said certificate embraces the following
described property in the County of Lake
State of Florida to-wit

DORA PINES SUB UNIT THREE BEG
AT MOST E LY COR OF LOT 130 RUN
N 71 DEG 51 MIN 59 SEC W ALONG
LOT LINE 79 96 FT TO A PT ON R/W
OF ERIC LANE, SW 1/4 ALONG SAID
R/W ARC TO A PT N 77 DEG 05 MIN
15 SEC W OF POB, S 77 DEG 05 MIN
15 SEC E 81 08 FT TO POB PB 22
PGS 42-43 ORB 800 PGS 1894, 1895

The assessment of the said property
under the said certificate issued was in
the name of GREGORY W RANNEY
and HELEN C RANNEY Unless said
certificate be redeemed according to law
the property described in such certificate
shall be sold to the highest bidder
online at www.lake.realtaxdeed.com at
11 15 a.m. on the 5th day of April 2022
A deposit of 5% of the bid or \$200 00
whichever is greater will be collected
at the time of sale per 197.542(2) FS
Prospective bidders must register at
www.lake.realtaxdeed.com and post a
deposit prior to bidding

Dated this 25th day of February 2022
Gary J. Cooney
Clerk of the Circuit Court and
Comptroller Lake County Florida

Madeline Kuharska Deputy Clerk
Mar 03 2022 Mar 10 2022 Mar 17
2022 Mar 24 2022


BECKY P. MCKAY
Notary Public

CLERK'S AFFIDAVIT CERTIFICATE

TAX CERTIFICATE: 5516 of 2018

STATE OF FLORIDA
COUNTY OF LAKE

I, Gary J. Cooney, Clerk of the Circuit Court and Comptroller, in and for the state and county aforesaid, do hereby certify that I did, on or before the 3rd day of March, 2022, mail a copy of the NOTICE OF APPLICATION FOR TAX DEED, by certified or registered mail, return receipt requested and regular mail to the following:

GREGORY W RANNEY, 131 ERIC LN, MOUNT DORA, FL 32757

GREGORY W RANNEY, 5346 ISLE ROYAL COURT, WEST BLOOMFIELD, MICHIGAN 48033

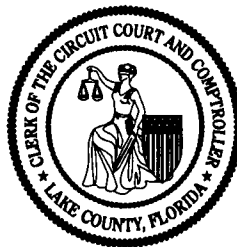
HELEN C RANNEY, 5346 ISLE ROYAL COURT, WEST BLOOMFIELD, MICHIGAN 48033

In witness whereof, I have hereunto set my hand and official seal this 3rd day of March, 2022.

Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County, Florida

By: _____

Jeanette Jackson, Deputy Clerk



Certificate #: 5516 of 2018
Parcel ID #: 21-19-27-020000013000

INSTRUMENT #2022011403
OR BK 5883 PG 652 - 652 (1 PGS)
DATE: 1/25/2022 3:45:39 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$10.00

NOTICE OF APPLICATION FOR TAX DEED

LAKE COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER

Notice is hereby given that GIBRALTAR UNLIMITED HOLDING, LLC, holder of the following tax certificate has filed said certificate for a tax deed to be issued. The certificate number and year of issuance, the names in which it was assessed, and the description of the property are as follows:

Certificate Number 5516 issued June 01, 2018

Name in Which Assessed: GREGORY W RANNEY; HELEN C RANNEY

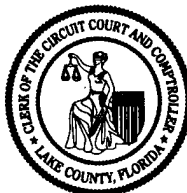
Description of Property: DORA PINES SUB UNIT THREE BEG AT MOST ELY COR OF LOT 130, RUN N 71 DEG 51 MIN 59 SEC W ALONG LOT LINE 79.96 FT TO A PT ONR/W OF ERIC LANE, SW'LY ALONG SAID R/W ARC TO A PT N77 DEG 05 MIN 15 SEC W OF POB, S 77 DEG 05 MIN 15 SEC E 81.06 FT TO POB PB 22 PGS 42-43 ORB 800 PGS 1894, 1895

All of said property being in the County of Lake, State of Florida.

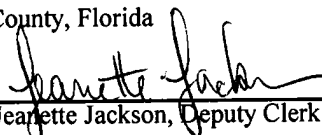
Unless the certificate is redeemed according to law, the property described in the certificate will be sold to the highest bidder online at **www.lake.realtaxdeed.com on or after the 5th day of April, 2022 at 11:15 a.m.**

Dated this 25th day of January, 2022

Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County, Florida



By


Jeanette Jackson, Deputy Clerk

Publication dates begin 30 days prior to the sale date.

Lands Available Pricing Spreadsheet

Pricing Date:	3/13/2023
----------------------	------------------

CTF #	5516-2018
Sale Date	4/5/2022
1/2 Assessed Value (if Homestead)	\$0.00
Additional Redemption fee (if applicable)	\$0.00

Tax Collector Interest	\$61.62
Clerk Interest	\$49.82
Total Initial Interest	\$111.44

Principal	\$1,107.13
# Months on list	11
Monthly Interest Rate	1.50%
Additional Interest	\$182.68

Subtotal	\$1,401.25
Additional Tax Year(s) Due	
Year	Amount
2021	\$42.44
2022	\$9.22
Additional Taxes Total	\$51.66
Recording Fees	\$23.00
Doc Stamps	\$10.50
GRAND TOTAL	\$1,486.41

High Bid Amount
(Subtotal + Additional Taxes)
\$1,452.91

Additional Recording Fees
\$0.00

Price good until **3/31/2023**



Gary J. Cooney

Clerk of the Circuit Court and Comptroller
550 West Main Street, Post Office Box 7800
Tavares, Florida 32778-7800
(352) 742-4100 www.lakecountyclerk.org

May 06, 2022

RE: Notice: Lands Available for Taxes in Lake County, FL

To Whom It May Concern

Pursuant to Florida Statute 197.502(7), the Clerk shall notify the County Commission when property is entered on the list of "Lands Available for Taxes", as a result of no bids placed at public sale and, on individually-held certificates, the failure of the certificate holder to pay amounts due within 30 days after the sale for issuance of a tax deed.

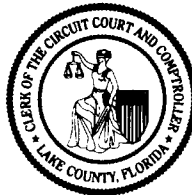
Enclosed is a list of properties entered on the list of "Lands Available for Taxes" on 5/6/2022.

During the first 90 days after the property is placed on the list, the county may purchase the land for the opening bid or may waive its rights to purchase the property. Thereafter, any person, the County, or any other governmental unit may purchase the property.

In accordance with 197.502(7), F.S., this list is presented to the Lake County Board of County Commissioners for Lake County, Florida. For questions, please contact a tax deed clerk at (352)253-2620 or 2621.

Sincerely,

Gary J. Cooney,
Clerk of the Circuit Court and Comptroller



BY: Madeline Kuharske
Madeline Kuharske, Deputy Clerk

Enclosure(s)

cc: County Attorney for Board of County Commissioners
Property Appraiser
County Manager
Board Finance
Tax Collector

LANDS AVAILABLE FOR TAXES

TAX DEED SALE OF April 5th, 2022

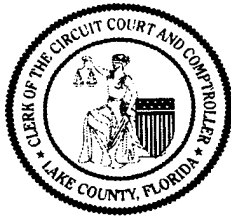
Certificate #: 5516-2018

Held By: GIBRALTAR UNLIMITED HOLDING, LLC

Minimum Bid: \$1,227.69

Parcel Identification #: 21-19-27-020000013000

Legal Description of Property: DORA PINES SUB UNIT THREE BEG AT MOST E'LY COR OF LOT 130, RUN N 71 DEG 51 MIN 59 SEC W ALONG LOT LINE 79.96 FT TO A PT ON R/W OF ERIC LANE, SW'LY ALONG SAID R/W ARC TO A PT N 77 DEG 05 MIN 15 SEC W OF POB, S 77 DEG 05 MIN 15 SEC E 81.06 FT TO POB PB 22 PGS 42-43 ORB 800 PGS 1894, 1895



Clerk of the Circuit Court and Comptroller

CLERK'S AGENDA ITEM

To: Board Support

Date Prepared: May 9, 2022

Date Of Meeting: May 24, 2022

Clerk's Approval

Originating Department

Records and Administrative Services

Official Records Manager

SUBJECT:

Property placed on the Lands Available List

BACKGROUND & SUMMARY:

Please refer to attached correspondence.

FISCAL/BUDGETARY IMPACT:

Lake County has until August 07, 2022 to purchase property from Lands Available List before it is available to the public.

RECOMMENDATION:

None.

NECESSARY BOARD ACTION:

None



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

P.O. Box 327 • Tavares, FL 32778-0327 • Phone 352-343-9602 • www.laketax.com

Date: 11/02/2022

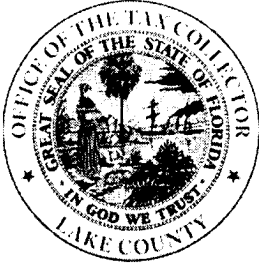
Clerk of Circuit Court
ATTN: Tax Deeds
550 West Main Street
Tavares, FL 32778

RE: Tax Sheet for List of Lands Available for Sale

Please find below the requested tax sheet information for account number 2119270200-000-13000, tax certificate number 5516 that was issued in the year of 2018 for tax year 2017.

