

Secrets of a Deal'ionaire

Creating Wealth One Small Deal at a Time



John Lee

"The Best Investment on *Earth* is *Earth*."

~*Louis Glickman*~ Real Estate Investor and Philanthropist ~

What You Will Learn with the Deal'ionaire OTC System

- Where to Buy Properties for little or No money (Yes some are Free) because of OPRET
- Other People's Real Estate Taxes
- What to Do & What *Not* to Do
- Who to talk to
- Simplified paper work
- Selling & Marketing Your Properties
- Financing, Funding & Becoming Your Own Bank



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- **Disclaimer**

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Finding Non-Wanters

- **Where to Buy Properties for Little or No Money of Your Own**
-
-
- Internet www.netronline.com
-
- County Websites
-
- Public Records
-
- Previous Tax sales of properties that did not sell
-
- Vacant houses and properties-can also talk to neighbors
-
- Search Ads
-
- Run Ads
-
- Business cards
-
- Dollar Bills

Internet

■ [www.netronline](http://www.netronline.com)


NETRonline

May 29, 2015, 2:38 pm

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EXPLORE

[Property Data Store Document Images](#) | [Property Detail](#) | [Comparable Properties](#) | [Parcel Maps](#)
[Public Records Online Online Directory](#) | [Los Angeles General Index](#)
[Historic Aerials West Point \(1965\)](#) | [Alamo Stadium \(1955\)](#) | [Atlantic City \(1920\)](#) | [Sea World \(1953\)](#)
[Environmental Data Los Angeles](#) | [Phoenix](#) | [New York](#) | [Seattle](#) | [Miami](#) | [Chicago](#) | [Detroit](#) | [Las Vegas](#)

Search for Anyone

First Name: Last Name: All

Search for Foreclosures

Zip Code:

*The data presented on this website was gathered from a variety of government sources. Nationwide Environmental Title Research, LLC (NETR) makes no warranties expressed or implied as to the accuracy or completeness of this data. This data is not to be construed as legal advice.

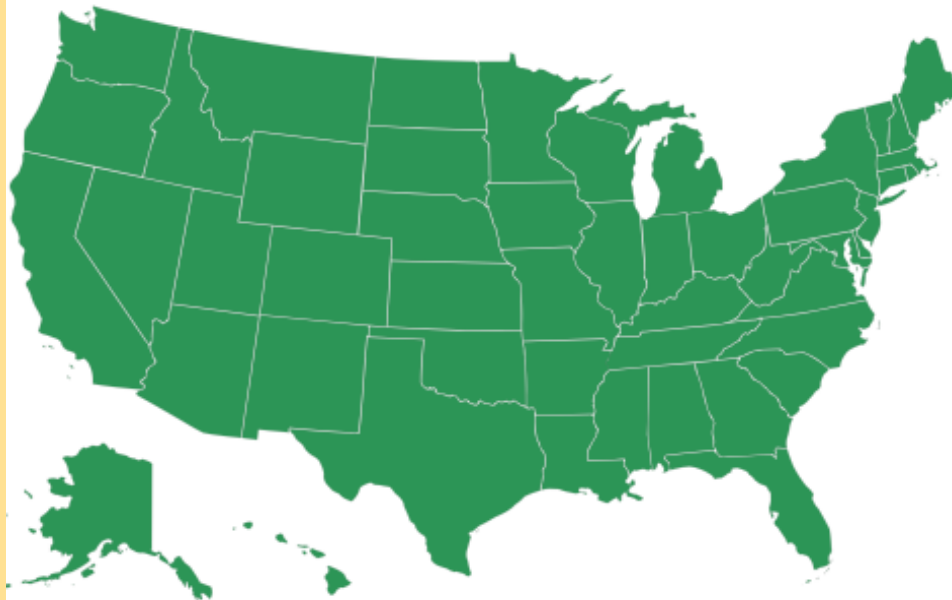
County Websites

PUBLIC RECORDS ONLINE DIRECTORY

i Select a state from below or use our converter tools to begin your search.

The Public Records Online Directory is a Portal to official state web sites, and those Tax assessors' and Records' offices that have developed web sites for the retrieval of available public records over the internet.

