

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: Acceptance of Tax Deed Application #4158, Certificate #389, Parcel #F31D060 and approval to record deed in the official records (Staff recommends approval).

REQUESTED ACTION: Acceptance of Tax Deed and approval to record

Work Session (Report Only) **DATE OF MEETING:** 7/24/2012
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: Financial Services Department

BUDGET IMPACT: \$1,517.42
 Annual **FUNDING SOURCE:** General Fund - Other Governmental Services
 Capital **EXPENDITURE ACCOUNT:** 001-412-512-4900
 N/A

HISTORY/FACTS/ISSUES:

A Tax Deed Sale was held on May 17, 2012 on Tax Deed Application #4158, Certificate #389 dated June 13, 2011. There were NO bidders. Sumter County is the holder of this certificate and this land is now listed with the Clerk as "Land Available for Taxes".

If the County doesn't purchase the land at the minimum bid within ninety days of the Tax Deed Sale, beginning August 18, 2012, any person or government unit may do so. The Clerk will furnish the Property Appraiser and Tax Collector with a list of "Land Available for Taxes".

This .16+/- acre parcel is located in the Lake Panasoffkee/Panacoochee Retreats area. The parcel is accessed by CR 426 and CR 426D, paved roads.

The Property Appraiser's office has the parcel of land use as vacant residential.

As of June 1, 2012, \$1,517.42 is owed in back taxes, in which, is our bid on this property.

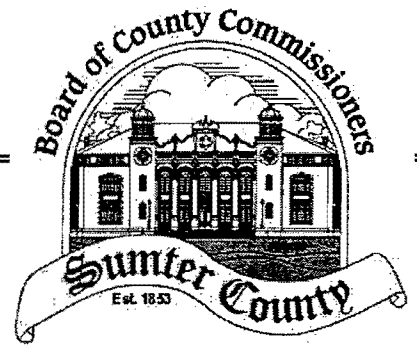
This Executive Summary will serve as authorization for payment of the above amount to be made from Account #001-412-512-4900.

APPROVED

July 24, 2012

Board of County Commissioners
Sumter County, Florida

7375 Powell Road • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



August 2, 2012

Clerk of the Circuit Court
Attn: Mellissa K. Worrell, Deputy Clerk
910 N. Main Street
Bushnell, FL 33513

Dear Ms. Worrell:

Enclosed is Sumter County BOCC Check #1032085 in the amount of \$1,517.42 for the purchase of Tax Deed Application #4158, Certificate #389, dated June 13, 2011.

If there are any questions, please do not hesitate to contact our office at (352) 569-6615.

Very truly yours,

BOARD OF SUMTER COUNTY COMMISSIONERS

GLORIA R. HAYWARD
CLERK & AUDITOR

By Connie Webb
Connie Webb
Deputy Clerk

Enclosure

Richard "Dick" Hoffman, Dist 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, Dist 2
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breeden, Dist 4
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Randy Mask, Dist 5
2nd Vice Chairman
Office: (352) 689-4400
Home: (352) 793-3930
7375 Powell Road
Wildwood, FL 34785

Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 E. McCollum Ave.
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605



GLORIA R HAYWARD
CLERK OF THE CIRCUIT COURT
SUMTER COUNTY

215 E MCCOLLUM AVE
BUSHNELL FLORIDA 33513

RECORDING LOCATION: 910 N. MAIN STREET BUSHNELL FL 33513

Phone (352) 569-6600
Finance (352) 569-6610
Auto Attendant (352) 569-6810
Fax-Recording (352) 569-6601

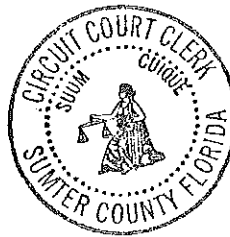
To: Board of County Commissioners May 18, 2012
910 N. Main Street
Bushnell FL 33513

Notice: This is to notify you that a Tax Deed Sale was held May 17, 2012 on Tax Deed Application #4158, Certificate #389 dated June 13, 2011. There were NO bidders. Sumter County is the holder of this certificate and this land is now listed with the Clerk as "Land Available for Taxes".

If the County does not purchase land at minimum bid within the ninety days, beginning August 18, 2012 any person or government unit may do so. The Property Appraiser and Tax Collector will be furnished a list of "Land Available for Taxes".

