

A collage of US dollar bills, a calculator, and a miniature house model. The background is filled with various denominations of US currency, including \$100, \$20, and \$50 bills. In the foreground, a black and white calculator is positioned diagonally. To the right, a small, light blue miniature house with a dark roof and white trim sits on a white base. The overall theme is finance and real estate.

# R Capital

US TAX DEED INVESTMENT PRÄSENTATION

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# US TAX DEEDS

Garantierte Renditen mit US-Immobilienhypotheken

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REAL ESTATE INVESTMENTS

**R Capital Inc.**

MIAMI, FL, USA

**AM ANFANG WAR DIE  
STEUER...**

## WOOD COUNTY REAL ESTATE TAXES

Parcel Number S90-000-000000000000 Tax District S90	<b>10% PENALTY IF PAID AFTER THIS DUE DATE: 7/13/2018</b>																														
Legal Description INLOT 555 Location Address 1 Valley Road	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">ASSESSED LAND \$200</td> <td style="width: 33%;">ASSESSED BLD.</td> <td style="width: 33%;">TOTAL ASSESSED \$200</td> </tr> <tr> <td>FULL MKT VALUE</td> <td>CAUV</td> <td></td> </tr> <tr> <td>EFF. TAX RATE</td> <td>FULL TAX RATE</td> <td></td> </tr> </table>	ASSESSED LAND \$200	ASSESSED BLD.	TOTAL ASSESSED \$200	FULL MKT VALUE	CAUV		EFF. TAX RATE	FULL TAX RATE																						
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2017      0.00 TAX YEAR    ACRES																															
CITIZEN WOOD COUNTY 1 VALLEY ROAD SUNSHINE OH 44444	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">GROSS REAL</td> <td style="text-align: right;">266.91</td> </tr> <tr> <td>- REDUCTION (HB 920)</td> <td style="text-align: right;">79.06</td> </tr> <tr> <td>SUB TOTAL</td> <td style="text-align: right;">187.85</td> </tr> <tr> <td>- NON-BUSINESS</td> <td style="text-align: right;">18.79</td> </tr> <tr> <td>- OWNER-</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>- HOMESTEAD</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>REAL ESTATE NET</td> <td style="text-align: right;">169.06</td> </tr> <tr> <td>CAUV RECOUP</td> <td></td> </tr> <tr> <td>SPECIALS</td> <td style="text-align: right;">163.25</td> </tr> <tr> <td>DELQ ASSESSMENT</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>ESCROW PAID</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>DELINQUENT</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>10% PENALTY</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>AMOUNT DUE</td> <td style="text-align: right;">332.31</td> </tr> </table>	GROSS REAL	266.91	- REDUCTION (HB 920)	79.06	SUB TOTAL	187.85	- NON-BUSINESS	18.79	- OWNER-	0.00	- HOMESTEAD	0.00	REAL ESTATE NET	169.06	CAUV RECOUP		SPECIALS	163.25	DELQ ASSESSMENT	0.00	ESCROW PAID	0.00	DELINQUENT	0.00	10% PENALTY	0.00	AMOUNT DUE	332.31		
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THE WOOD COUNTY TREASURER'S OFFICE IS LOCATED AT 1 COURTHOUSE SQUARE, BOWLING GREEN, OHIO. REGULAR HOURS ARE MONDAY THROUGH FRIDAY, 8:30 AM TO 4:30 PM.  IF YOU WOULD LIKE A RECEIPT, PLEASE INCLUDE THE ENTIRE BILL AND A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR PAYMENT.																															

**RETURN THIS PORTION (BOTTOM) WITH PAYMENT**

LOCATION ADDRESS: 1 VALLEY ROAD  OWNER NAME: CITIZEN WOOD COUNTY  CHECKS PAYABLE TO: Jane Spoerl WOOD COUNTY TREASURER 1 COURTHOUSE SQUARE BOWLING GREEN, OHIO 43402	PARCEL NO.: S90-000-000000000000  <h3 style="text-align: center;">LAST DAY TO PAY WITHOUT PENALTY 7/13/2018</h3>  <b>AMOUNT DUE:</b> \$332.31
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# VON DER STEUER...

