

RECEIVED

By Tifani White at 4:14 pm, 1/29/24

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19
Page 1 of 2**Part 1: Tax Deed Application Information**

Applicant	CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Property Owner	ENACHIOAIE ADRIAN 2977 MORGAN DR SAN RAMON, CA 94583-2425
Property description	HERNANDO CITY HTS PB 3 PG 111 LOT 32 & E1/2 OF LOT 31 BLK C	Application date	Jul 26, 2023
		Certificate #	2021 / 7656
		Date certificate issued	06/01/2021
		Account number	2024887

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)
# 2021/7656	06/01/2021	658.98	32.95	691.93
→ Part 2: Total*				691.93

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)
# 2023/6534	06/01/2023	1,057.80	6.25	52.89	1,116.94
# 2022/7162	06/01/2022	831.00	6.25	41.55	878.80
Part 3: Total*					1,995.74

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,687.67
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	250.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	280.14
7. Total Paid (Lines 1-6)	3,392.81

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 statement is attached.

Cindy Truett _____ Signature, Tax Collector or Designee	Citrus County, Florida Date 29th of January, 2024
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	119.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s.197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	119.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	4,457.41
17. Redemption fee	6.25
18. Total amount to redeem	3,518.06
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 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, 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 6**. 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.

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.

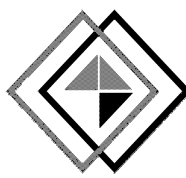
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: 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 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Total Paid Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

FULL LEGAL (If applicable)



TAX DEED APPLICATION COVER LETTER

Account #: 2024887

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C. The addresses provided are based on the attached Property Information Report and supporting documents:

Tax Deed Applicant

CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

Owner on Current Tax Roll

ENACHIOAIE ADRIAN
2977 MORGAN DR
SAN RAMON, CA 94583-2425

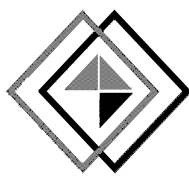
Additional Parties, Per Search

CITRUS COUNTY Lien Holder
CODE COMPLIANCE
3600 W SOVEREIGN PATH, SUITE 147
LECANTO, FL 34461

ADRIAN ENACHIOAIE Title Holder
4505 N CANYON TER
HERNANDO, FL 34442

ADRIAN ENACHIOAIE Title Holder
3442 E DEER RUN LN
HERNANDO, FL 34442

ADRIAN ENACHIOAIE Title Holder
55 W 95TH STREET, APT. 31
NEW YORK, NY 10025



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

Certified By:

Cindy Truett

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450

Phone: 352-341-6500 | Fax: 352-341-6514

www.citrustc.us

TitleExpress®

A service of **Grant Street Group**

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 921697

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
2024887	19E18S360020 000C0 0320	4235 E TENNESSEE LN HERNANDO 34442

Legal Description

HERNANDO CITY HTS PB 3 PG 111 LOT 32 & E1/2 OF LOT 31 BLK C

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 7656	\$43,078	No	Yes	No

Owner of Record on Current Tax Roll

ADRIAN ENACHIOAIE

Billing Name & Address

2977 MORGAN DR
SAN RAMON CA 94583-2425

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, 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.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 12/12/2023 **Search covers** **20 years** **through:** 12/07/2023

Karen Klein
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

ADRIAN ENACHIOAIE
55 W 95TH STREET, APT. 31
NEW YORK NY 10025

Document

Warranty Deed
Bk:2644 Pg:156

Examiner Comments**Related Documents (for Reference)**

Warranty Deed
Bk:1324 Pg:1241

Tax Deed
Bk:2479 Pg:1433

Quit Claim Deed
Bk:2526 Pg:843

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

CITRUS COUNTY
CODE COMPLIANCE
3600 W SOVEREIGN PATH, SUITE 147
LECANTO FL 34461

Document

Order
Bk:3335 Pg:1846

Examiner Comments

Order
Bk:3335 Pg:1849

Order
Bk:3349 Pg:653

Order
Bk:3349 Pg:659

Order
Bk:3372 Pg:1324

Name & Address of Record

Document

Examiner Comments

Order
Bk:3387 Pg:597

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record

Document

Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Rec. 1850
Doc. 10450

This instrument was prepared by,
record and return to:
Jon I. McGraw, Esq.
R. William Futch, P.A.
610 S.E. 17th Street
Ocala, FL 34471
352-732-8080