For example, some Records' offices have marriage and birth records available online. Although not every county and parish has data online, many have home pages, and where neither is available a phone number has been provided.



Public Records



Honorable
Linda Myers

PUTNAM COUNTY, FL

TAX COLLECTOR
Office

312 Oak Street
Palatka, Florida
1-800-826-1437 - Option 2
1-386-329-0282



Previous Tax Sales of Properties that did Not Sell



Public Notice

Public Notice

ice is hereby given that (1) Mr. n Maqsood Khan (w. e. f. 10th t 2012) and (2) Mr. Rahim A.

Shaikh (w. e. f. 4th February 2013 have resigned from the directorship of One Up Sitaram Maharaj Private Limited (the Company) have also transferred their respective shares and all their respective rights, title and interests in the Company in favour of Mr. Pravin Punjabi. Upon resignation from the directorship and the transfer of shares thereof, they have ceased to have any authority whatsoever to transact any business or to act in any way on behalf of the Company.

For One Up Sitaram Maharaj
Private Limited

Sd/-

Place : Mumbai

Mr Pravin Punjabi

Date : 02/08/2013

CEO



PUTNAM COUNTY, FL

TAX COLLECTOR
Office

312 Oak Street
Palatka, Florida
1-800-826-1437 - Option 2
1-386-329-0282

Honorable
Linda Myers

Vacant Houses and Properties – Can Also talk to Neighbors



Search Ads

- *Distressed Sellers
- *Must Sell
- *Handy Man Special
- *MLS Expirations



> housing > real estate for sale

« search real estate



MULTIPLE LISTING SERVICE
MLS



Run Ads

Unpaid Real Estate Tax?

Are You delinquent in Your Real Estate Tax?

Do You Need Help?

Do You no longer want *that* burdensome property?

You Owe it to Yourself to check out Your options!

Call / Text / Email

Today

314.555.1212

ICanHelp@TaxNoMore.com

Business Cards

- I Buy House Cash or Take Over Payments



- John Lee
- 314-555-1212
- Unpaid Taxes?
 - I can Help

Dollar Bills



Unpaid Real Estate Taxes?
ICanHelp@TaxNoMore.com

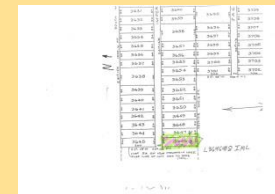


What to Look For

- Non-Wanters
- Those that are behind in their taxes and coming up to the tax sale
- Those that have already been through a tax sale and their property did Not sell
- *Those that are just starting to get behind on their taxes (These are hidden gems)*

Areas with Lots of Inventory

- Lake Communities
- Building and Camping Lots
- Mobile Home Lots
- City Lots*use due diligence
- Commercial properties



Types of Deeds

- **5 Most Common Types of Deeds**
 - Collector
 - Trustee
 - QCD
 - GWD
 - SWD

Collector Deed

06-6234

FILED FOR RECORD ON THE 28th DAY OF November 2006 AT 8 O'CLOCK 09 AM IN BOOK 560 PAGE 777
 CHERYL SCHULTZ, CIRCUIT CLERK AND EX OFFICIO
 RECORDER, BENTON COUNTY, MO
 BY Patricia Hallack DEPUTY

COLLECTOR'S DEED FOR TAXES

WHEREAS, on this 15th day of NOVEMBER, 2006, the undersigned Collector of Revenue for Benton County, Missouri (know as "Grantor"), did receive the consideration described herein from HEARTLAND HIDEAWAYS, L L C; Whose mailing address is: 1350 S. New Florissant Road, Florissant, MO 63031, of the County of St. Louis, State of Missouri, (known as "Grantee(s)").