- 3% Steuernachlass für alle Zahlungen bis Dezember
- Kein Steuernachlass, wenn im März bezahlt wird
- Am 1. April läuft die Frist ab



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# ...ZUM TAX CERTIFICATE...

- › Ein sog. „Tax Certificate“ wird ausgestellt und beim jährlichen „Tax Certificate Sale“ verkauft
- › Der Käufer muss die Steuersumme zzgl. anfallender Gebühren zahlen
- › Das „Tax Certificate“ umfasst kein Recht am Grundstück
- › Der gesamte Prozess wird durch das örtliche Finanzamt geregelt



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# ...ZUM TAX DEED

- Der Besitzer kann sein Grundstück nur vom „Tax Lien“ befreien, wenn er alle Certificate Halter ausbezahlt
- Auch die Zinsen und alle zusätzlich entstandenen Kosten müssen bezahlt werden
- Bei nicht zurückgezahlten Certificates kommt nach frühestens zwei Jahren der nächste Schritt...



# Alle TC sind online abfragbar

Lee County Tax Collector  
 State of Florida  
 Larry Hart, Tax Collector  
 Home • FAQ • En Español • Contact Us • Printable Version  
 Search:  GO

Information Property Taxes Vehicles / Vessels Driver License Hunting & Fishing Local Business Taxes Pay Online

Certificate Information		
<b>Certificate</b>	<b>Account</b>	
13-015496	36-45-23-06-0000B.0100	
<b>Status</b>	<b>Tax Year</b>	
OPEN	2012	
<b>Certificate Holder</b>		
Lee County clo County Lands PO Box 398 Ft Myers, FL 33902 0398 US		
<b>Sale Date</b>	<b>Interest</b>	<b>Face Value</b>
5/23/2013	18.00%	\$1,889.39
<b>Outstanding Balance as of 12/29/2013</b>		\$2,094.03

Real Property Information					
<b>Account</b>	<b>Tax Year</b>	<b>Status</b>			
20-46-25-15-00000.0505	2008	TXDISS			
<b>Original Account</b>	<b>Instrument No</b>				
20-46-25-15-00000.0505	2005000059746				
<b>Owner</b>					
S/WEK ROBERT A					
<b>Physical Address</b>		<b>Mailing Address</b>			
19880 BRECKENRIDGE DR 505 ESTERO FL 33928		2500 PARKVIEW DR HALLANDALE BEACH FL 33009 USA			
<b>Legal Description</b>					
PRESERVE CONDO III AT BRECKENRIDGE OR 4256 PG 1140 UNIT 505					
<b>Certificate No</b>	<b>Status</b>	<b>Outstanding Balance as of 12/29/2013</b>			
09-031238	TXDISS	\$0.00			
<p>A certificate was sold on this property. The taxes were paid by the certificate holder, creating a lien on the property. To satisfy the lien, the property owner must still pay the delinquent taxes, interest, and any associated fees. For more information visit our <a href="#">Tax Certificate page</a>.</p>					
* There are other unpaid tax years on this account.					
<b>Certificate</b>	<b>Tax Year</b>	<b>Account</b>	<b>Status</b>	<b>Outstanding Balance as of 12/29/2013</b>	<b>Outstanding Balance as of 1/1/2014</b>
12-026478	2011	20-46-25-15-00000.0505	OPEN	\$2,609.58	\$2,640.33
13-025923	2012	20-46-25-15-00000.0505	OPEN	\$2,575.03	\$2,575.03
The amount due for future dates is subject to change without notice due to statutory compliance.					
2 match(es)					



**TAX DEED SALE**

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# WIR SIND AM ZUG!