WARRANTY DEED

THIS INDENTURE, made effective the 5th day of September, 2014, between **CITATION PROPERTIES, LLC**, a Florida limited liability company, whose address is 3050 W. Mustang Boulevard, Beverly Hills, Florida 34464, Grantor, and **ADRIAN ENACHIOAIE**, whose address is 55 W 95th Street, Apt. 31, New York, NY 10025, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Citrus County, Florida, to wit:

The East 1/2 of Lot 31 and all of Lot 32, Block C of HERNANDO CITY HEIGHTS, according to the Plat thereof as recorded in Plat Book 3, Pages 111 and 112, of the Public Records of Citrus County, Florida.

Together with the 1983 Stout Mobile Home: ID#S26514394 located thereon

F.S. Section 689.02 required information:

Property Appraiser's Parcel I.D. Number: 2266643

SUBJECT TO:

1. Ad valorem taxes for 2014 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

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 Grantee that 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, and hereby 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 and assessments accruing subsequent to December 31, 2013 or subject matters shown in the title commitment.

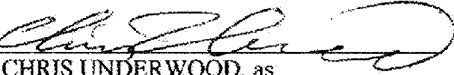
Grantor and Grantee are used for singular or plural, as context requires.

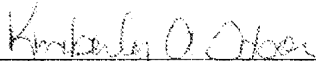
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.


Signed, sealed and delivered
in our presence:

GRANTOR:

CITATION PROPERTIES, LLC
a Florida limited liability company

BY 
CHRIS UNDERWOOD, as
Managing Member

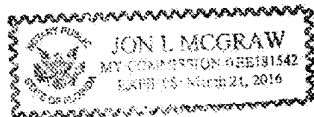

Kimberly O. Orban Witness
(Print Name)

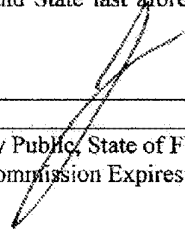
 Witness
(Print Name)

STATE OF FLORIDA
COUNTY OF Merion

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Chris Underwood, as Managing Member of Citation Properties, LLC, a Florida limited liability company, known to me (YES NO) to be the person described in and who executed the foregoing instrument, OR who has produced _____ as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of September, 2014.



 (Print Name)
Notary Public, State of Florida
My Commission Expires:

8-22-99
322-00-200

Prepared by and Return to:
DAWN DOWNING
AMERICAN TITLE SERVICES OF CITRUS COUNTY, INC. *R*
2230 Highway 44 West
Inverness, FL 34453
File No.: 99078083
SS# - GRANTEE 1: [REDACTED]

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1091711

VERIFIED BY:
Sm D.C.

WARRANTY DEED

File No.: 99078083

THIS INDENTURE, made this 8th day of September, A.D. 1999 between

ALFRED H. WITHEROW and BRENDA L. WITHEROW, his wife

as Grantor, whose address is: 1277 S. PROSPECT TERR.
and INVERNESS, FL 34452

JUNE B. GRIBBLE

as Grantee, whose address is: 20451 POWELL ROAD, LOT #4, DUNNELLON, FLORIDA 34431

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Citrus, State of Florida, to-wit:

EAST 1/2 OF LOT 31 AND ALL OF LOT 32, BLOCK C, HERNANDO CITY HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 111 AND 112 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Property Tax ID Number: 36-18-19-0020-000C0-0320

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 1999 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses

(WITNESS 1) [Signature]
PRINT OR TYPE NAME: DAWN DOWNING

[Signature]
ALFRED H. WITHEROW

(WITNESS 2) [Signature]
PRINT OR TYPE NAME: JONI GATLIN

[Signature]
BRENDA L. WITHEROW

State of FLORIDA
County of CITRUS

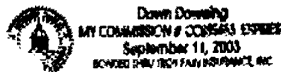
The foregoing instrument was acknowledged before me on this 8th day of September, 1999 by ALFRED H. WITHEROW and BRENDA L. WITHEROW, his wife, who is known to me or who has produced DL as identification and did NOT take an oath.