	November	December	January
2020	\$41.91	\$42.04	\$42.18
2021	\$8.85	\$8.94	\$9.04

"Serving You Is Our Only Business"



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

P.O. Box 327 • Tavares, FL 32778-0327 • Phone 352-343-9602 • www.laketax.com

Date: 03/10/2023

Clerk of Circuit Court
ATTN: Tax Deeds
550 West Main Street
Tavares, FL 32778

RE: Tax Sheet for List of Lands Available for Sale

Please find below the requested tax sheet information for account number 2520240232-000-07800, tax certificate number 5516 that was issued in the year of 2018 for tax year 2018.

	March	April	May
2021	\$42.44	\$42.58	\$42.71
2022	\$9.22		

“Serving You Is Our Only Business”

Lands Available Pricing Spreadsheet

Pricing Date:	6/8/2023
----------------------	-----------------

CTF #	5516-2018
Sale Date	4/5/2022
1/2 Assessed Value (if Homestead)	\$0.00
Additional Redemption fee (if applicable)	\$0.00

Tax Collector Interest	\$61.62
Clerk Interest	\$49.82
Total Initial Interest	\$111.44

Principal	\$1,107.13
# Months on list	14
Monthly Interest Rate	1.50%
Additional Interest	\$232.50

Subtotal	\$1,451.07
Additional Tax Year(s) Due	
Year	Amount
2021	\$42.84
2022	\$9.22
Additional Taxes Total	\$52.06
Recording Fees	\$23.00
Doc Stamps	\$11.20
GRAND TOTAL	\$1,537.33

High Bid Amount
(Subtotal + Additional Taxes)

\$1,503.13

Additional Recording Fees

\$0.00

Price good until 6/30/2023



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

P.O. Box 327 • Tavares, FL 32778-0327 • Phone 352-343-9602 • www.laketax.com

Date: 06/08/2023

Clerk of Circuit Court
ATTN: Tax Deeds
550 West Main Street
Tavares, FL 32778

RE: Tax Sheet for List of Lands Available for Sale

Please find below the requested tax sheet information for account number 2520240232-000-07800, tax certificate number 5516 that was issued in the year of 2018 for tax year 2018.

	June	July	August
2021	\$42.84	\$42.97	\$43.11
2022	\$9.22	\$9.77	\$9.91

"Serving You Is Our Only Business"

CERTIFICATE

743-2020

Pages 56-107

Certificate & Applicant Information	
Case Status	LANDS AVAILABLE
File Number	07229
Certificate Number	743
County Held Certificate	No
Created in System	1/31/2023
Created By	TIPHANY SHAW
Issue Date	June 15, 2020
Certified Amount	\$784.51
Application Date	September 08, 2022
Redemption & Auction Information	
Base Bid	\$1,200.24
Actual Redemption	\$1,157.11
Estimated Redemption	\$0.00
Surplus Funds	\$0.00
HighBidAmount	\$0.00
Auction Date	5/2/2023
Advertising Dates	3/30/2023 4/6/2023 4/13/2023 4/20/2023
Property Information	
Parcel ID	22-19-24-020000E03000
Legal Description	LEESBURG, BEULAH HEIGHTS E 1/2 OF LOT 30 BLK E PB 5 PG 74 ORB 4018 PG 822 ORB 4279 PG 1985
Homestead	<input type="checkbox"/>
Vacant	<input checked="" type="checkbox"/>
Improved	<input type="checkbox"/>
Street Address	NO ADDRESS AVAILABLE
Party Information	
Applicant	CARTER S BROWN · 260 WEST 400 SOUTH LINDON, UT 84042
Property Owner	JIMMY L GRIGSBY TRUSTEE · 7964 HIGH ST LA MESA, CA 91941-7865 · MISPAH AVE LEESBURG, FL 34748 · AS TRUSTEE OF THE GRIGSBY FAMILY TRUST, DATED SEPTEMBER 20, 2000 7964 HIGH STREET LA MESA, CALIFORNIA KATHLEEN A GRIGSBY TRUSTEE · 7964 HIGH ST LA MESA, CA 91941-7865 · MISPAH AVE LEESBURG, FL 34748 · AS TRUSTEE OF THE GRIGSBY FAMILY TRUST, DATED SEPTEMBER 20, 2000 7964 HIGH STREET LA MESA, CALIFORNIA
GENERAL DISBURSEMENTS	HARRIS LOCAL GOVERNMENT SOLUTIONS INC · PO BOX 74008484 CHICAGO, IL 60674-8484 NORTH LAKE OUTPOST · PO BOX 1099 UMATILLA, FL 32784 POSTAGE · JOURNAL ENTRY TAVARES, FL 32778 REALAUCTION.COM LLC · 861 SW 78 AVE SUITE 102 PLANTATION, FL 33324

5/2/2023	Fee	Clerk	Certificate Holder	Tax Collector	BOCC	Date	Receipt	Comment
<input type="checkbox"/>	PRINCIPAL	\$0.00	(\$784.51)	\$0.00	\$0.00	01/31/2023	0	
<input type="checkbox"/>	TAX COLLECTOR INTEREST	\$0.00	(\$47.07)	\$0.00	\$0.00	01/31/2023	0	
<input type="checkbox"/>	CLERK FEE	\$60.00				01/31/2023	0	
<input type="checkbox"/>	ADVERTISING ESTIMATION	\$53.00				01/31/2023	0	
<input type="checkbox"/>	SHERIFF ESTIMATION					01/31/2023	0	
<input type="checkbox"/>	POSTAGE ESTIMATION	\$34.80				01/31/2023	0	
<input type="checkbox"/>	ONLINE AUCTION ESTIMATION	\$109.00				01/31/2023	0	
<input type="checkbox"/>	APPLICATION FEE	\$256.80	(\$256.80)	\$0.00	\$0.00	03/02/2023	8912	
<input type="checkbox"/>	CLERK INTEREST	\$0.00	(\$62.48)	\$0.00	\$0.00	03/02/2023	0	
<input type="checkbox"/>	CLERK FEE	(\$60.00)	\$0.00	\$0.00	\$0.00	03/02/2023	0	
<input type="checkbox"/>	TAXES DELINQUENT AFTER APPLICATION	\$0.00	\$0.00	(\$49.38)	\$0.00	03/02/2023	0	
<input type="checkbox"/>	ONLINE AUCTION FEE HRS	(\$50.00)	\$0.00	\$0.00	\$0.00	03/06/2023	0	
<input type="checkbox"/>	POSTAGE FEE	(\$34.80)	\$0.00	\$0.00	\$0.00	03/31/2023	0	
<input type="checkbox"/>	ADVERTISING FEE	(\$53.00)	\$0.00	\$0.00	\$0.00	04/25/2023	0	
<input type="checkbox"/>	NO BID AMOUNT	\$1,200.24	(\$1,200.24)			05/02/2023	0	
<input type="checkbox"/>	DOC STAMPS	\$9.10				05/02/2023	0	
<input type="checkbox"/>	RECORDING FEE	\$30.00				05/02/2023	0	
<input type="checkbox"/>	COPY AND CERTIFICATION FEE	\$3.00				05/02/2023	0	
<input type="checkbox"/>	ONLINE AUCTION FEE RA	(\$59.00)	\$0.00	\$0.00	\$0.00	05/30/2023	0	
	TOTAL	\$0.00	(\$1,150.86)	(\$49.38)	\$0.00			
	Actual Redemption Amount	\$1,157.11						
	Estimated Redemption Amount	\$0.00						
	Initial Bid Amount	\$1,200.24						



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

P.O. Box 327 • Tavares, FL 32778-0327 • Phone 352-343-9602 • www.laketax.com

January 25, 2023

Gary J. Cooney
Clerk of the Circuit Court and Comptroller
550 West Main Street
Tavares, FL 32778

RE: Tax Deeds

Please be advised that the enclosed Tax Deed Application is based on Tax Certificate Number 743 issued in the year of 2020 for tax year 2019.

I certify that payment has been made for all outstanding certificates and the parties to be notified are listed in the attached Property Information Report.

If further information is needed, please contact our office.

Sincerely,

Tina Hasley
Tax Services and Business Analyst

RECEIVED
JAN 25 2023
TAX DEED DEPT

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information			
Applicant	CARTER S BROWN 260 WEST 400 SOUTH LINDON, UT 84042	Application date	Sep 08, 2022
Property description	GRIGSBY JIMMY L & KATHLEEN A TRUSTEES 7964 HIGH ST LA MESA, CA 91941-7865 MISPAH AVE LEESBURG 34748 LEESBURG, BEULAH HEIGHTS E 1/2 OF LOT 30 BLK E PB 5 PG 74ORB 4018 PG 822 ORB 4279 PG 1985	Certificate #	2020 / 743
		Date certificate issued	06/15/2020
		Deed application number	15883
		Account number	2219240200-00E-03000

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)
# 2020/743	06/15/2020	104.92	5.25	110.17
Part 2: Total*				110.17

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)
# 2019/829	05/25/2019	62.15	6.25	19.68	88.08
# 2018/935	05/26/2018	62.29	6.25	48.59	117.13
Part 3: Total*					205.21

Part 4: Tax Collector Certified Amounts (Lines 1-8)	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	315.38
2. Delinquent taxes paid by the applicant	59.13
3. Current taxes paid by the applicant	0.00
4. Property information report fee	215.00
5. Tax deed application fee	175.00
6. Clerk fees collected by TC at application	20.00
7. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	47.07
8. Total Paid (Lines 1-7)	831.58

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.