WHEREAS, the lands described herein have been recorded, among other tracts, in the Office of said Collector, as delinquent for the non-payment of taxes, costs, and charges due for the years 1998 thru 2006; and

WHEREAS, it appearing from the records of said County Collector's office that the herein described lands were legally liable for taxation, and had been duly assessed and properly charged on the tax book with the taxes for the years indicated herein; and

WHEREAS, National Development Company, Inc.
 Being the last known owner(s) of said lands, nor any person acting on their behalf having paid or tendered the amount due; and

WHEREAS, the taxes on lands described in this Deed returned delinquent in the name of the last known owners as aforesaid for the non-payment of taxes, costs and charges for the years described above, and, after legal publication made of the sale of said lands being duly performed, the lands were thereof offered for sale by the Collector of said County for eight years being 1998 thru 2005, and no person bid therefore a sum equal to the delinquent taxes thereon, interest, penalty and costs provided by law; and

WHEREAS, the County Commission of Benton County, Missouri have not designated or appointed a person or persons as trustee as provided by Section 140.260, RSMo.; and

WHEREAS, the undersigned Collector of said County desires to exercise his discretion granted pursuant to Section 140.260, RSMo. and sell Grantee the land described herein according to the terms set forth herein.

BOOK 560 PAGE 777

WITNESSETH THEREFORE, for the sum of One hundred thirty-nine Dollars and 77/100 cents (\$ 139.77). The said Grantor, hereby grants, bargains and sells unto the said Grantee, their heirs, successors and assigns, forever the tract or parcel of land, situate in the County of BENTON and State of Missouri, and described as follows:

Lot One hundred five (105), Block One hundred seven (107),
 Plat Eighteen (18), Bent Tree Harbor, a subdivision in Benton
 County, State of Missouri, according to the recorded plat thereof.

Subject to easements, reservations and restrictions of record.

To have and to hold the said last mentioned tract or parcel of land, with the appurtenances thereto belonging to the said Grantee(s), heirs, successors and assigns forever, in as full and ample a manner as the Collector of said county is empowered by law to sell the same.

In Testimony Whereof, the said J. D. JOHNSON, Collector of said county of BENTON, has hereunto set this hand, and affixed the official seal, the day and year first above written.

Witness: Barry R. Lutz
 County Clerk

J D JOHNSON
 Collector of BENTON County

STATE OF MISSOURI)
) ss
 COUNTY OF BENTON)

Before me the undersigned, SHEILA ANN ESTES a Notary Public, in and for said county, this day, personally came the above named J D JOHNSON, Collector of said county, and acknowledged that he executed the foregoing deed for the uses and purposes therein mentioned. In Witness Whereof, I have hereunto set my hand and seal, this 15th day of November, 2006.

Sheila Ann Estes
 Notary Public

NOTARY SEAL
 Sheila Ann Estes, Notary Public
 Benton County, State of Missouri
 My Commission Expires 9-20-09
 Commission #05769438

BOOK 560 PAGE 778

Trustee Deed



60-01-013-00

TRUSTEE'S DEED

Under Collector's Third Tax Sale

THIS INDENTURE, made and entered into this 9th day of November 2012, by and between [REDACTED], Trustee, GRANTOR herein, for the use and benefit of the funds hereinafter mentioned, and Heartland Hideaways LLC a Missouri Corporation GRANTEE herein, of the County of St. Louis, State of Missouri. Mailing address of Grantee is [REDACTED]

LEGAL DESCRIPTION OF THE PROPERTY CONVEYED HEREIN IS SET FORTH ON PAGE 2.
WITNESSETH THAT:

WHEREAS, the County Court of [REDACTED] County, [REDACTED] by an order of record dated the 1st day of February, 2007, a certified copy of which is on file in the Office of the County Collector of said county, did designate and appoint Grantor as a Trustee for the benefit of all funds entitled to participate in the funds entitled to the taxes against the lands herein described; and,

WHEREAS, the said Grantor has accepted said appointment and is now the duly appointed, qualified and acting Trustee for the uses and purposes aforesaid; and,

WHEREAS, the said Grantor, by virtue of the aforesaid appointment, is now and was at all the times hereinafter stated authorized to bid at all sales of delinquent lands offered for taxes, interest, penalty and costs, by the collector of said county, which had been offered for sale for taxes for two successive years next prior thereto; and,

WHEREAS, the said Grantor is and was at all the times herein mentioned, authorized to purchase at such sales all lands or lots offered thereat, necessary to protect all taxes due and owing, and to prevent their loss to the taxing authorities involved from inadequate bids; and,