My Commission Expires:

(SEAL)

[Signature]
NOTARY PUBLIC
PRINT OR TYPE NAME:

DAWN DOWNING




Documentary Tax Paid \$ 258.00
Intangible Tax Paid \$ 0
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: [Signature] D.C.

BK 1324 PG 1241

1999 SP -9 PM 2:16

PREPARED BY:

Theresa Steelfox Deputy Clerk
Clerk of the Circuit Court
110 N Apopka Ave.
Inverness FL 34450-4299



2012020842 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$49.70
2012020842 BK:2479 PG:1433
05/09/2012 04:14 PM 1 PG
TSTEELFOX,DC Receipt #020117

RETURN TO:

UNDERWOOD & UNDERWOOD LLC
PO BOX 640700
BEVERLY HILLS, FL 34464

Tax Deed File No. 2012-076
Property Identification No. 2024887

TAX DEED

STATE OF FLORIDA
COUNTY OF CITRUS

The following Tax Sale Certificate Numbered 09-7297 issued on June 1, 2009 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on May 9, 2012, offered for sale as required by law for cash to the highest bidder and was sold to:

UNDERWOOD & UNDERWOOD LLC

whose address is:

PO BOX 640700 BEVERLY HILLS, FL 34464

being the highest bidder and having paid the sum of his/her bid as required by the Laws of Florida.

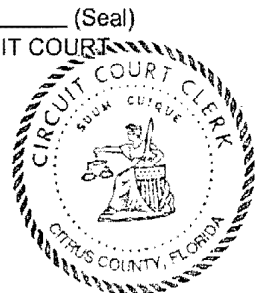
NOW, on May 9, 2012 in the County of Citrus, State of Florida, in consideration of the sum of (\$ 7,060.00), being the amount paid pursuant to the laws of Florida does hereby sell the following lands situated in the County and State aforesaid and described as follows:

HERNANDO CITY HTS PB 3 PG 111 LOT 32 & E1/2 OF LOT 31 BLK C

Witnesses:

Theresa Steelfox
 Theresa Steelfox
Tammy Shirley
 Tammy Shirley

Betty Strifler (Seal)
 BETTY STRIFLER, CLERK OF THE CIRCUIT COURT
 Citrus County, Florida

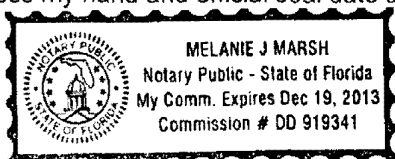


State of Florida
County of Citrus

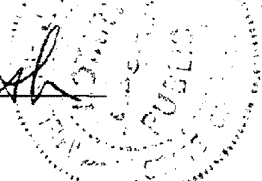
On 5/9/12, before me, Melanie J Marsh, personally

appeared BETTY STRIFLER CLERK OF THE CIRCUIT 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 her own free act and deed for the use and purposes therein mentioned. Personally known to me/ and who did not take an oath.

Witness my hand and official seal date aforesaid.



Melanie J Marsh
 Notary Name



Rec. _____ This instrument was prepared by,
Doc. _____ record and return to:
CHRIS UNDERWOOD
3050 W. Mustang Blvd.
Beverly Hills, Florida 34465
(352) 400-1394



2013001672 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$0.70
2013001672 BK: 2526 PG: 043
01/14/2013 08:12 AM 1 PG
DPENNINGTO, DC Receipt #001542

QUITCLAIM DEED

THIS INDENTURE, made the 20th day of December, 2012, between UNDERWOOD & UNDERWOOD, LLC, a Florida limited liability company, whose address is P.O. Box 640700, Beverly Hills, Florida 34464, hereinafter called the Grantor and Citation Properties, LLC, a Florida limited liability company, whose address is 3050 W. Mustang Blvd. Beverly Hills, Florida 34464, hereinafter called the Grantee,

WITNESS, that said Grantors, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, does remise, release and quitclaim to the said Grantees' heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to-wit:

East 1/2 of Lot 31 and all of Lot 32, Block C, Hernando City Heights, according to the plat thereof as recorded in Plat Book 3, Page 111 and 112, of the Public Records of Citrus County, Florida.

THE LAND DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

Property Appraiser's Parcel I.D. Number: 36/18/19/0020/000CO/0320

TOGETHER, with all the tenanments, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD the same forever.