Lake County, Florida

Sign here: _____ Date 01/25/2023

Signature, Tax Collector or Designee

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

RECEIVED
 JAN 25 2023
 TAX DEED DEPT

Part 5: Clerk of Court Certified Amounts (Lines 9-15)	
9. Processing tax deed fee	
10. Certified or registered mail charge	
11. Clerk of Court advertising	
12. Electronic Tax Deed Sale Fee	
13. Recording fee for certificate of notice	
14. Sheriff's fees	
15. Interest (see Clerk of Court Instructions, page 2)	
16. Total Paid (Lines 9-15)	
17. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
18. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
19. Statutory opening bid (total of Lines 8, 16, 17, and 18, if applicable)	
20. Redemption fee	
21. Total amount to redeem	
Sign here: _____ Date of sale _____ Signature, Clerk of Court or Designee	

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 1-8)

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

Total Paid, Line 8: Add the amounts of Lines 1-7

Line 7, 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 7**. 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 15: 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 8**, minus **Line 7**, plus **Lines 9** through **14**. Enter the amount on **Line 15**.

Line 16: Enter the total of Lines 9-15. Complete Lines 17-21, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

**Application
Number: 15883**

To: Tax Collector of LAKE COUNTY, Florida

I,

CARTER S BROWN
260 WEST 400 SOUTH
LINDON, UT 84042,

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

Account Number	Certificate Number	Date	Legal Description
2219240200-00E-03000	2020/743	06-15-2020	LEESBURG, BEULAH HEIGHTS E 1/2 OF LOT 30 BLK E PB 5 PG 74ORB 4018 PG 822 ORB 4279 PG 1985

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

CARTER S BROWN
260 WEST 400 SOUTH
LINDON, UT 84042

Applicant's Signature

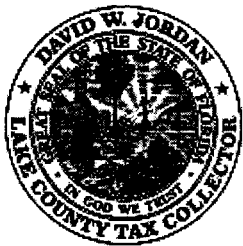
09-08-2022

Application Date

Harbison, Renita

From: Tina Hasley <tina.hasley@laketax.com>
Sent: Wednesday, January 25, 2023 10:36 AM
To: Vasti, Lacey; Kuharske, Madeline; Harbison, Renita; Shaw, Tiphany; Tax Deeds
Subject: 743-TDA
Attachments: 743 of 2019 docs.pdf; 743 of 2019 report.pdf; 743-dr513.pdf; 743-dr512.pdf; 743-cover.pdf

CAUTION: This email originated from outside the Lake County Clerk's Office. Do not click links or open attachments unless you recognize the sender and know the content is safe!

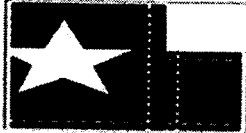


TINA HASLEY

Tax Services and Business Analyst

M P.O. Box 327, Tavares, FL 32778
A 320 W. Main Street, Tavares, FL 32778
P 352-253-2143 | F 352-253-2125
E tina.hasley@laketax.com | W www.laketax.com

*NOTE: Florida has a very broad public records law.
Your email communications may be subject to public disclosure.*



American Title Insurance Agency LLC
308 East Fifth Avenue
Mount Dora, FL 32757
Phone: (352) 383-4186 Fax (352) 383-0013

PROPERTY INFORMATION REPORT
FOR
DAVID JORDAN, LAKE COUNTY TAX COLLECTOR
TAVARES, FLORIDA

DATE: December 6, 2022
ATI FILE NO.: 22-0315

TAX CERTIFICATE NO.: 743 OF 2019
PARCEL I. D. NO.: 2219240200-00E-03000

REQUIRED INFORMATION

Any assessed owner and address per current tax roll:

JIMMY L & KATHLEEN A GRIGSBY TRUSTEES
7964 HIGH ST
LA MESA, CA 91941-7865

JIMMY L & KATHLEEN A GRIGSBY TRUSTEES
MISPAH AVE
LEESBURG 34748

Any apparent titleholder of record together with applicable official recording book and page information and the address of the owner which appears on the record of conveyance of the lands to the owner or the designation of no address provided (hereinafter "N.A.P.") (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):

JIMMY L. GRIGSBY AND KATHLEEN A. GRIGSBY, AS TRUSTEES OF THE GRIGSBY FAMILY TRUST,
DATED SEPTEMBER 20, 2000
7964 HIGH STREET
LA MESA, CALIFORNIA 91941
O. R. BOOK 4279, PAGE 1985

Any lienholder of record together with applicable official recording book and page information who has recorded a lien against the property described in the tax certificate and the address which appears on the recorded lien or the designation of N.A.P.:

NONE

Any mortgage of record together with applicable official recording book and page information and the address which appears on the recorded mortgage or the designation of N.A.P.:

NONE

Any vendee of a recorded contract for deed together with applicable official recording book and page information and the address which appears on the recorded contract or the designation of N.A.P. or, if the contract is not recorded, any vendee who has applied to receive notice pursuant to s. 197.344(1)(C) and the address which appears on the notice or the designation of N.A.P.:

NONE

Any lienholder of record together with applicable official recording book and page information who has recorded a lien against a mobile home located on the property described in the tax certificate and the address which appears on the recorded lien or the designation of N.A.P. if the lien is recorded with the Clerk of the Circuit Court, Lake County, Florida:

NONE

Any other lienholder who has applied to the tax collector to receive notice and the address which is supplied to the tax collector by such lienholder or the designation of N.A.P.:

NONE

Any owner of a tax certificate that has not been redeemed in connection with the tax deed application in the case of county tax deed applications:

NONE

Any apparent titleholder of record of property that is contiguous to the property described in the tax certificate, when the property described is either submerged land or common elements of a subdivision together with applicable official recording book and page information, if the address of the titleholder of contiguous property appears on the record of conveyance of the land to that legal titleholder or the designation of no address provided (hereinafter "N.A.P.") (check here if the apparent title holder of record of property contiguous to the property described in the tax certificate is the same as the person to whom the property described in the tax certificate was assessed on the tax roll for the year in which the property was last assessed):

NONE

TITLE COMPANY'S LIMITATIONS OF TAX COLLECTOR'S SEARCH

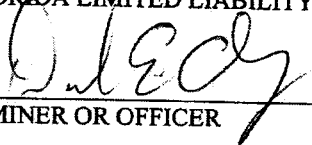
American Title Insurance Agency LLC has not undertaken to determine or report the identity of potential lienholders when the property is not described in the recorded lien. In addition, American Title Insurance Agency LLC has not attempted to discover and report any other outstanding interest or encumbrances 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 the paragraphs above.

TITLE COMPANY'S LIMITATION OF LIABILITY

The Property Information Report by American Title Insurance Agency LLC and this report were prepared solely to permit the Tax Collector of Lake County to prepare the Certificate required to be delivered by the Tax Collector of Lake County to the Clerk of the Circuit Court of Lake County under Section 197.502, Florida Statutes. This Certificate is based upon a search limited to the Official Records Book of Lake County, Florida, as defined in Section 28.001 (1) and 28.222, Florida Statutes, through an effective date of November 28, 2022 @ 5:00pm. The foregoing search accurately reflects matters recorded and indexed in the Official Records Book of Lake County, Florida, affecting title to the property described therein. Liability of American Title Insurance Agency LLC for any incorrect information contained in this Search is limited (1) to the Tax Collector of Lake County, Florida, and (2) successful bid at the tax sale or the actual damages suffered by the claimant or \$1,000.00, whichever is less, pursuant to Section 627.7843(3), Florida Statutes. This search report is not an opinion of title, title insurance commitment, 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. An email or electronic or facsimile copy of this search report shall be deemed to be an original signature and instrument.

DATED this 6th day of December, 2022.