WHEREAS, [REDACTED] Collector of [REDACTED] County, [REDACTED], did on the fourth Monday in August 2011 offer for sale for taxes for the third time, the lands hereinafter described, and at said sale no person having bid therefor a sum equal to the delinquent taxes thereon, interest, penalty and the costs provided by law, [REDACTED], the undersigned Trustee for the uses and purposes herein set forth, and by virtue of the authority vested in her, did bid and purchase the lands hereinafter described at a price not in excess of a sum equal to the delinquent taxes thereon, interest, penalty and costs provided by law, and the same were stricken off and sold to the said Trustee for the use and benefit of the following funds entitled to the payment of the taxes for which the real estate hereinafter described was sold as follows:

FUNDS	AMOUNT	INTEREST	FUNDS	AMOUNT	INTEREST
Road	2.21	1.14	County Tax	0.52	0.27
Cities			Health Tax	0.81	0.42
Schools	38.91	20.09	State Tax	0.25	0.13
Jr. College	4.18	2.16	Handicap Serv	0.81	0.42
			Sr. Citizen	0.45	0.23
Pub Fee	90.00				
Cert Mail	18.00				
Addl Fee7	30.00				
Clerk	2.25				
Collector	0.50				
Penalty	5.29				
			TOTAL	\$194.18	\$24.86

All of which proceedings are shown by deed from the Collector of said County to [REDACTED], Trustee, dated the 16th day of December 2011, and recorded in the Office of the Recorder of Deeds of [REDACTED] County, [REDACTED] in Document number 2011-10 [REDACTED]

WHEREAS, the said Grantor has been offered the sum of One Hundred Eighty-eight dollars and twenty-six cents (\$188.26) by the said Heartland Hideaways, LLC a Missouri Corporation, Grantee, for the lands hereinafter described; and,

WHEREAS, the County Court, by order of record dated the 9th day of November 2012, has ordered the undersigned to sell the hereinafter described lands to the said Grantee at that price and sum, and to execute and deliver a deed therefor.

NOW, THIS INDENTURE, WITNESSETH, That the said Grantor, under and acting by virtue and in pursuance of the powers in her vested as hereinbefore stated, in consideration of the sum of One Hundred Eighty-eight dollars and twenty-six cents (\$188.26), to her in hand paid by the said Heartland Hideaways, LLC a Missouri Corporation, Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the said Grantee, the piece or parcel of land situated in the County of [REDACTED] State of [REDACTED] and described as follows:

60-01-013-00
[REDACTED]
LOT [REDACTED] PLAT [REDACTED]

TO HAVE AND TO HOLD the above described premises together with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining unto the said Grantee, their heirs and assigns forever.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set her hand this 9th day of November 2012.

[REDACTED] Trustee/Grantor

STATE OF [REDACTED])
COUNTY OF [REDACTED]) SS

Before me, the undersigned, in and for said County, this day, personally came the above-mentioned [REDACTED] Trustee, described in the foregoing instrument, and acknowledged that she executed the same for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of November 2012.

[REDACTED]
Notary Public
State of [REDACTED]

My Commission Expires: [REDACTED]
Commissioned in [REDACTED]



3/30 Hearland Hideaways

Quit Claim Deed

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this ____ day of _____, 2015,

by the Grantor, Peter & Cheryl Boston, whose mailing address is
150 Jean Dr, Fort Collins CO 80526

to the Grantee, Heartland Hideaways LLC, whose mailing address is
1350 S New Florissant Rd., Florissant MO 63031

WITNESSETH,

That the said Grantor, for and in consideration of the sum of Ten Dollars and other valuable consideration paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of St. Louis, State of Missouri, to wit:

Loc. No. **07JW230712**
Address: **250 Jean Dr**
Fort Collins CO 80526

Subject to all building lines, conditions, restrictions and easements of record, if any.

