

**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

CERTIFICATE

5516-2018

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

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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.

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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

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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.

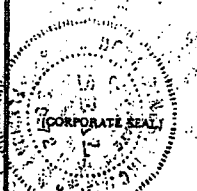
RECORDED FEB 24 3 33 PM '84

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 this 29th day of November A. D. 1983.

This instrument prepared by:

Address

[Signature] 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 TAVELERS, 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

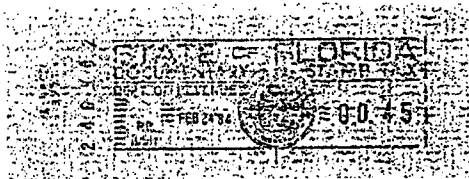
REC. 5.00 second party:
ST. 45

(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
FEB 21 3 33 PM '84

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 for the State of Florida, commission expires April 1, 1986.

This Instrument Prepared By
R. L. RICE
Attorney At Law
Post Office Box 325
Troyes, Florida 32788

This instrument prepared by:
Address

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**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.

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**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

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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](#).

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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>			

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

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There is no improvement information to display.

Values and Estimated Ad Valorem Taxes ⓘ

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	\$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
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				Total:	Total: \$8.85
				13.7509	

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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
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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

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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

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 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

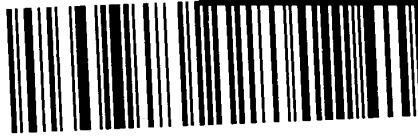
Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Tax Deeds
550 West Main Street
Post Office Box 7800
Tavares, Florida 32778-7800

CERTIFIED MAIL

US POSTAGE PAID PITNEY BOWES



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



7196 9008 7330 0038 1748

5516-2018

04/05/2022 - 1

RECEIVED

MAR 11 2022

TAX DEED DEPT

RETURN RECEIPT REQUESTED

GREGORY W RAMSEY
131 ERIC LN
MOUNT DORA, F

NIXIE

339 7E 1

0203/03/22



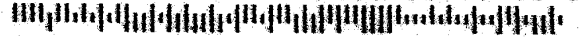
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

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™															
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<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).

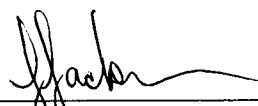
Has this owner received notification via other method(s)? YES NO

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

NIL 3/14/22

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

94009238570593580

UNC
4832000101
327787880

BC: 32778788000 *1201-01387-03-38



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

NIL 3/11/22
7/11/22

CERTIFIED MAIL



US POSTAGE IMPITNEY BOWES



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

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

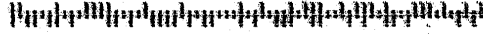
7204/01/22

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>																
 9590 9402 6577 1028 5632 46	<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

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? if YES, enter delivery address below:

- Yes
- 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.

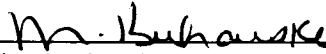
Thank you for your assistance.

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

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 # 21-19-27-020000313000
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

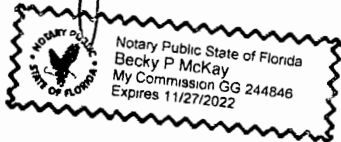
DORA PINES SUB UNIT THREE BEG
AT MOST E LY COR OF LOT 130 RUN
N 71 DEG 51 MIN 59 SEC W ALONG
LOT LINE 79 96 FT TO A PT ON R/W
OF ERIC LANE, SW 1/4 ALONG SAID
R/W ARC TO A PT N 77 DEG 05 MIN
15 SEC W OF POB, S 77 DEG 05 MIN
15 SEC E 81 08 FT TO POB PB 22
PGS 42-43 ORB 800 PGS 1894, 1895

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
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

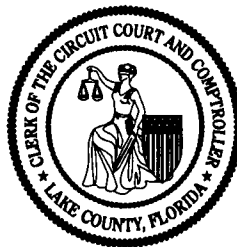
HELEN C RANNEY, 5346 ISLE ROYAL COURT, WEST BLOOMFIELD, MICHIGAN 48033

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

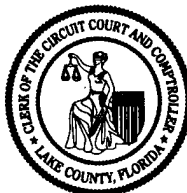
Description of Property: DORA PINES SUB UNIT THREE BEG AT MOST ELY COR OF LOT 130, RUN N 71 DEG 51 MIN 59 SEC W ALONG LOT LINE 79.96 FT TO A PT ONR/W OF ERIC LANE, SW'LY ALONG SAID R/W ARC TO A PT N77 DEG 05 MIN 15 SEC W OF POB, S 77 DEG 05 MIN 15 SEC E 81.06 FT TO POB PB 22 PGS 42-43 ORB 800 PGS 1894,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

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

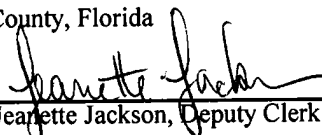
Unless the certificate is redeemed according to law, the property described in the certificate will be sold to the highest bidder online at www.lake.realtaxdeed.com on or after the 5th day of April, 2022 at 11:15 a.m.

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.

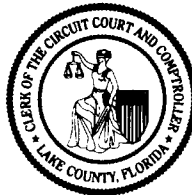
Enclosed is a list of properties entered on the list of "Lands Available for Taxes" on 5/6/2022.

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: *M. 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

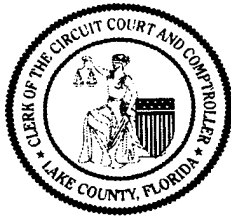
Certificate #: 5516-2018

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

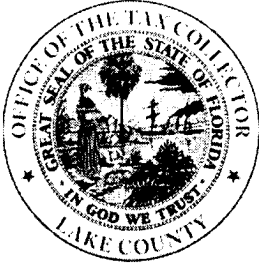
Clerk of Circuit Court
ATTN: Tax Deeds
550 West Main Street
Tavares, FL 32778

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

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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		

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Lands Available Pricing Spreadsheet

Pricing Date:	6/8/2023
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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

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DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

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

Date: 12/3/2024

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.

	December	January	February
2021	\$45.23	\$45.36	\$45.50
2022	\$12.12	\$12.26	\$12.40

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Lands Available Pricing Spreadsheet

Pricing Date:	12/3/2024
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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	32
Monthly Interest Rate	1.50%
Additional Interest	\$531.42

Subtotal	\$1,749.99
Additional Tax Year(s) Due	
Year	Amount
2021	\$45.23
2022	\$12.12
Additional Taxes Total	\$57.35
Recording Fees	\$23.00
Doc Stamps	\$13.30
GRAND TOTAL	\$1,843.64

High Bid Amount
(Subtotal + Additional Taxes)
\$1,807.34

Additional Recording Fees
\$0.00

Price good until **12/31/2024**