- Antragsteller der Versteigerung zahlt alle anderen Certificate-Halter aus
- Max. Laufzeit eines Tax Certificates sind 7 Jahre
- Am Tag der Auktion geht es um das Eigentumsrecht der Immobilien
- Eintrag ins Grundbuch und Recht der sofortigen Verwertung



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# WARUM R CAPITAL?

- › Durch uns erhalten Sie Zugang zu diesem Markt
- › Mehr als 10 Jahre Erfahrung
- › Lokale Kontakte prüfen die Immobilien
- › Wir managen den ganzen Prozess
- › Sie profitieren



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**„NICHT DAS HAUS EHRT DEN  
HAUSHERRN, SONDERN DIESER  
DAS HAUS“**

Russisches Sprichwort

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# BEISPIEL- OBJEKTE

von Tax Deed  
Versteigerungen



# Property Data

STRAP: 25-43-24-03-00075.1070 Folio ID: 10140221

**Owner Of Record - Sole Owner** [\[Change Address\]](#) [?](#)

BARTELL GREGORY  
PO BOX 516  
RAPID RIVER MI 49878

**Site Address**  
Site Address maintained by [E911 Program Addressing](#)

7572 EBSON DR  
NORTH FORT MYERS FL 33917

**Property Description** [?](#)  
*Do not use for legal documents!*

SUNCOAST EST UNR BLK 75  
RE-SUB LOTS 4 5 7 + 8  
OR 830 PG 748 LOT 7

[\[ Tax Map Viewer \]](#) [\[ View Comparables \]](#)

[\[ Pictometry Aerial Viewer \]](#)

## [-](#) Values (2020 Tax Roll)

Property Values		Attributes	
Just	11,475	Land Units Of Measure <a href="#">?</a>	FF
Assessed	11,475	Units <a href="#">?</a>	125.00
Portability Applied	0	Total Number of Buildings	0
Cap Assessed	7,440	Total Bedrooms / Bathrooms	0
Taxable	7,440	1st Year Building on Tax Roll <a href="#">?</a>	N/A
Cap Difference	4,035	Historic Designation	No

## [-](#) Sales / Transactions [?](#)

Sale Price	Date	OR Number	Type	Notes	Vacant/Improved
3,419.00	03/31/2020	<a href="#">2020000081997</a>	11		V
100.00	06/26/2002	<a href="#">3746/24</a>	01		V
6,000.00	08/01/1979	<a href="#">1373/1530</a>	06		V

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **32** and **525** for the book and page numbers and **Official Records** for the book type.

# TAX CERTIFICATE



## Certificate Information



Certificate		Account	
15-000730		<a href="#">25-43-24-03-00075.1070</a>	
Status		Tax Year	
<a href="#">TXDISS</a>		2014	
Certificate Holder			
Lee County c/o County Lands PO Box 398 Ft Myers, FL 33902 0398 US			
Sale Date	Interest	Face Value	
5/21/2015	18.00%	\$81.58	





[Printable Version](#)

Help

## Certificate Information

[New Search](#)

**Certificate**

15-000730

**Account**

[25-43-24-03-00075.1070](#)

**Status**

[TXDISS](#)

**Tax Year**

2014

**Certificate Holder**

Lee County  
c/o County Lands  
PO Box 398  
Ft Myers, FL 33902 0398  
US

Sale Date	Interest	Face Value
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## Certificate Information



**Certificate**

15-000730

**Account**

[25-43-24-03-00075.1070](#)

**Status**

[TXDISS](#)

**Tax Year**

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**Certificate Holder**

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## Certificate Information



### Certificate

15-000730

### Account

[25-43-24-03-00075.1070](#)

### Status

[TXDISS](#)