AMERICAN TITLE INSURANCE AGENCY LLC,
A FLORIDA LIMITED LIABILITY COMPANY



EXAMINER OR OFFICER

LAKE COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER

TAX DEEDS

ADDITIONAL SEARCH INFORMATION: NOTICE OF TAX DEED APPLICATION

To be completed on every tax deed application received for timeframe between date of PIR and date received in Clerk's Office

CERT NO.: 743-2020

DATE OF PIR: 12-6-22

DATE RECEIVED BY CLERK'S OFFICE: 1-25-23

- TAX COLLECTOR E MAIL PRINTED YES
TAX COLLECTOR COVER LETTER DATE STAMPED YES
PRINT PROPERTY RECORD CARD YES (SEARCH BY ALT KEY)
PRINT TAX BILL YES
PRINT ASSESSMENT E MAIL FROM PROPERTY APPRAISER YES

VERIFY OWNER NAME/ADDRESS WITH:

- PIR: YES NO
ASSESSMENT RECORD YES NO
PROPERTY RECORD CARD YES NO
TAX BILL YES NO
ANY DISCREPANCIES YES NO

COMMENTS:

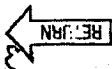
DOCUMENTATION ATTACHED:

OFFICIAL RECORDS:

- SEARCH BY OWNER NAME YES (SHOULD MATCH GRANTEE OF MOST RECENT SALE)
SEARCH BY LEGAL DESCRIPTION IF COMMON NAME YES NO
INTERESTED PARTIES NOT ON PIR YES NO
MORE CURRENT OWNER ADDRESSES NOT ON PIR YES NO

IF YES, DOCUMENTATION ATTACHED:

THIS INSTRUMENT PREPARED BY:
JULIA R. LAW
Attorney at Law
Roberts & Law, P.A.
Post Office Box 57
Groveland, Florida 34736



WARRANTY DEED

THIS INDENTURE, made this 8th day of February, 2013, between, **JIMMY LOWELL GRIGSBY** whose mailing address is **7964 High Street, La Mesa, California 91941**, hereinafter called party of the first part, and **JIMMY L. GRIGSBY and KATHLEEN A. GRIGSBY**, as Trustees of the **GRIGSBY FAMILY TRUST**, dated **September 20, 2000**, whose mailing address is **7964 High Street, La Mesa, California 91941**, hereinafter called party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Lake**, State of **Florida**, to wit

ALL THAT REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THE AFOREDESCRIBED PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

AT THE REQUEST OF THE PARTIES, this deed was prepared without a title search, and the legal description was supplied by the parties. The preparer of this instrument assumes no liability for the state of the title or any inaccuracy of the legal description.

TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining:

TO HAVE AND TO HOLD the said real estate with the following powers and for the following uses and purposes, to wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and Trustee is specifically granted and given the power and authority:
 - a. To protect and conserve the said real estate and improvements located thereon and to pay the taxes assessed thereon;
 - b. To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;
 - c. To execute leases and subleases for terms as long as 20 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;
 - d. To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
 - e. To manage, control and operate said real estate, to collect the rents, issues and profits, to pay all expenses thereby by incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes, 1988;
 - f. The Trustee's liability hereunder, under the Trust Agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto;
2. The Trustee shall hold said real estate and make distributions of said real estate of the proceeds derived therefrom in accordance with the term.
3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and

acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to the Trustee nor inquire into the provisions of said unrecorded Trust Agreement and any amendments thereto collateral hereto.

4. This conveyance is made in conformance with the provisions of Section 689.071, Florida Statutes.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

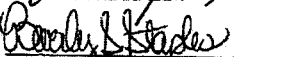
6. Each and every power hereinabove set forth may be exercised by any Trustee. Any instrument executed by any Trustee or any act taken by any Trustee shall be binding upon the trust and all of the Trustees as fully and completely as if all Trustees had executed said instrument or taken said action.

7. The Successor Trustee shall have all of the title, powers and discretion herein given to the Trustee, without any act of conveyance or transfer. A certificate signed by any Trustee or any Successor Trustee under this instrument and acknowledged by him/her before a Notary Public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustees who from time to time are serving under it.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:


Name: Julia R. Law

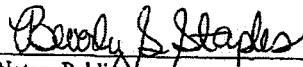

Name: Beverly S. Staples

 (SEAL)
JIMMY HOWELL GRIGSBY

STATE OF FLORIDA
COUNTY OF LAKE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **JIMMY LOWELL GRIGSBY**, who is personally known to, 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 8th day of February, 2013.


Notary Public

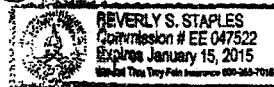


EXHIBIT "A"**PARCEL 1:**

The South ½ of the NE ¼ of the NW ¼ West of Old Lake Unity Road, LESS the North 100 feet and LESS the West 32 feet AND the Northwesterly ½ of vacated Lake Unity Road adjacent Southeasterly from described parcel, closed by Resolution recorded in OR Book 924, Page 128, Public Records of Lake County, Florida, all in Section 02, Township 19 South, Range 24 East, Lake County, Florida.

Parcel No. 0219240002-000-00600

PARCEL 2:

The North 200 feet of the NW ¼ in Section 11, Township 19 South, Range 24 East, Lake County, Florida.

Parcel No. 1119240002-000-00500

PARCEL 3:

The South 531.20 feet of Tract A, PALM HARBOR SUBDIVISION, according to the Plat thereof as recorded in Plat Book 25, Page 58, Public Records of Lake County, Florida.

Parcel No. 2619242950-00A-00000

PARCEL 4:

The East 22.5 feet of Tract 6, in Section 23, Township 22 South, Range 24 East, GROVELAND FARMS, according to the Plat thereof as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, lying South of Carlton Street and South of Downing Street.

Parcel No. 0122240600-006-00021

PARCEL 5:

Tract A, THE FERNERY, according to the Plat thereof as recorded in Plat Book 27, Pages 33 and 34, Public Records of Lake County, Florida.

Parcel No. 2419240400-00A-00000

PARCEL 6:

Tracts J and K, PALM HARBOR PARTIAL REPLAT, according to the Plat thereof as recorded in Plat Book 26, Page 50, Public Records of Lake County, Florida.

Parcel No. 2619242975-000-00000

PARCEL 7:

The East ½ of Lot 30, Block E, BEULAH HEIGHTS, according to the Plat thereof as recorded in Plat Book 5, Page 74, Public Records of Lake County, Florida.

Parcel No. 2219240200-00E-03000

PARCEL 8:

Lot A, CRYSTAL LAKE HEIGHTS, according to the Plat thereof as recorded in Plat Book 16, Page 28, Public Records of Lake County, Florida.

Parcel No. 0919240100-000-00A00

PARCEL 9:

Tract B, BIRCHWOOD SUBDIVISION, according to the Plat thereof as recorded in Plat Book 27, Page 50, Public Records of Lake County, Florida.

Parcel No. 2219240250-00B-00000

PARCEL 10:

The East 132 feet of the West 264 feet of the South $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, the West 132 feet of the East 924 feet of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, the East 132 feet of the West 396 feet of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$, the East 132 feet of the West 264 feet of the South $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, all in Section 23, Township 23 South, Range 24 East, Lake County, Florida.

Parcel No. 2323240002-000-05000

PARCEL 11:

That part of Block 14, lying South of Lot 13 of SUNRISE SUBDIVISION and between the Southerly extension of the East and West lines of said Lot 13, according to the Plat thereof as recorded in Plat Book 3, Pages 8 and 9, Public Records of Lake County, Florida.

Parcel No. 0919240400-014-00004

PARCEL 12:

The East 132 feet of the West 396 feet of the North $\frac{1}{4}$ of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$, the East 132 feet of the West 264 feet of the South $\frac{1}{4}$ of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$, the West 132 feet of the East 924 feet of the South $\frac{1}{4}$ of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$, the West 132 feet of the East 924 feet of the North $\frac{1}{4}$ of the South $\frac{1}{2}$ of the SE $\frac{1}{4}$, the East 132 feet of the West 924 feet of the South $\frac{1}{4}$ of the SE $\frac{1}{4}$, all in Section 22, Township 23 South, Range 24 East, Lake County, Florida.

Parcel No. 2223240001-000-04700

PARCEL 13:

The West 52.5 feet of the East 420 feet of the South 86 feet of the North 506 feet of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ in Section 22, Township 19 South, Range 24 East, Lake County, Florida.

Parcel No. 2219240002-000-08402

PARCEL 14:

The West 110 feet of the East 630 feet of the North 40 feet of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ in Section 22, Township 19 South, Range 24 East, Lake County, Florida

Parcel No. 2219240002-000-08500

PARCEL 15:

Begin 943 feet North and 382 feet East of the Southwest corner of the NE $\frac{1}{4}$, run South 149 feet, East 196 feet, North 20° West 159 feet, West 140 feet to the Point of Beginning, in Section 21, Township 19 South, Range 24 East, Lake County, Florida.

Parcel No. 2119240001-000-02200

PARCEL 16:

That part of the NW ¼ of the NW ¼ of Section 2, Township 19 South, Range 25 East, Lake County, Florida, bounded and described as follows: From the Northeast corner of the SW ¼ of the NW ¼ of the said Section 2, run North 32°52'50" West 634 feet; thence run South 49°07'59" East 354.5 feet for a point of beginning; from said point of beginning, run thence North 40°52'10" East 100 feet; thence run North 15°47'50" West 94.95 feet; thence run North 19°09'10" East 71.5 feet; thence run North 8°24'40" West 59.2 feet; thence run North 44°37'50" West 138.79 feet to a point on the Southerly line of the right of way of State Road No. 44; thence run Southwesterly along the Southerly line of the said right of way to a point that is North 49°07'50" West of the point of beginning; thence run South 49°07'50" East to the point of beginning.

AND

That part of the NW ¼ of the NW ¼ of Section 2, Township 19 South, Range 25 East, Lake County, Florida, bounded and described as follows: From the Northeast corner of the SW ¼ of the NW ¼ of the said Section 2, run North 32°52'50" West 634 feet; thence South 49°07'50" East 354.5 feet for a point of beginning. From said point of beginning, run thence South 40°52'10" West to a point on the Northerly line of a 40 foot wide easement for an access road to a lock and dam in the Haines Creek Channel as described in a deed recorded in Deed Book 373, Page 400, Public Records of Lake County, Florida; thence Northwesterly along the Northerly line of said access road easement to a point that is North 49°07'50" West of the point of beginning; thence South 49°07'50" East to the point of beginning.