IN WITNESS WHEREOF, The said Grantee has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Grantor

Grantor

STATE OF
}

COUNTY OF
}

On this ____ day of _____, 2015, before me personally appeared

_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

General Warranty Deed

INSTRUMENT#: 2009141057, BK: 19229 PG: 1048 PGS: 1048 - 1048 04/30/2009 at 11:01:38 AM, DOC TAX PD (F.S.201.02) \$1775.20 DEPUTY CLERK: SEDSON Pat Frank, Clerk of the Circuit Court Hillsborough County

Prepared by:
Chrissy Boatwright
Hillsborough Title, Inc.
1605 S. Alexander Street, Suite #102
Plant City, Florida 33563
incidental to the issuance of a title insurance policy.
File Number: HT-09-281

THIS IS NOT A
CERTIFIED COPY

General Warranty Deed

Made this April 24, 2009 A.D. By

Richard Land Jr, a married man,

whose address is:

4710 E. Shadowland, Tampa, Florida 33610,

hereinafter called the grantor, to

Shar Krasniqi, a single person,

whose post office address is:

5802 G.R. 66 East, Plant City, Florida 33567,

hereinafter called the grantee.

P.O. Box 433 Sydney FL 32587

(Whoever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliena, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

THE WEST 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 21 EAST, LESS THE NORTH 532 FEET AND LESS EXISTING RIGHT-OF-WAY FOR STATE ROAD 60.

Parcel ID Number: **085865-0000**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

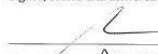
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

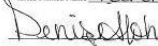
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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 except taxes accruing subsequent to December 31, 2008.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name Aaron Davis


Witness Printed Name Denise A. Johns


Richard Land Jr
Address: 4710 E. Shadowland, Tampa, Florida 33610

(Seal)
Address: _____

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 24th day of April, 2009, by **Richard Land Jr, a married man**, who is/are personally known to me or who has produced driver's license as identification.




Notary Public
Print Name: _____
My Commission Expires: _____

Special Warranty Deed

Sale : 54,000.00
Doc : 378.00

SPECIAL WARRANTY DEED

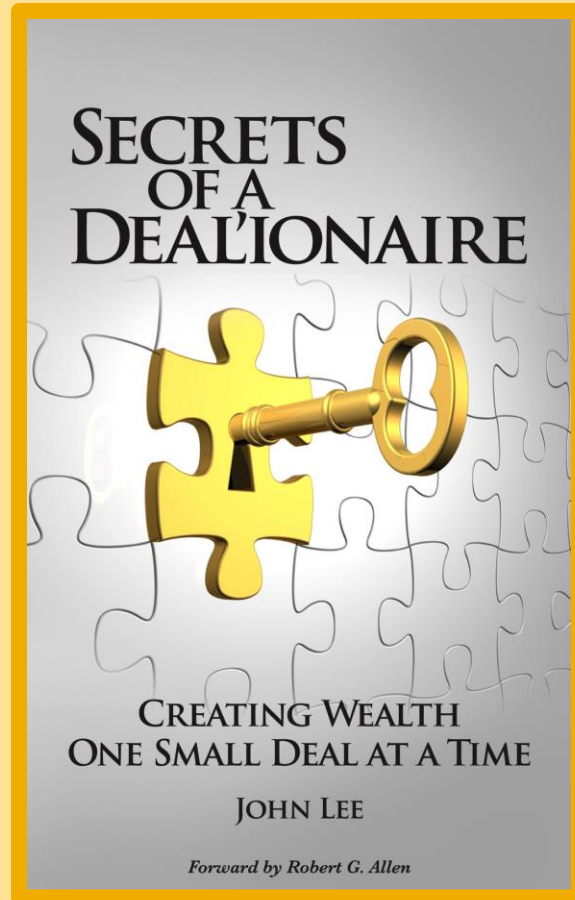
THIS SPECIAL WARRANTY DEED made this 16th day of June, 2011 by Federal Home Loan Mortgage Corporation existing under the laws of The United States of America, and having its principal place of business at 5000 Plano Parkway, Carrollton, TX 75067, hereinafter called the grantor and Kay Kelly whose post office address is 5181 Mountain Road, Chambersburg, PA 17202, hereinafter called the grantee.

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

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Pinellas County, Florida, viz:

Condominium Unit 2022, Building 20, MADISON OAKS, a Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 15505, Page 737, as thereafter amended, and as per plat thereof recorded in Condominium Book 148, Page 1, as thereafter amended, of the

End of Module



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