### Tax Year

2014

### Certificate Holder

Lee County  
c/o County Lands  
PO Box 398  
Ft Myers, FL 33902 0398  
US

### Sale Date

5/21/2015

### Interest

18.00%

### Face Value

\$81.58

# TAX DEED APPLICATION



## Real Property Information



Account	Tax Year	Status
<a href="#">25-43-24-03-00075.1070</a>	2014	<a href="#">TXDISS</a>
Original Account	Book/Page	
25-43-24-03-00075.1070	3746/24	
Owner	MARION AVENUE INC	
Physical Address	Mailing Address	
7572 EBSON DR NORTH FORT MYERS FL 33917	3473 LIBERTY ST PORT CHARLOTTE FL 33948 USA	
Legal Description	SUNCOAST EST UNR BLK 75 RE-SUB LOTS 4 5 7 + 8 OR 830 PG 748 LOT 7	
Certificate No	Status	Outstanding Balance as of 5/28/2021
<a href="#">15-000730</a>	TXDISS	\$0.00

Tax Year	Account	Processed	As Paid	Amount Paid
2014	25-43-24-03-00075.1070	5/19/2020	3/31/2020	\$70.97
2014	25-43-24-03-00075.1070	5/19/2020	3/31/2020	\$81.58

2 match(es)



## Real Property Information

<b>Account</b>	<b>Tax Year</b>	<b>Status</b>
<a href="#">25-43-24-03-00075.1070</a>	2014	<a href="#">TXDISS</a>
<b>Original Account</b>	<b>Book/Page</b>	
25-43-24-03-00075.1070	3746/24	
<b>Owner</b>		
MARION AVENUE INC		
<b>Physical Address</b>	<b>Mailing Address</b>	
7572 EBSON DR NORTH FORT MYERS FL 33917	3473 LIBERTY ST PORT CHARLOTTE FL 33948 USA	
<b>Legal Description</b>		
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2014	25-43-24-03-00075.1070	5/19/2020	3/31/2020	\$70.97
2014	25-43-24-03-00075.1070	5/19/2020	3/31/2020	\$81.58

2 match(es)

[Add to watch list](#) | [Return to Docket Inventory](#)

**Auction Sold**  
**03/31/2020 10:27 AM ET**

---

**Amount**  
**\$3,400.00**

**You did not win this Auction**

---

**Name On Title**  
**R Capital Inc**

**Case Number:** 2019002132  
**Case Type:** TAXDEED  
**Opening Bid:** \$1,619.54  
**Parcel ID:** 25-43-24-03-00075.1070  
**Certificate Number:** 15-000730  
**Property Address:** 7572 EBSON DR  
 NORTH FORT MYERS, FL 33917  
**Assessed Value:** \$8,925.00  
**Legal Description:** SUNCOAST EST UNR BLK 75 RE-  
 SUB LOTS 4 5 7 + 8 OR 830 PG  
 748 LOT 7

**Property Details**

[Tax Collector](#) | [Property Appraiser](#) | [Tax Deed Document](#)  
[Street Map View](#) | [Satellite View](#) | [Zillow.com](#)

**Case Details**

[Party Details](#) | [Case Disposition](#) | [Case Calendar](#) | [Case Actions](#) | [Case Financials](#)

Party Type	Party Name
APPLICANT_COUNTY	Lee County
GOVERNMENT	Lee County Special Assessments/MSTBU
GOVERNMENT	Lee County Utilities
OWNER	MARION AVENUE INC

Tuesday March 31, 2020

<< Previous Auction    **Current**    Next Auction >>

Pursuant to new legislation effective July 1, 2008, F. S. 45.031(10), and F. S. 197.542 (4)(a),(b) the Clerk may conduct the sale of real or personal property under an order or judgment by electronic means, and tax deed sales in lieu of public outcry.

**Running Auctions**

There are no cases currently being auctioned.