SUBJECT to easements of record.

Parcel No. 0219250002:000-03000

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	CARTER S BROWN 260 WEST 400 SOUTH LINDON, UT 84042	Application date	Sep 08, 2022
Property description	GRIGSBY JIMMY L & KATHLEEN A TRUSTEES 7964 HIGH ST LA MESA, CA 91941-7865 MISPAH AVE LEESBURG 34748 LEESBURG, BEULAH HEIGHTS E 1/2 OF LOT 30 BLK E PB 5 PG 74ORB 4018 PG 822 ORB 4279 PG 1985	Certificate #	2020 / 743
		Date certificate issued	06/15/2020
		Deed application number	15883
		Account number	2219240200-00E-03000

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)
# 2020/743	06/15/2020	104.92	5.25	110.17
Part 2: Total*				110.17

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)
# 2019/829	05/25/2019	62.15	6.25	19.68	88.08
# 2018/935	05/26/2018	62.29	6.25	48.59	117.13
Part 3: Total*					205.21

Part 4: Tax Collector Certified Amounts (Lines 1-8)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	315.38
2. Delinquent taxes paid by the applicant	59.13
3. Current taxes paid by the applicant	0.00
4. Property information report fee	215.00
5. Tax deed application fee	175.00
6. Clerk fees collected by TC at application	20.00
7. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	47.07
8. Total Paid (Lines 1-7)	831.58

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.

Lake County, Florida

Sign here _____ Date 01/25/2023

Signature, Tax Collector or Designee

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

RECEIVED
MAR 02 2023
TAX DEED DEPT

Part 5: Clerk of Court Certified Amounts (Lines 9-15)	
9. Processing tax deed fee	60.00
10. Certified or registered mail charge	34.80
11. Clerk of Court advertising	53.00
12. Electronic Tax Deed Sale Fee	109.00
13. Recording fee for certificate of notice	0.00
14. Sheriff's fees	0.00
15. Interest (see Clerk of Court Instructions, page 2)	62.48
16. Total Paid (Lines 9-15)	319.28
17. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
18. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	49.38
19. Statutory opening bid (total of Lines 8, 16, 17, and 18, if applicable)	1,200.24
20. Redemption fee	6.25
21. Total amount to redeem	1,157.11
Sign here _____ Date of sale <u>05/02/2023</u> Signature: Clerk of Court or Designee	

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 1-8)

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

Total Paid, Line 8: Add the amounts of Lines 1-7

Line 7, 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 7**. 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 15: 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 8**, minus **Line 7**, plus **Lines 9** through **14**. Enter the amount on **Line 15**.

Line 16: Enter the total of Lines 9-15. Complete Lines 17-21, if applicable.

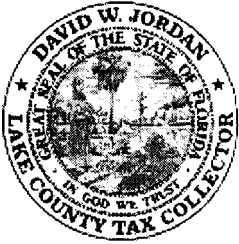
Shaw, Tiphany

From: Chase Lackey <chase.lackey@laketax.com>
Sent: Thursday, March 2, 2023 10:32 AM
To: Shaw, Tiphany; Tina Hasley
Cc: Kuharske, Madeline
Subject: RE: [EXTERNAL]743-2020
Attachments: 743 Final Certification.pdf

CAUTION: This email originated from outside the Lake County Clerk's Office. Do not click links or open attachments unless you recognize the sender and know the content is safe!

The redemption amount matches, but the opening bid amount is off due to 2022 being part of the opening bid.

The 2022 taxes are outstanding.



CHASE LACKEY

TDT Audit Specialist

A 320 W. Main Street, Tavares, FL 32778
P 352-343-9602
E chase.lackey@laketax.com | W www.laketax.com

NOTE: Florida has a very broad public records law.
Your email communications may be subject to public disclosure.

From: Shaw, Tiphany <tshaw@lakecountyclerk.org>
Sent: Thursday, March 2, 2023 9:04 AM
To: Tina Hasley <tina.hasley@laketax.com>; Chase Lackey <chase.lackey@laketax.com>
Cc: Kuharske, Madeline <mkuharske@lakecountyclerk.org>
Subject: [EXTERNAL]743-2020

Please verify the redemption amount is correct. Certificate #743-2020

Thanks,
Tiphany Shaw
Deputy Clerk- Tax Deeds
Gary J. Cooney, Clerk of the Circuit Court and Comptroller
Lake County, Florida
(352) 253-2620

[EXTERNAL EMAIL]: Ensure you trust this sender before clicking links or attachments.

RECEIVED
MAR 02 2023
TAX DEED DEPT

Account 2219240200-00E-03000

GRIGSBY JIMMY L & KATHLEEN A TRUSTEES

OWNER/ADDRESS

GRIGSBY JIMMY L & KATHLEEN A TRUSTEES

7964 HIGH ST

LA MESA, CA 91941-7865



[Vehicle Registration](#)

[Property Tax](#)

[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #2219240200-00E-03000

Owner: GRIGSBY JIMMY L & KATHLEEN A TRUSTEES
Situs: MISPAH AVE
 LEESBURG 34748
[Parcel details](#)
[GIS](#)
[Property Appraiser](#)

Amount Due

LAKE COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE
2022 Annual Bill	\$16.36
2021 Annual Bill	\$826.06
2020 Annual Bill	
2019 Annual Bill	
2018 Annual Bill	
2017 Annual Bill	

Add To Cart

[Print \(PDF\)](#)

Total Amount Due: \$842.42
Not Payable Online: \$826.06

Account History

BILL	AMOUNT DUE		STATUS	ACTION
2022 Annual Bill ⓘ	\$16.36	Unpaid		Print (PDF)
2021 ⓘ				
2021 Annual Bill		Unpaid	Not payable online Tax Deed (see 2019)	
Tax Deed Application #15883		Applied	09/08/2022	
		Paid \$0.00		
2020 ⓘ				
2020 Annual Bill		Unpaid	Not payable online Tax Deed (see 2019)	
Tax Deed Application #15883		Applied	09/08/2022	
		Paid \$0.00		
2019 ⓘ				
2019 Annual Bill	\$826.06	Unpaid	Not payable online Tax Deed (see 2019)	
Tax Deed Application #15883		Applied	09/08/2022	
2018 ⓘ				
2018 Annual Bill		Unpaid	Not payable online Tax Deed (see 2019)	
Tax Deed Application #15883		Applied	09/08/2022	
2017 ⓘ				
2017 Annual Bill		Unpaid	Not payable online Tax Deed (see 2019)	
Tax Deed Application #15883		Applied	09/08/2022	
2016 Annual Bill ⓘ	\$0.00	Paid \$31.82	11/22/2016	Receipt #2016-00162182
Total Amount Due ⓘ	\$842.42			Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$23.74	11/17/2015	Receipt #2015-00145706
				Print (PDF)

Harbison, Renita

From: Homestead <Homestead@lakecountyfl.gov>
Sent: Wednesday, January 25, 2023 1:15 PM
To: Harbison, Renita
Cc: Tax Deeds
Subject: RE: 743-dr513.pdf

CAUTION: This email originated from outside the Lake County Clerk's Office. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Thank you for your e-mail. **The below information is based on the 2022 Certified Tax Roll.**

Property assessed on parcel identification number 22-19-24-0200-00E-03000 also known as Alternate Key is 1345898 currently shown assessed to GRIGSBY JIMMY L & KATHLEEN A TRUSTEES address currently on file 7964 HIGH ST LA MESA CA 91941-7865.

The property is assessed as a VACANT parcel.
The property DID NOT have a homestead exemption during the certified year.
The certified fair market value is 1,000 with a School taxable value of 1,000 and a Non-School taxable value of 1,000.

If you have any additional questions concerning this property please feel free to contact our office by calling 352.253.2150.

Thank you,

Diane Breon, CFE
Customer Care & Exemptions Manager
Representing the Honorable Carey Baker, CFA, Property Appraiser
Lake County Property Appraiser's Office
320 W. Main St. Suite A
Tavares, FL 32778-3831
Voice 352.253.2150 Fax 352.253.2155
Email dbreon@lcpafl.org
Web www.lcpafl.org

The Lake County Property Appraiser's Office is honored to be the recipient of:



The IAAO Public Information Program Award The NACo Public Information Achievement Award

This communication is intended only for the individual(s) or entity(s) named within the message. If the reader of this message is not the intended recipient, or the agent responsible to deliver it to the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited by the sender and to do so might constitute a violation of the Electronic Communications Privacy Act, 18 U.S.C. section 2510-2521. If this communication was received in error we apologize for the intrusion. Please notify us and delete the original message without reading same.

Florida has a very broad public records law. Written communication, including email addresses, received by employees of this agency will be made available in response to public records request unless such communication falls within an exception or exemption to the Public Records Act. If you do not want your e-mail address and phone/fax numbers released in response to a public records request, do not send electronic communications to this agency. Instead, contact this office by phone. Florida Statute Chapter 119 and 668.6076

From: Harbison, Renita <rharbison@lakecountyclerk.org>
Sent: Wednesday, January 25, 2023 10:54 AM
To: Homestead <Homestead@lakecountyfl.gov>
Cc: Tax Deeds <taxdeeds@lakecountyclerk.org>; Brown, Rob <rabrown@lcpafl.org>
Subject: 743-dr513.pdf

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please provide a current assessment for the attached property.