"Grantor" and "Grantee" are used for singular or plural as context requires.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence as to all:

UNDERWOOD & UNDERWOOD, LLC,
A Florida limited liability company

Natalie Krause
Natalie Krause Witness
(Print Name)

By Carol J Underwood
CAROL J. UNDERWOOD
as MGRM

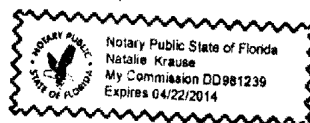
Dennis Krause
Dennis Krause Witness
(Print Name)

STATE OF FLORIDA
COUNTY OF Citrus

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared, Carol J. Underwood as MGRM of UNDERWOOD & UNDERWOOD, LLC, a Florida limited liability company is personally known to me (Yes No) to be the person described in and who executed the foregoing instrument OR who has produced _____ as identification and acknowledged before me that she executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of December, 2012.

Natalie Krause
Natalie Krause (Print Name)
Notary Public, State of Florida
My Commission Expires:



CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA
a political subdivision of the State of Florida

Petitioner,

vs.

Case No. 2172851

ADRIAN ENACHIOAIE

3442 E. Deer Run Ln.

Hernando, Florida

Respondent.

FINDINGS OF FACT
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on November 16, 2022, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues his Findings of Fact, Conclusions of Law and Order, as follows:

I. EVIDENCE

After an investigation by Code Officer Alan Jonason, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner; or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property." To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent was not present despite notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on September 13, 2022, October 4, 2022 November 2, 2022 and November 15, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on September 13, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on October 4, 2022, November 2, 2022 and November 15, 2022. A Notice of Violation was issued on September 13, 2022. The Notice of Hearing was issued on October 4, 2022 and posted at the property and the Lecanto Government Building on November 2, 2022. He has not had contact with the Respondent. Upon his final inspection on November 15, 2022, the property remains in violation.

Janis Jorstad, the owner of a neighboring property, testified that this property has been a mess for at least five years. She stated that she wrote to the Respondent about a year ago in an effort to obtain cooperation in cleaning up the property, but a response to her letter was never received. She stated further that her tenant has advised that due to the conditions of this property, there are now rats and other vermin migrating from this property onto her property.

II. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 3442 E. Deer Run Ln., Hernando, Citrus County, a political subdivision of the State of Florida. The Property is described as Altkey: 1594120; APACHE SHORES PB 4 PG 39 LOT 1 BLK 3; Parcel ID: 19E18S14001A 00030 0010.

The Special Master finds that this property is in violation of junkyard conditions and that the rats and other vermin can cause health concerns and are thus aggravating factors.

III. CONCLUSIONS OF LAW

Respondent is in violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained

Citrus County vs. Enachioaie
Case No. 2172851

junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property. To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent can abate the violation by removing the junk and debris from the property or placing it in a permitted enclosed structure.

IV. **ORDER:**

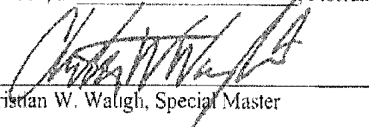
Based upon the foregoing FINDINGS OF FACT AND CONCLUSIONS OF LAW, it is hereby ORDERED THAT:

The Respondent shall abate the violation no later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$300.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of ADRIAN ENACHIOAIE. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

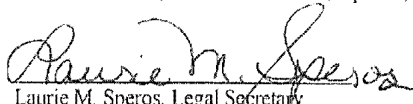
It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

The Respondent has the right to appeal this order to the circuit court within thirty (30) days of the date of the recording of this order in the public records of Citrus County, a political subdivision of the state of Florida, pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

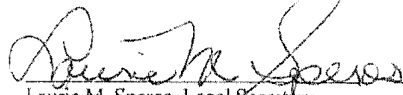
DONE AND ORDERED this the 16th day of November, 2022, at Orlando Florida.

BY: 
Christian W. Waligh, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER has been furnished via U.S. First Class Mail to ADRIAN ENACHIOAIE, 1902 Burmud Cir., Apt. F3, Coconut Creek, FL 33066-2807, this 17 day of November, 2022.


Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.


Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

Citrus County vs. Enachioaie
Case No. 2172851

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 17 day of November, 2022, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



Frances H. Baird
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: *Frances H. Baird*
Commission No.: *GG972511*
Expiration Date: *July 5, 2024*

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA
a political subdivision of the State of Florida
Petitioner,
vs.

Case No. 2172853

ADRIAN ENACHIOAIE
3442 E. Deer Run Ln.
Hernando, Florida
Respondent.

**FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **November 16, 2022**, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues his **Findings of Fact, Conclusions of Law and Order**, as follows:

I. EVIDENCE

After an investigation begun by Code Officer Alan Jonason, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Chapter 20, Article VI Section 20-61, "It shall be unlawful for anyone owning, leasing, occupying or having control of any property subject to the provisions of this article to maintain weeds, grass and undergrowth in excess of 18" in height, or an accumulation of vegetative matter."

The Respondent was not present despite notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on September 13, 2022, October 4, 2022, November 2, 2022 and November 15, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on September 13, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on October 4, 2022, November 2, 2022 and November 15, 2022. A Notice of Violation was issued on September 13, 2022. The Notice of Hearing was issued on October 4, 2022 and posted at the property and the Lecanto Government Building on November 2, 2022. He has not had contact with the Respondent. Upon his final inspection on November 15, 2022, the property remains in violation.

Janis Jorstad, the owner of a neighboring property, testified that this property has been a mess for at least five years. She stated that she wrote to the Respondent about a year ago in an effort to obtain cooperation in cleaning up the property, but a response to her letter was never received. She stated further that her tenant has advised that due to the conditions of this property, there are now rats and other vermin migrating from this property onto her property.

The Respondent was not present despite notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

II. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 3442 E. Deer Run Ln., Hernando, Citrus County, a political subdivision of the State of Florida. The Property is described as Alikey: 1594120; APACHE SHORES PB 4 PG 39 LOT 1 BLK 3; Parcel ID: 19E18S14001A 00030 0010.

The Special Master finds that this property is in violation of overgrown/unkept lawn and that the rats and other vermin can be a health risk are aggravating factors.

III. CONCLUSIONS OF LAW

Respondent is in violation of Citrus County Code of Ordinances, Chapter 20, Article VI Section 20-61, "It shall be unlawful for anyone owning, leasing, occupying or having control of any property subject to the provisions of this article to maintain weeds, grass and undergrowth in excess of 18" in height, or an accumulation of vegetative matter."

Citrus County vs. Enachioaie
Case No. 2172853

The Respondent can abate the violation by maintaining weeds/grass and undergrowth to a height of less than 18" and remove accumulation of vegetative matter.

IV. **ORDER:**

Based upon the foregoing FINDINGS OF FACT AND CONCLUSIONS OF LAW, it is hereby ORDERED THAT:

The Respondent shall abate the violation no later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$300.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of ADRIAN ENACHIOAIE. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

The Respondent has the right to appeal this order to the circuit court within thirty (30) days of the date of the recording of this order in the public records of Citrus County, a political subdivision of the state of Florida, pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this the 16th day of November, 2022, at Madisonville Florida.

BY: Christian W. Waugh
Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER has been furnished via U.S. First Class Mail to ADRIAN ENACHIOAIE, 1902 Burnud Cir., Apt. F3, Coconut Creek, FL 33066-2807, this 17 day of November, 2022.

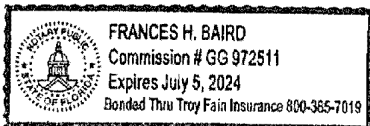
Laurie M. Speros
Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

Laurie M. Speros
Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 17 day of November, 2022, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



Frances H. Baird
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG 972511
Expiration Date: July 5, 2024

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA,

A political subdivision of the State of Florida

Petitioner,

Case No. 2172853

vs.

ADRIAN ENACHIOAIE

3442 E. Deer Run Ln.

Hernando, Florida

Respondent.

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **November 16, 2022**, after due notice to Respondent ADRIAN ENACHIOAIE, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to ADRIAN ENACHIOAIE.