Gloria R. Hayward
Clerk of the Circuit Court
Sumter County, Florida

By: 
Deputy Clerk Mellissa K. Worrell



Proof of Publication

from the
SUMTER COUNTY TIMES
Bushnell, Sumter County, Florida
PUBLISHED WEEKLY

STATE OF FLORIDA
COUNTY OF SUMTER

Before the undersigned authority personally appeared

Mary Ann Naczi and/or Theresa Savery

Of the Sumter County Times, a newspaper published weekly at Bushnell, in Sumter County, Florida, that the attached copy of advertisement being a public notice in the matter of the

667-0426 SCT Notice of Application for Tax Deed # 4158
PUBLIC NOTICE Notice is hereby given that, SUMTER COUNTY FLORIDA the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year

Court, was published in said newspaper in the issues of April 5th, 2012, April 12th, 2012, April 19th, 2012, April 26th, 2012,

Affiant further says that the Sumter County Times is a Newspaper published at Bushnell in said Sumter County, Florida, and that the said newspaper has heretofore been continuously published in Sumter County, Florida, each week and has been entered as second class mail matter at the post office in Bushnell in said Sumter 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/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.

Mary Ann Naczi
The forgoing instrument was acknowledged before me

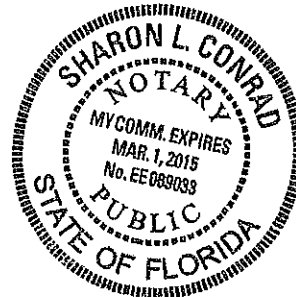
This 16th day of April, 2012
By: Mary Ann Naczi and/or Theresa Savery

who is personally known to me and who did take an oath.

Notary Public

Sharon L. Conrad

667-0426 SCT
Notice of Application for Tax Deed # 4158
PUBLIC NOTICE
Notice is hereby given that, SUMTER COUNTY FLORIDA the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:
Certificate No. 389; Year of Issuance: 2007
Description of Property: LOT 1 BLK 25 PANAGOOCHEE RET UNIT 4 PB 3 PG 17
Parcel Number R31D060 SEC. 31 TWP. 19 RNG 22
Name in which assessed: JANET G. BROWN
Said property being in the County of Sumter, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at the Court House, 3rd Floor Courtroom, Historical Courthouse on Thursday, May 17, 2012 at 11:00 A.M.
Pursuant to Florida Statute 197.542 (2). The high bidder shall post with the clerk a non-refundable cash deposit of 5% of the bid or \$200.00, whichever is greater at the time of the sale, to be applied to the sale price at the time of full payment.
Witness my hand and official seal on this March 12, 2012.
Gloria R. Hayward, Clerk of the Circuit Court Sumter County, Florida
(CIRCUIT COURT SEAL) By: /s/ Melissa Worrell, Deputy Clerk
April 5, 12, 19 and 26, 2012.

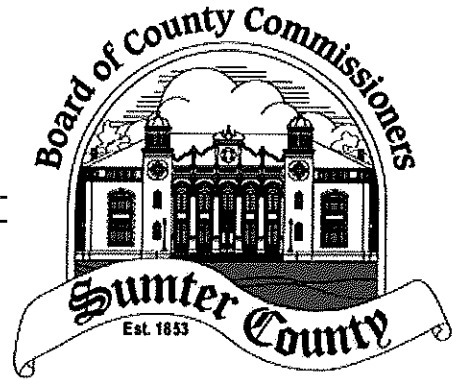


Lands Available for Taxes (Rule 12-D 12.33)

Title Holder of Record	Application Number	Certificate Number	Applicant	Amt Due	Tax Deed Sale Date	Highest Bidder	Description	Date
FRACIS L. MERVIN BARBARA SUE MERVIN 309 N BROAD ST BUSHNELL FL 33513	4108	901	SUMTER COUNTY FLORIDA	\$13160.83	8/24/2009		N16A145	
LIZZIE HERBERT LIFE ESTATE C/O JENNIFER LEE CARTER 813 FL AVE CLEWISTON FL 33440	4155	438	SUMTER COUNTY FLORIDA	\$921.01	5/17/2012		F35A183	
IRENE COLTON P.O. BOX 303 WEBSTER FL 33597-0303	4156	1034	SUMTER COUNTY FLORIDA	\$2,429.68	5/17/2012		N36B150	
JANET G. BROWN 5941 MULBERRY ST GROVELAND FL 34736-9457	4158	389	SUMTER COUNTY FLORIDA	\$1,517.42	5/17/2012		F31D060	
JAMES BROCKINGTON 209 PITT ST WILDWOOD FL 34785-3714	4159	520	SUMTER COUNTY FLORIDA	\$7,408.00	5/17/2012		G06B115	

***Division of Support Services
Financial Services Department***

7375 Powell Road • Wildwood, FL 34785 • Phone (352) 689-4435 • FAX: (352) 689-4436
Website: <http://sumtercountyfl.gov>



Memo

To: Amanda Taylor
From: Tina Chavez
Date: June 7, 2012
RE: F31D060

Sumter County Board of Sumter County Commissioners received notice that the above parcel was available for purchase via Tax Deed Sale. BOCC has until August 18, 2012 to purchase the property at a minimum bid. If the parcel is not purchased by BOCC then it will be added to the "Lands Available for Taxes" list where it may be purchased by any person or government unit.

