

COLLIER ABSTRACT INCORPORATED

Suite 310
2335 Tamiami Trail North
Naples, Florida 34103

Telephone: (239) 643-5252

Fax: (239) 643-6822

Date: June 16, 2017

TAX DEED APPLICATION NUMBER: 17110

TAX SALE CERTIFICATE NUMBER: 576

DATE OF ISSUE: May 28, 2015

TAX SALE CERTIFICATE PROPERTY ID NUMBER: 0076 6760 008

LEGAL DESCRIPTION AS ON CERTIFICATE:

20 51 27 COMM N ¼ CNR SECT 20, S 1981.21 FT, W 994.29 FT TO POB,
W 60 FT, N 135 FT, E 60 FT, S 135FT POB OR 582 PG 311

Also described as:
See Exhibit "A" attached

x
② Town & Country Title
1575 Pine Ridge Rd
Ste 11
Naples, FL 34109

4/11
① ✓ COLLIER

LEGAL TITLE HOLDER(S) OF RECORD:
MINARDO CASALI HERNANDEZ
17031 Lockhart Drive
Naples, FL 34114
By Corrective Warranty Deed recorded in OR 4702 at PG 1934

OCCUPANT

17031 Lockhart Dr.
Naples, FL

2 - Mobile Homes

34114-8923 ↓

NOTE:

The Estate of Minardo Cassali Hernandez should show the following:

The Last Will & Testament; Letter of Testamentary; Proof of Publication; Order of Distribution; federal and state estate taxes have been paid and Order of Discharge

LIENHOLDERS OF RECORD:

NONE

x
③ MARIO DeLA LUZ Arieta
17031 Lockhart Dr.
Naples, FL 34114-8923

x
④ Alanis Ercillia
17031 Lockhart Dr.
Naples, FL 34114-8923

MORTGAGE(S) OF RECORD:

Mortgage from Minardo Casali Hernandez in favor of Everardo Guzman, Jr. dated March 31, 2011, recorded in OR 4698 at PG 1320, of the public records of Collier County, Florida, in the principal sum of \$15,000.00, plus interest

x
⑤ Everardo Guzman Jr.
510 Auto Ranch Road
Naples, FL 34114

x
⑥ Minardo Casali Hernandez
x Collier 70 Hibiscus Lane
Naples, FL 34114

VENDEES OF RECORDED CONTRACTS:

NONE

x
⑦ Terra Doc Prep Inc.
6565 Taft Street #101
Hollywood, FL 33024



OTHER LIENHOLDERS WHO HAVE REQUESTED NOTICE: (Information to be supplied by the Tax Collector).

X
8

PERSON TO WHOM PROPERTY WAS LAST ASSESSED: (2016 Tax Roll)
ESTATE OF MINARDO CASALI HERNANDEZ
17031 Lockhart Dr.
Naples, FL 34114-8923

HOMESTEAD EXEMPTION SHOWN:
No

SPECIAL ASSESSMENTS: (Updated assessment information, if any, to be supplied by the Tax Collector)
Payment and cancellation of Collier County Special Assessments, if any

CURRENT TAX STATUS:

Payment and cancellation of Collier County Real Estate Taxes for the year 2016 in the principal sum of \$555.31 are unpaid

OUTSTANDING TAX SALE CERTIFICATES:

Tax Sale Certificate Number 00576 - 2015 for 2014 taxes
Tax Sale Certificate Number 00545 - 2016 for 2015 taxes

EFFECTIVE DATE OF THIS CERTIFICATION: May 29, 2017 at 8:00 a.m.

LARRY H. RAY, TAX COLLECTOR, COLLIER COUNTY, FLORIDA

By: Cheryl A Conyers

COLLIER ABSTRACT, INC. HEREBY CERTIFIES: That this search was compiled and prepared from the Official Records of Collier County, Florida, said records being further described herein, and from such other public records and sources as are therein indicated.

In witness whereof, COLLIER ABSTRACT, INC., has caused these presents to be signed by its duly authorized signatory.

By: Raymond J. Morris
Raymond J. Morris

Date signed: June 16, 2017

LOT 46, OF BLUE HERON LAKE PARK UNRECORDED MORE PARTICULARLY DESCRIBED AS.
BEGINNING AT 1/4 SECTION CORNER, SECTION 17 AND 20, TOWNSHIP 51 SOUTH, RANGE 27 EAST, RUN SOUTH 0 ° 01'20" WEST, 1981.21 FEET; THENCE NORTH 89 ° 27'40" WEST 994. 29 FEET, TO AN IRON PIN BEING POINT OF BEGINNING; THENCE NORTH 89 ° 27'40" WEST 60.00 FEET TO IRON PIN; THENCE NORTH 0 ° 05'00" EAST 135.00 FEET TO A POINT; THENCE SOUTH 89 ° 27'40" EAST 60.00 FEET TO POINT; THENCE SOUTH 0 ° 05'00" WEST 135.00 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN COLLIER COUNTY, FLORIDA.