**Auctions Closed or Canceled**

PRE page 2 of 5 NEXT

<b>Auction Sold</b> <b>03/31/2020 10:27 AM ET</b>  <b>Amount</b> <b>\$3,400.00</b>  <b>Sold To</b> <b>3rd Party Bidder</b>	<b>Auction Type:</b> <b>TAXDEED</b> <b>Case #:</b> <b>2019002132</b> <b>Certificate #:</b> <b>15-000730</b> <b>Opening Bid:</b> <b>\$1,619.54</b> <b>Parcel ID:</b> <b>25-43-24-03-00075.1070</b> <b>Property Address:</b> <b>7572 EBSON DR</b> <b>NORTH FORT MYERS, FL- 33917</b>  <b>Assessed Value:</b> <b>\$8,925.00</b>
<a href="#">Bid History</a>	<b>You did not win this Auction</b>  <b>Name on Title (Nickname)</b> <b>R Capital Inc</b>



**PROPERTY APPRAISER**

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[\[ Tax Map Viewer \]](#) [\[ View Comparables \]](#)

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7572 EBSON DR  
NORTH FORT MYERS FL 33917

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[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **32** and **525** for the book and page numbers and **Official Records** for the book type.

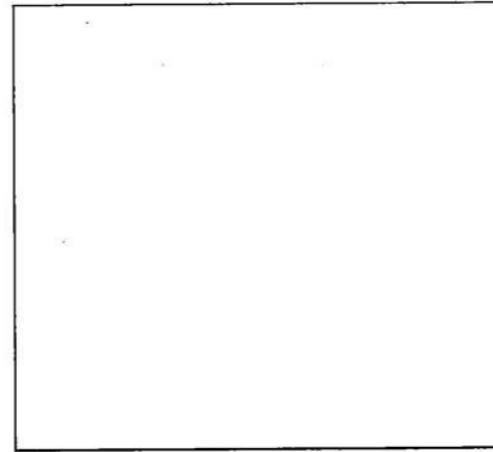
**TAX DEED**

DR-506 R. 04/16  
Rule 12D-16.002  
Florida Administrative Code  
Eff. 04/16

Tax deed file number: 2019002132  
Parcel ID number: 25-43-24-03-00075.1070

**TAX DEED**

LEE County, Florida



For official use only

Tax Certificate numbered 15-000730 issued in 2015, was filed in the office of the tax collector of Lee County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 31st day of March, 2020 the land was offered for sale. It was sold to **GREGORY BARTELL** address **P.O. BOX 516 RAPID RIVER, MI 49878**, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands:

SEE ATTACHED

On 31st day of March, 2020, in Lee County, Florida, for the sum of (\$3,418.50) Three Thousand Four Hundred and Eighteen Dollars and 50 Cents, the amount paid as required by law.

Witness  
*Jean M. Kersanty*  
*Marcia Eding*  
Jean M. Kersanty  
MARCIA EDING

*Joy Usher*  
Clerk of Circuit Court,  
JOY USHER  
Deputy Clerk  
LEE COUNTY, FLORIDA



LEE County, Florida

On this 31st day of March, 2020, before me personally appeared Joy Usher, Deputy Clerk of the Lee County Clerk of Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal on the date aforesaid.

*Michele A. Parker*  
MICHELE A. PARKER



MICHELE A. PARKER  
Commission # GG 233425  
Expires June 28, 2022  
Bonded Thru Budget Notary Services

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# NACH DEM TAX DEED

- Immobilie kann nach der Ersteigerung verwertet werden
  - Preis liegt unter dem Schätzwert „assessed value“
  - Der Marktwert ist ein Vielfaches vom Schätzwert
  - Ersteigerung mehrerer Immobilien maximiert die Rendite
-

## Florida MOBILE HOME LOT Land Lehigh Acres Cape Coral Fort Myers Charlotte fl

0% Financing Options or Cash Sale Mobile Home Ready

 **5 viewed per hour**

Condition: --

“Peaceful Country Living With Year Round Warm Weather”

Price: **US \$17,995.00**  
Approximately  
EUR 14,727.06

**Buy It Now**

Best Offer:

**Make Offer**

 [Add to Watchlist](#)