Thank you,
Renita
X 2624

PROPERTY RECORD CARD

General Information

Name:	GRIGSBY JIMMY L & KATHLEEN A TRUSTEES	Alternate Key:	1345898
Mailing Address:	7964 HIGH ST LA MESA, CA 91941-7865 Update Mailing Address	Parcel Number:	22-19-24-0200-00E-03000
		Millage Group and City:	00L2 Leesburg
		2022 Total Certified Millage Rate:	16.8640
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	MISPAH AVE LEESBURG FL, 34748	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	LEESBURG, BEULAH HEIGHTS E 1/2 OF LOT 30 BLK E PB 5 PG 74 ORB 4018 PG 822 ORB 4279 PG 1985		
<p><small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small></p>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL UNBUILDABLE W/VALUE (0006)	0	0		1.000	Lot	\$0.00	\$1,000.00

[Click here for Zoning Info](#)
[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4279 / 1985	02/2013	Warranty Deed	Unqualified	Vacant	\$100.00
4018 / 822	03/2011	Probate Order	Unqualified	Vacant	\$0.00
2225 / 829	12/2002	Tax Deed	Unqualified	Vacant	\$900.00
639 / 1415	11/1999	Warranty Deed	Unqualified	Vacant	\$6,000.00
1128 / 908	09/1991	Personal Rep Deed	Unqualified	Vacant	\$1.00
993 / 1838	12/1988	Warranty Deed	Unqualified	Vacant	\$1.00
993 / 1836	12/1988	Warranty Deed	Unqualified	Vacant	\$1.00
842 / 2188	05/1985	Warranty Deed	Unqualified	Vacant	\$1.00

771 / 1635	03/1983	Warranty Deed	Unqualified	Improved	\$1.00
366 / 243	09/1968	Warranty Deed	Unqualified	Vacant	\$6,500.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2023 WORKING VALUES that are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,000	\$1,000	\$1,000	5.0364	\$5.04
SCHOOL BOARD STATE	\$1,000	\$1,000	\$1,000	3.2500	\$3.25
SCHOOL BOARD LOCAL	\$1,000	\$1,000	\$1,000	2.9980	\$3.00
LAKE COUNTY WATER AUTHORITY	\$1,000	\$1,000	\$1,000	0.3083	\$0.31
NORTH LAKE HOSPITAL DIST	\$1,000	\$1,000	\$1,000	0.5000	\$0.50
ST JOHNS RIVER FL WATER MGMT DIST	\$1,000	\$1,000	\$1,000	0.1974	\$0.20
CITY OF LEESBURG	\$1,000	\$1,000	\$1,000	4.0192	\$4.02
LAKE COUNTY MSTU AMBULANCE	\$1,000	\$1,000	\$1,000	0.4629	\$0.46
LAKE COUNTY VOTED DEBT SERVICE	\$1,000	\$1,000	\$1,000	0.0918	\$0.09
				Total: 16.864	Total: \$16.87

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law

Government Exemption (amount varies)

[Learn More](#) [View the Law](#)

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.
Site Notice

Property Record Card

General Information

Name:	GRIGSBY JIMMY L & KATHLEEN A TRUSTEES	Alternate Key:	1345898
Mailing Address:	7964 HIGH ST LA MESA, CA 91941- 7865 <i>Update Mailing Address</i>	Parcel Number: ⓘ	22-19-24- 0200-00E- 03000
		Millage Group and City:	00L2 Leesburg
		2022 Total Certified Millage Rate:	16.8640
Property Location:	MISPAH AVE LEESBURG FL, 34748	Trash/Recycling/Water/Info:	<i>My Public Services Map</i> ⓘ
		Property Name:	- <i>Submit Property Name</i> ⓘ
		School Information:	<i>School Locator & Bus Stop Map</i> ⓘ <i>School Boundary Maps</i> ⓘ
Property Description:	LEESBURG, BEULAH HEIGHTS E 1/2 OF LOT 30 BLK E PB 5 PG 74 ORB 4018 PG 822 ORB 4279 PG 1985		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL UNBUILDABLE W/VALUE (0006)	0	0		1.000	Lot	\$0.00	\$1,000.00
		Click here for Zoning Info ⓘ			FEMA Flood Map			

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4279 / 1985	02/2013	Warranty Deed	Unqualified	Vacant	\$100.00
4018 / 822	03/2011	Probate Order	Unqualified	Vacant	\$0.00
2225 / 829	12/2002	Tax Deed	Unqualified	Vacant	\$900.00
639 / 1415	11/1999	Warranty Deed	Unqualified	Vacant	\$6,000.00
1128 / 908	09/1991	Personal Rep Deed	Unqualified	Vacant	\$1.00
993 / 1838	12/1988	Warranty Deed	Unqualified	Vacant	\$1.00
993 / 1836	12/1988	Warranty Deed	Unqualified	Vacant	\$1.00
842 / 2188	05/1985	Warranty Deed	Unqualified	Vacant	\$1.00
771 / 1635	03/1983	Warranty Deed	Unqualified	Improved	\$1.00
366 / 243	09/1968	Warranty Deed	Unqualified	Vacant	\$6,500.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2023 WORKING VALUES that are subject to change until certified.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,000	\$1,000	\$1,000	5.0364	\$5.04
SCHOOL BOARD STATE	\$1,000	\$1,000	\$1,000	3.2500	\$3.25
SCHOOL BOARD LOCAL	\$1,000	\$1,000	\$1,000	2.9980	\$3.00
LAKE COUNTY WATER AUTHORITY	\$1,000	\$1,000	\$1,000	0.3083	\$0.31
NORTH LAKE HOSPITAL DIST	\$1,000	\$1,000	\$1,000	0.5000	\$0.50
ST JOHNS RIVER FL WATER MGMT DIST	\$1,000	\$1,000	\$1,000	0.1974	\$0.20
CITY OF LEESBURG	\$1,000	\$1,000	\$1,000	4.0192	\$4.02
LAKE COUNTY MSTU AMBULANCE	\$1,000	\$1,000	\$1,000	0.4629	\$0.46
LAKE COUNTY VOTED DEBT SERVICE	\$1,000	\$1,000	\$1,000	0.0918	\$0.09
				Total: 16.864	Total: \$16.87

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More	View the Law
Blind Exemption (up to \$500)	Learn More	View the Law
Disability Exemption (up to \$5,000)	Learn More	View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5,000)	Learn More	View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law

Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Economic Development Exemption	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein. Its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
 Property data updated nightly.
Site Notice

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN, IN WHICH YOU MAY HAVE A LEGAL INTEREST, OR IS CONTIGUOUS TO YOUR PROPERTY. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 2, 2023 AT 11:15AM UNLESS THE BACK TAXES ARE PAID. ALL PAYMENTS SHALL BE MADE TO THE TAX COLLECTOR OF LAKE COUNTY. PAYMENT MUST BE IN THE FORM OF CASH, CASHIER'S CHECK, OR MONEY ORDER MADE PAYABLE TO THE LAKE COUNTY TAX COLLECTOR.

FOR QUESTIONS CONCERNING TAXES, CONTACT:

LAKE COUNTY TAX COLLECTOR AT (352) 343-9602

1800 DAVID WALKER DR.
TAVARES, FL 32778

1505 HOOKS ST.
CLERMONT, FL 34711

1720 N. CITRUS BLVD.
LEESBURG, FL 34748

TO RECEIVE FURTHER INFORMATION REGARDING THE SCHEDULED AUCTION, CONTACT:

LAKE COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER
550 WEST MAIN STREET
P.O. BOX 7800
TAVARES, FL 32778
(352)253-2620 or 2621

Certificate# 743 of 2020
Parcel ID# 22-19-24-020000E03000

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

No. 743 issued June 15, 2020

LEESBURG, BEULAH HEIGHTS E 1/2 OF LOT 30 BLK E PB 5 PG 74 ORB 4018 PG 822 ORB 4279 PG 1985

JIMMY L GRIGSBY TRUSTEE and KATHLEEN A GRIGSBY TRUSTEE

All of the property is in Lake County, Florida. Unless the certificate or certificates are redeemed according to law, the property described in the certificate or certificates will be sold to the highest bidder on the 2nd day of May 2023 at 11:15a.m.

A deposit of 5% of the bid or \$200.00, whichever is greater, will be collected at the time of sale per 197.542(2), F.S. Prospective bidders must register at www.lake.realtaxdeed.com and post a deposit prior to bidding.

Dated this 2nd day of March 2023



Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County, Florida

By *T. Shaw*
Tiphany Shaw, Deputy Clerk

PUBLISH: Mar 30, 2023, Apr 06, 2023, Apr 13, 2023, Apr 20, 2023
OPENING BID AMOUNT: \$1,200.24
REDEMPTION AMOUNT: \$1,157.11

Note: When redeeming property please be advised that the Tax Collector cannot accept personal checks.

IF YOU WISH TO REDEEM, PLEASE REMIT \$1,157.11, CASH OR A CASHIER'S CHECK BEFORE 11 AM ON 5/2/2023.