This parcel .16 +/- acre parcel is located in the Lake Panasoffkee/Panacoochee Retreats area. Parcel is accessed by CR 426 and CR 429D, paved roads.

Property Appraiser's office has the parcel land use as vacant residential.

There is an open 2010 code case on this parcel for "unsafe structure, overgrown, trash/debris".

As of June 1, 2012, \$2,429.68 was owed in back taxes (amount of taxes owed increases monthly).

Amanda Taylor
Financial Services Manager
7375 Powell Road
Wildwood, FL 34785
(352) 689-4435

Art Bisner
Support Services Director
7375 Powell Road
Wildwood, FL 34785
(352) 689-4438

Bradley S. Arnold,
County Administrator
7375 Powell Road
Wildwood, FL 34785
(352) 689-4400

Richard "Dick" Hoffman, Dist 1
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Doug Gilpin, Dist 2
Vice Chairman
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Don Burgess, Dist 3
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Wildwood, FL 34785

Garry Breeden, Dist 4
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Randy Mask, Dist 5
2nd Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Chavez, Tina

From: Rachel Baggett <rbaggett@sumtertaxcollector.com>
Sent: Tuesday, June 05, 2012 3:56 PM
To: Chavez, Tina
Subject: Re: Outstanding Tax Bills
Attachments: Lands Available.pdf

Tina,

The last four listed are the ones that didn't sell at the last auction. The amounts will continue to go up each month.

Thanks,

Rachel

----- Original Message -----

From: Chavez, Tina
To: R Baggett
Sent: Tuesday, June 05, 2012 10:48 AM
Subject: Outstanding Tax Bills

We received notice that the following parcels did not received bids at the recent Tax Deed Sale. Can you please send me outstanding taxes owed for each parcel?

F31D060
N36B150
G06B115
F35A183

Thanks.

Tina Chavez
Financial Services Support Specialist

Board of Sumter County Commissioners
Financial Services Department
7375 Powell Road, Ste 206
Wildwood, FL 34785

(352)689-4435 Phone
(352)679-4436 Fax
WWW.SumterCountyFL.gov

Inst 201260025070 Date 8/9/2012 Time 12 25 PM
CA DC, Gloria R Hayward, Sumter County Page 1 of 1 B 2482 P 414

Tax Deed File Number 4158
Property Identification F31D060

TAX DEED

State of Florida **County of Sumter**

The following Tax Certificate Numbered 389 issued on 2007 was filed in the office of the Tax Collector of this County and application made for the issuance of a Tax Deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 5/17/2012 offered for sale as required by law for cash to the highest bidder and was sold to SUMTER COUNTY FLORIDA whose address is 7375 POWELL ROAD WILDWOOD, FL 34785 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this August 8, 2012 in the County of Sumter, State of Florida, in consideration of the sum of \$1,517.42 Dollars, being the amount paid pursuant to the Laws of Florida, the Clerk of the Court does hereby sell the following land situated in the County and State aforesaid and described as follows: **Section: 31 Township: 19 Range: 22**

LOT 1 BLK 25 PANACOOCHEE RET UNIT 4 PB 3 PG 17

Witness:

Melissa K. Worrell
Melissa K. Worrell
Sloan Farmer
Sloan Farmer

Gloria R. Hayward (SEAL)
Clerk of Circuit Court or County Comptroller
Sumter County, Florida

State of Florida **County of Sumter**

On this 8th day of August, 2012, before me Notary Public personally appeared Gloria R. Hayward, Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned

✓ This instrument prepared by the office of
Clerk of the Circuit Court, Melissa K. Worrell, D.C.

Witness my hand and official seal date aforesaid:

Jennifer E. Sanders
Jennifer E. Sanders



Vendor No: 7 CLERK OF CIRCUIT COURT

Account No:

INVOICE	DATE	DESCRIPTION	PAYABLE	DISCOUNT	AMOUNT PAID
#4158#389	07/24/12	TAX DA#4158/C#389/P#F31D060	1,517.42	.00	1,517.42
SUMTER COUNTY BOCC			Check# 1032085	TOTAL	\$1,517.42



SUMTER COUNTY BOCC

P O BOX 247
BUSHNELL, FL 33513-0247
PAYABLES CLEARING ACCOUNT

VOID AFTER 180 DAYS

SUNTRUST BANK, NATURE COAST
BUSHNELL FL 33513

63-215
631
0416500139996

Check Date	Check No.	Amount
08/01/12	1032085	\$1,517.42

PAY **** ONE THOUSAND FIVE HUNDRED SEVENTEEN AND 42/100 DOLLARS

TO THE CLERK OF CIRCUIT COURT
ORDER SUMTER COUNTY
OF

Gloria R. Hayward

Authorized Signatures

⑈ 1032085⑈ ⑆ 063102152⑆ 0416500139996⑈