**Longtime**  
Member

**14**  
Watchers

Shipping: May not ship to Greece - Read item description or [contact seller](#) for shipping options. | [See details](#)

Item location: Lehigh Acres, Florida, United States

Ships to: United States [See exclusions](#)

Delivery: **Varies**

Coverage: Read item description or contact seller for details. [See all details](#)  
(Not eligible for eBay purchase protection programs)

### Seller information

[captain\\_gregg\\_bartell](#) (246 ★)

100% Positive feedback

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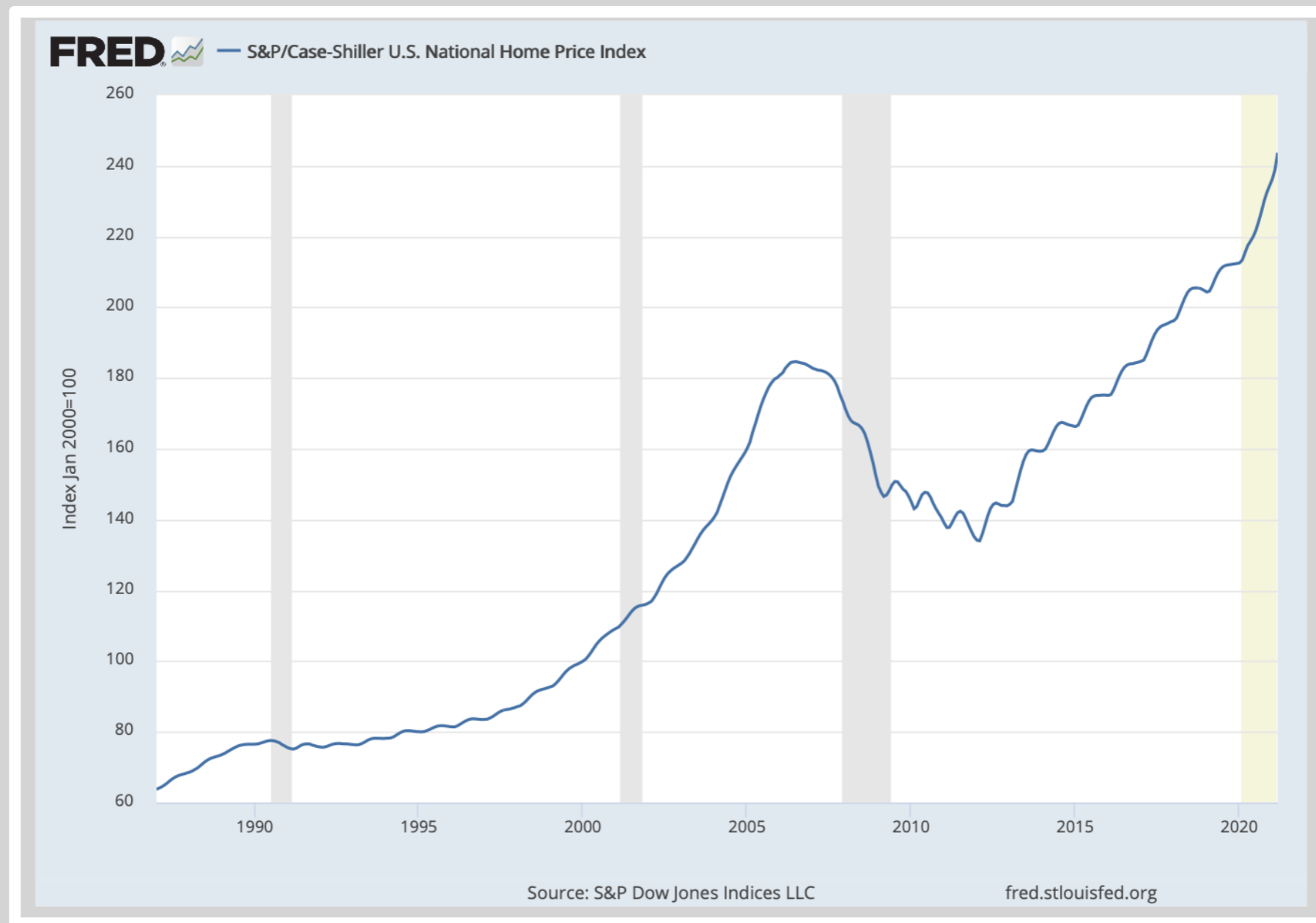
[Why this ad?](#) 