MAKE PAYABLE TO: DAVID JORDAN, TAX COLLECTOR

REMIT BY MAIL TO: DAVID JORDAN, TAX COLLECTOR
320 W. MAIN STREET
P.O. BOX 327
TAVARES, FLORIDA 32778

REMIT IN PERSON TO: 1800 DAVID WALKER DR.
TAVARES, FL 32778

1720 N. CITRUS BLVD.
LEESBURG, FL 34748

1505 HOOKS ST.
CLERMONT, FL 34711

***YOU WILL RECEIVE NOTICE FROM OUR OFFICE IF ANY SURPLUS FUNDS ARE AVAILABLE AFTER THE AUCTION.**

***YOU MAY SUBMIT A CLAIM DIRECTLY TO OUR OFFICE FOR SURPLUS FUNDS, FREE OF CHARGE.**

***ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED TO CLAIM SURPLUS FUNDS.**

Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Tax Deeds
550 West Main Street
Post Office Box 7800
Tavares, Florida 32778-7800

CERTIFIED MAIL



US POSTAGE PAID PITNEY BOWES
ZIP 32778 \$ 008.10⁰
02 4W
0000391034 MAR 30 2023

MAY 03 2023
10:02 AM

7196 9008 7330 0039 6568

743-2020

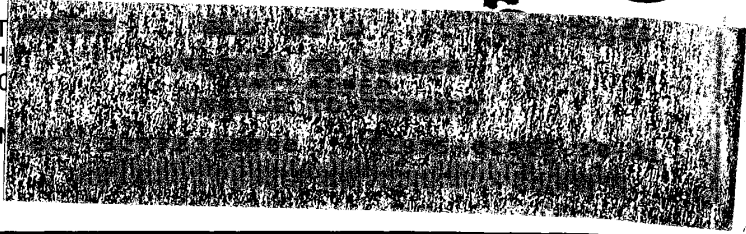
05/02/2023 - 2

2734
INSPECTED
MRC

RETURN RECEIPT REQUESTED

9326090319835172

JIMMY L GRIGSBY T
AS TRUSTEE OF TH
SEPTEMBER 20, 200
7964 HIGH STREET
LA MESA, CALIFORNI



9194137065 0166

Gary J. Cooney

Clerk of the Circuit Court and Comptroller
Tax Deeds
550 West Main Street
Post Office Box 7800
Tavares, Florida 32778-7800

CERTIFIED MAIL



US POSTAGESM PITNEY BOWES

ZIP 32778 \$ 008.10⁰
02 4W
0000391034 MAR 30 2023

7196 9008 7330 0039 6575

743-2020

05/02/2023 - 3

22
24
28
INSPECTED BY
MRC
BTG

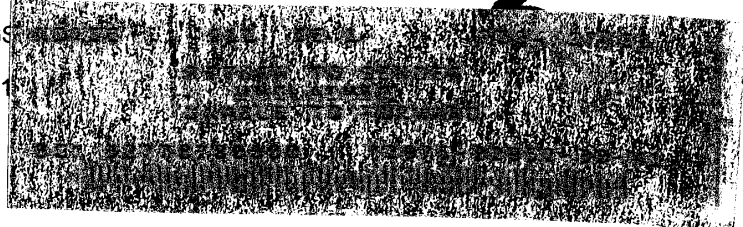
RETURN RECEIPT REQUESTED

9400922052117160
9400922252117110

UNC

91041957855 X086

KATHLEEN A GRIGS
7964 HIGH ST
LA MESA, CA, 91941



Gary J. Cooney

Clerk of the Circuit Court and Comptroller

Tax Deeds

550 West Main Street

Post Office Box 7800

Tavares, Florida 32778-7800

CERTIFIED MAIL



US POSTAGE PAID



ZIP 32778 \$ 008.10⁰
02 4W
0000391034 MAR 30 2023

7196 9008 7330 0039 6582

743-2020

05/02/2023 - 4

MAY 03 2023

Handwritten initials: *22/4/23*

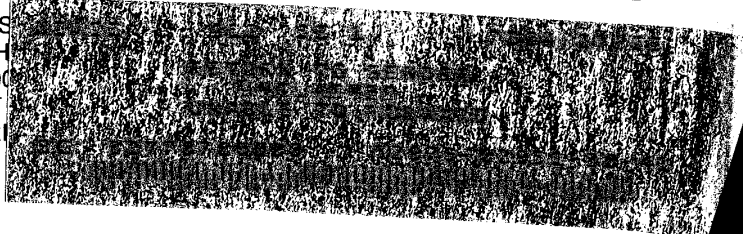


RETURN RECEIPT REQUESTED

9326090319835172

9326090319835172

KATHLEEN A GRIGGS
AS TRUSTEE OF THE
SEPTEMBER 20, 2000
7964 HIGH STREET
LA MESA, CALIFORNIA



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3
- Print your name and address on the reverse so that we can return the card to you
- Attach this card to the back of the mailpiece, or on the front if space permits

1 Article Addressed to

743-2020 05/02/2023-2
 JIMMY L GRIGSBY TRUSTEE
 AS TRUSTEE OF THE GRIGSBY
 FAMILY TRUST, DATED SEPTEMBER
 20, 2000

743-2020
 LA MESA, CALIFORNIA 91941
 9590 9402 7698 2122 9574 35

2 Article Number (Transfer from service label)

7196 9008 7330 0039 6568

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A Signature

X

- Agent
- Addressee

B Received by (Printed Name)

C Date of Delivery

D Is delivery address different from item 1? Yes
 If YES, enter delivery address below No

3 Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

Handwritten mark

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3
- Print your name and address on the reverse so that we can return the card to you
- Attach this card to the back of the mailpiece, or on the front if space permits

1 Article Addressed to

743-2020 05/02/2023-1
JIMMY L GRIGSBY TRUSTEE
7964 HIGH ST
LA MESA, CA, 91941-7865



9590 9402 7698 2122 9574 42

2 Article Number (Transfer from service label)

7196 9008 7330 0039 6551

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B Received by (Printed Name)

C Date of Delivery

D Is delivery address different from item 1? Yes
If YES, enter delivery address below No

- 3 Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

AS

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3
- Print your name and address on the reverse so that we can return the card to you
- Attach this card to the back of the mailpiece, or on the front if space permits

1 Article Addressed to

743-2020 05/02/2023-4
 KATHLEEN A GRIGSBY TRUSTEE
 AS TRUSTEE OF THE GRIGSBY
 FAMILY TRUST, DATED SEPTEMBER

20, 2000

79
 LA MESA, CALIFORNIA 91941
 9590 9402 7698 2122 9574 11

2 Article Number (Transfer from service label)

7196 9008 7330 0039 6582

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B Received by (Printed Name)

C Date of Delivery

D Is delivery address different from item 1? Yes
 If YES, enter delivery address below No

- 3 Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

H

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3
- Print your name and address on the reverse so that we can return the card to you
- Attach this card to the back of the mailpiece, or on the front if space permits

1 Article Addressed to

743-2020 05/02/2023-3
 KATHLEEN A GRIGSBY TRUSTEE
 7964 HIGH ST
 LA MESA, CA, 91941-7865



9590 9402 7698 2122 9574 28

2 Article Number (Transfer from service label)

7196 9008 7330 0039 6575

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A Signature

X

- Agent
- Addressee

B Received by (Printed Name)

C Date of Delivery

D Is delivery address different from item 1? Yes
 If YES, enter delivery address below No

3 Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

Handwritten mark

Affidavit of Publication
NORTH LAKE OUTPOST
Serving North Lake County Florida
Located in Umatilla, Lake County, Florida
STATE OF FLORIDA,
COUNTY OF LAKE

Before the undersigned authority personally appeared
Matt A Newby

Matt A Newby

who on oath says that he or she is Publisher of the
North Lake Outpost, a weekly newspaper published
at 131 North Central Avenue, Umatilla, in Lake
County, Florida, that the attached copy of
advertisement, being a legal notice in the matter of

NOTICE OF APPLICATION FOR TAX DEED
Certificate # 743 of 2020

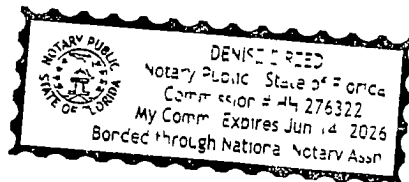
was published in said newspaper in the issue of
3-30-23, 4-6-23, 4-13-23, and 4-20-23

Affiant further says that the said publication is a
newspaper Published at 131 North Central Avenue,
Umatilla, in said Lake County, Florida, and that the
said newspaper has heretofore been continuously
published in said Lake County, Florida each week
and has been entered as periodicals matter at the post
office in Umatilla, in said Lake County, Florida, for a
period of one year next preceding the first publication
of the attached copy of advertisement, and affiant
further says that he or she has neither paid nor
promised any person, firm or corporation any
discount, rebate, commission or refund for the
purpose of securing this advertisement for
publication in the said newspaper

Sworn to and subscribed before me this 20th day of
APRIL 2023

Denise E Reed
Notary Public

Denise E Reed
Printed Name



Certificate # 743 of 2020
Parcel ID # 22 19-24-020000E03000
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that CARTER
S BROWN holder of tax certificate No 743
issued June 15 2020 has filed same in my
office and has made application for a tax
deed to be issued thereon Said certificate
embraces the following described property in
the County of Lake State of Florida to wit

**LEESBURG, BEULAH HEIGHTS E 1/2 OF
LOT 30 BLK E PB 5 PG 74 ORB 4018 PG
822 ORB 4279 PG 1985**

The assessment of the said property under
the said certificate issued was in the name
of JIMMY L GRIGSBY TRUSTEE and
KATHLEEN A GRIGSBY TRUSTEE Unless
said certificate be redeemed according to law
the property described in such certificate shall
be sold to the highest bidder online at www.lake.realtaxdeed.com
at 11 15 a.m. on the
2nd day of May 2023 A deposit of 5% of the
bid or \$200 00 whichever is greater will be
collected at the time of sale per 197 542(2)
FS Prospective bidders must register at www.lake.realtaxdeed.com
and post a deposit prior
to bidding

Dated this 24th day of March 2023
Gary J Cooney
Clerk of the Circuit Court and Comptroller
Lake County Florida

Tiphany Shaw Deputy Clerk
Mar 30 2023 Apr 06 2023 Apr 13 2023 Apr
20 2023

CLERK'S AFFIDAVIT CERTIFICATE

TAX CERTIFICATE: 743 of 2020

STATE OF FLORIDA
COUNTY OF LAKE

I, Gary J. Cooney, Clerk of the Circuit Court and Comptroller, in and for the state and county aforesaid, do hereby certify that I did, on or before the 30th day of March, 2023, mail a copy of the NOTICE OF APPLICATION FOR TAX DEED, by certified or registered mail, return receipt requested and regular mail to the following:

JIMMY L GRIGSBY TRUSTEE, 7964 HIGH ST, LA MESA, CA91941-7865

JIMMY L GRIGSBY TRUSTEE, AS TRUSTEE OF THE GRIGSBY FAMILY TRUST, DATED SEPTEMBER 20, 2000, 7964 HIGH STREET, LA MESA, CALIFORNIA 91941

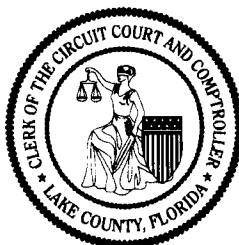
KATHLEEN A GRIGSBY TRUSTEE, 7964 HIGH ST, LA MESA, CA91941-7865

KATHLEEN A GRIGSBY TRUSTEE, AS TRUSTEE OF THE GRIGSBY FAMILY TRUST, DATED SEPTEMBER 20, 2000, 7964 HIGH STREET, LA MESA, CALIFORNIA 91941

In witness whereof, I have hereunto set my hand and official seal this 30th day of March, 2023.

Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County, Florida

By: *Tshau*
Tiphany Shaw, Deputy Clerk



Certificate #: 743 of 2020
Parcel ID #: 22-19-24-020000E03000

INSTRUMENT #2023011714
OR BK 6086 PG 1988 - 1988 (1 PGS)
DATE: 1/31/2023 4:49:45 PM
**GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA**
RECORDING FEES \$10.00

NOTICE OF APPLICATION FOR TAX DEED

LAKE COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER

Notice is hereby given that CARTER S BROWN, holder of the following tax certificate has filed said certificate for a tax deed to be issued. The certificate number and year of issuance, the names in which it was assessed, and the description of the property are as follows:

Certificate Number 743 issued June 15, 2020

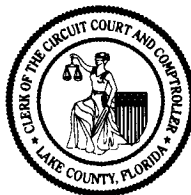
Name in Which Assessed: JIMMY L GRIGSBY TRUSTEE; KATHLEEN A GRIGSBY TRUSTEE

Description of Property: LEESBURG, BEULAH HEIGHTS E 1/2 OF LOT 30 BLK E PB 5 PG 74 ORB 4018 PG 822 ORB
4279 PG 1985

All of said property being in the County of Lake, State of Florida.

Unless the certificate is redeemed according to law, the property described in the certificate will be sold to the highest bidder online at **www.lake.realtaxdeed.com on or after the 2nd day of May, 2023 at 11:15 a.m.**

Dated this 31st day of January, 2023



Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County, Florida

By

Tshaw

Tiffany Shaw, Deputy Clerk

Publication dates begin 30 days prior to the sale date.

Lands Available Pricing Spreadsheet

Pricing Date:	9/1/2023
----------------------	-----------------

CTF #	743-2020
Sale Date	5/2/2023
1/2 Assessed Value (if Homestead)	\$0.00
Additional Redemption fee (if applicable)	\$0.00

Tax Collector Interest	\$47.07
Clerk Interest	\$62.48
Total Initial Interest	\$109.55

Principal	\$1,041.31
# Months on list	4
Monthly Interest Rate	1.50%
Additional Interest	\$62.48

Subtotal	\$1,213.34
Additional Tax Year(s) Due	
Year	Amount
2022	\$59.79
Additional Taxes Total	\$59.79
Recording Fees	\$23.00
Doc Stamps	\$9.10
GRAND TOTAL	\$1,305.23

High Bid Amount
(Subtotal + Additional Taxes)

\$1,273.13

Additional Recording Fees

\$0.00

Price good until **9/30/2023**

Lands Available Pricing Spreadsheet

Pricing Date:	8/31/2023
----------------------	------------------

CTF #	743-2020
Sale Date	5/2/2023
1/2 Assessed Value (if Homestead)	\$0.00
Additional Redemption fee (if applicable)	\$0.00

Tax Collector Interest	\$47.07
Clerk Interest	\$62.48
Total Initial Interest	\$109.55

Principal	\$1,041.31
# Months on list	3
Monthly Interest Rate	1.50%
Additional Interest	\$46.86

Subtotal	\$1,197.72
Additional Tax Year(s) Due	
Year	Amount
2022	\$59.29
Additional Taxes Total	\$59.29
Recording Fees	\$23.00
Doc Stamps	\$9.10
GRAND TOTAL	\$1,289.11

High Bid Amount
(Subtotal + Additional Taxes)
\$1,257.01

Additional Recording Fees
\$0.00

Price good until **8/31/2023**



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

P.O. Box 327 • Tavares, FL 32778-0327 • Phone 352-343-9602 • www.laketax.com

Date: 8/31/2023

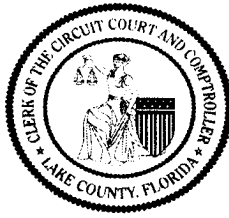
Clerk of Circuit Court
ATTN: Tax Deeds
550 West Main Street
Tavares, FL 32778

RE: Tax Sheet for List of Lands Available for Sale

Please find below the requested tax sheet information for account number 2219240200-00E-03000, tax certificate number 743 that was issued in the year of 2020 for tax year 2019 .

	2022		
August 2023	\$59.29		
September 2023	\$59.79		
October 2023	\$60.55		

"Serving You Is Our Only Business"



Clerk of the Circuit Court and Comptroller

CLERK'S AGENDA ITEM

To: Board Support

Date Prepared: June 2, 2023

Date Of Meeting: June 27, 2023

Clerk's Approval

Originating Department

Records and Administrative Services

Official Records Manager

SUBJECT:

Property placed on the Lands Available List

BACKGROUND & SUMMARY:

Please refer to attached correspondence.

FISCAL/BUDGETARY IMPACT:

Lake County has until August 31, 2023 to purchase property from Lands Available List before it is available to the public.

RECOMMENDATION:

None.

NECESSARY BOARD ACTION:

None



Gary J. Cooney

Clerk of the Circuit Court and Comptroller
550 West Main Street, Post Office Box 7800
Tavares, Florida 32778-7800
(352) 742-4100 www.lakecountyclerk.org

June 02, 2023

RE: Notice: Lands Available for Taxes in Lake County, FL

To Whom It May Concern

Pursuant to Florida Statute 197.502(7), the Clerk shall notify the County Commission when property is entered on the list of "Lands Available for Taxes", as a result of no bids placed at public sale and, on individually-held certificates, the failure of the certificate holder to pay amounts due within 30 days after the sale for issuance of a tax deed.

Enclosed is a list of properties entered on the list of "Lands Available for Taxes" on 6/2/2023.

During the first 90 days after the property is placed on the list, the county may purchase the land for the opening bid or may waive its rights to purchase the property. Thereafter, any person, the County, or any other governmental unit may purchase the property.

In accordance with 197.502(7), F.S., this list is presented to the Lake County Board of County Commissioners for Lake County, Florida. For questions, please contact a tax deed clerk at (352)253-2620 or 2621.

Sincerely,

Gary J. Cooney,
Clerk of the Circuit Court and Comptroller



BY: Tshaw
Tiffany Shaw, Deputy Clerk

Enclosure(s)

cc: County Attorney for Board of County Commissioners
Property Appraiser
County Manager
Board Finance
Tax Collector

LANDS AVAILABLE FOR TAXES

TAX DEED SALE OF May 2nd, 2023

Certificate #: 743-2020

Held By: CARTER S BROWN

Minimum Bid: \$1,200.24

Parcel Identification #: 22-19-24-020000E03000

Legal Description of Property: LEESBURG, BEULAH HEIGHTS E 1/2 OF LOT 30 BLK E PB 5 PG 74 ORB
4018 PG 822 ORB 4279 PG 1985