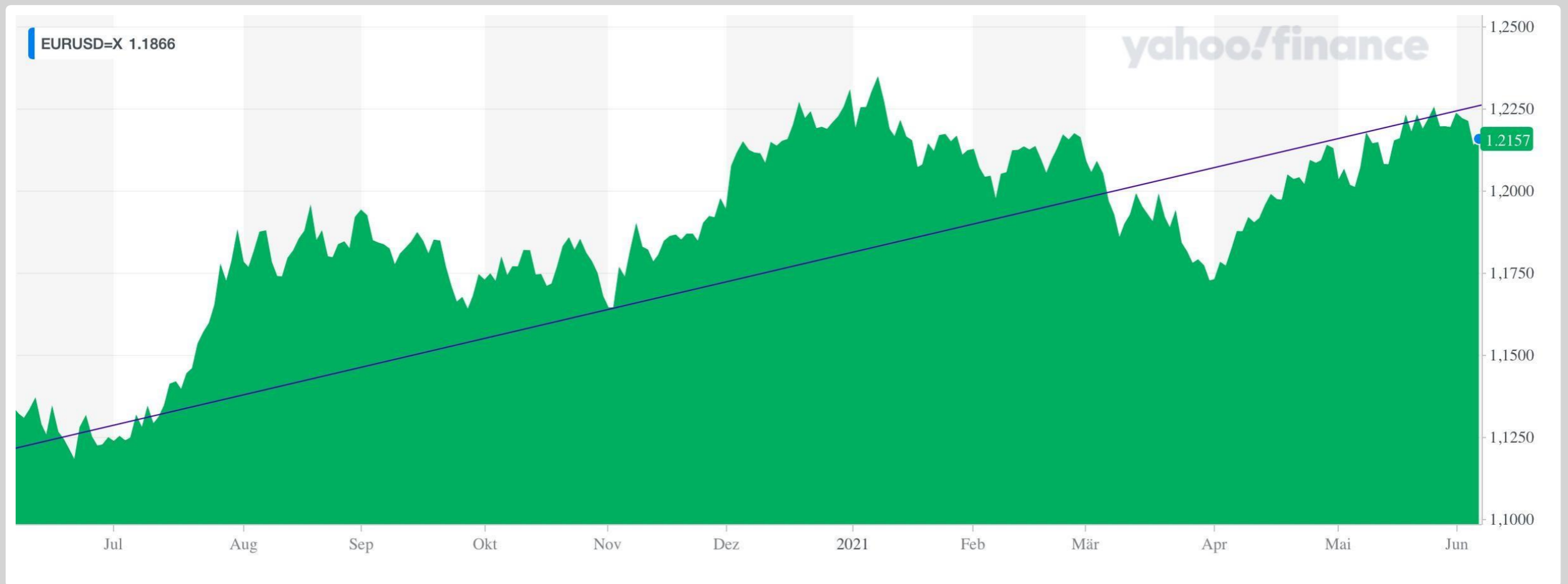


**100%**  
**GEWINNCHANCE**

# KONSTANTE IMMOBILIEN WERTSTEIGERUNG



# VORTEILHAFTER VERLAUF DES EURO ZU USD KURS



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# VERGANGENE GEWINNHÖHE DURCH TAX DEED INVESTITION



# THEORETISCHE GEWINNERMITTLUNG DURCH TAX DEED INVESTITION