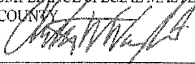
1. The Order required Respondent ADRIAN ENACHIOAIE to take certain corrective action by a time certain as more specifically set forth in that Order.
2. An Affidavit of Non-Compliance dated December 19, 2022 has been filed with the Special Master by Code Officer Alan Jonason, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.
3. The property upon which a violation has continued to exist is more fully described as Altkey: 1594120; APACHE SHORES PB 4 PG 39 LOT 1 BLK 3; Parcel ID: 19E18S14001A 00030 0010.
4. Accordingly, it has been brought to the Special Master's attention: that Respondent ADRIAN ENACHIOAIE has not complied with the Special Master's Order dated November 16, 2022.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

5. Respondent ADRIAN ENACHIOAIE shall pay to Citrus County, Florida, a fine of **\$300.00** per day, plus administrative costs in the amount of **\$45.50**, beginning on December 19, 2022, and continuing, with interest, until the violation has been abated as directed in the Order.
6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent ADRIAN ENACHIOAIE pursuant to Section 162.09, Florida Statutes.
7. Respondent ADRIAN ENACHIOAIE may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21st) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent files a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

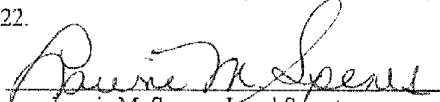
DONE AND ORDERED this the 21st day of December, 2022.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY: 
Christian W. Waugh, Special Master

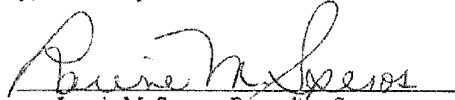
Citrus County vs. Enachioaie
Case No. 2172853

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: ADRIAN ENACHIOAIE, 1902 Burmud Cir., Apt. F3, Coconut Creek, FL 33066-2807, this 28 day of December, 2022.



Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Hernando, Florida 34429
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of the State of Florida.

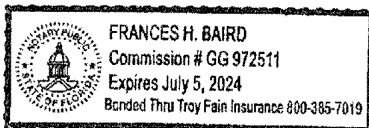


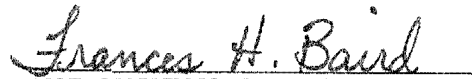
Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Hernando, Florida 34429
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Laurie M. Speros, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 28 day of December, 2022.




NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG 972511
Expiration Date: July 5, 2024

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA,
A political subdivision of the State of Florida

Petitioner,

Case No. 2172851

vs.

ADRIAN ENACHIOAIE

3442 E. Deer Run Ln.

Hernando, Florida

Respondent.

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **November 16, 2022**, after due notice to Respondent ADRIAN ENACHIOAIE, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to ADRIAN ENACHIOAIE.

1. The Order required Respondent ADRIAN ENACHIOAIE to take certain corrective action by a time certain as more specifically set forth in that Order.

2. An Affidavit of Non-Compliance dated December 19, 2022 has been filed with the Special Master by Code Officer Alan Jonason, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 1594120; APACHE SHORES PB 4 PG 39 LOT 1 BLK 3; Parcel ID: 19E18S14001A 00030 0010.

4. Accordingly, it has been brought to the Special Master's attention that Respondent ADRIAN ENACHIOAIE has not complied with the Special Master's Order dated November 16, 2022.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

5. Respondent ADRIAN ENACHIOAIE shall pay to Citrus County, Florida, a fine of **\$300.00** per day, plus administrative costs in the amount of **\$284.78**, beginning on December 19, 2022, and continuing, with interest, until the violation has been abated as directed in the Order.

6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent ADRIAN ENACHIOAIE pursuant to Section 162.09, Florida Statutes.

7. Respondent ADRIAN ENACHIOAIE may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21st) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent files a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

DONE AND ORDERED this the 27th day of December, 2022.

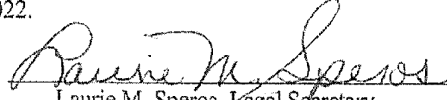
CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY: _____

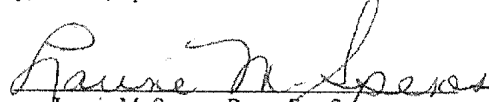
Christian W. Waugh, Special Master

Citrus County vs. Enachioaie
Case No. 2172851

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: ADRIAN ENACHIOAIE, 1902 Burnud Cir., Apt. F3, Coconut Creek, FL 33066-2807, this 28 day of December, 2022.


Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Hernando, Florida 34429
(352) 527-5350

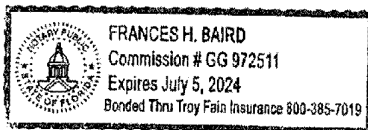
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of the State of Florida.

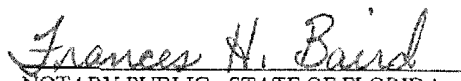

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Hernando, Florida 34429
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Laurie M. Speros, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 28 day of December, 2022.




NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG 972511
Expiration Date: July 5, 2024

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY,
a political subdivision of the State of Florida
Petitioner,

vs.

Case No. 2180589

ADRIAN ENACHIOAIE
4505 N. Canyon Ter.
Hernando, Florida
Respondent.

**FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **April 19, 2023** after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues his **Findings of Fact, Conclusions of Law and Order**, as follows:

I. EVIDENCE:

After an investigation by Code Officer Alan Jonason, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner, or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property." To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent was not present despite notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on January 30, 2023, February 28, 2023, and April 18, 2023; and Exhibit B: copies of the Notice of Violation, Notice of Hearing and certified mail return receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on January 30, 2023, at which time the violation was confirmed. Subsequent inspections were conducted on February 28, 2023 and April 18, 2023. The Notice of Violation was issued on January 30, 2023. The Notice of Hearing was issued on February 28, 2023. He has not had contact with the Respondent. Upon his final inspection on April 18, 2023, the property remains in violation.

II. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 4505 N. Canyon Ter., Hernando, Citrus County, a political subdivision of the State of Florida. The Property is described as Altkey: 1596190; APACHE SHORES UNIT 3 PB 4 PG 45 LOTS 13 & 14 BLK 18; Parcel ID: 19E18S140030 00180 0130.

The Special Master finds that the property is in violation of the ordinance listed above.

III. CONCLUSIONS OF LAW:

Respondent is in violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property. To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent can abate the violation by removing the junk and debris from the property or placing it in a permitted enclosed structure.

IV. ORDER:

Based upon the foregoing FINDINGS OF FACT AND CONCLUSIONS OF LAW, it is hereby **ORDERED THAT:**

Citrus County vs. Enachioaie
Case No. 2180589

The Respondent shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$150.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of ADRIAN ENACHIOAIE. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

The Respondent has the right to appeal this order to the circuit court within thirty (30) days of the date of the recording of this order in the public records of Citrus County, a political subdivision of the State of Florida, pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this 20th day of April, 2023, at Oxford, Florida.

BY: Christian W. Waugh
Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER has been furnished via U.S. First Class Mail to ADRIAN ENACHIOAIE, 2977 Morgan Dr., San Ramon, CA 94583-2425, this 21 day of April, 2023.

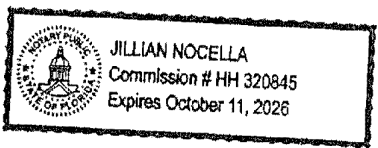
Laurie M. Speros
Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

Laurie M. Speros
Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 21 day of April, 2023, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



Jillian Nocella
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Jillian Nocella
Commission No.: HH 320845
Expiration Date: 10/11/26

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA.

A political subdivision of the State of Florida

Petitioner,

Case No. 2180589

vs.

ADRIAN ENACHIOAIE

4505 N. Canyon Ter.

Hernando, Florida

Respondent.

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **April 19, 2023**, after due notice to Respondent ADRIAN ENACHIOAIE, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to ADRIAN ENACHIOAIE.

1. The Order required Respondent ADRIAN ENACHIOAIE to take certain corrective action by a time certain as more specifically set forth in that Order.

2. An Affidavit of Non-Compliance dated May 23, 2023 has been filed with the Special Master by Code Officer Alan C. Jonason, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 1596190; APACHE SHORES UNIT 3 PB 4 PG 45 LOTS 13 & 14 BLK 18; Parcel ID: 19E18S140030 00180 0130.

4. Accordingly, it has been brought to the Special Master's attention that Respondent ADRIAN ENACHIOAIE has not complied with the Special Master's Order dated April 20, 2023.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

5. Respondent ADRIAN ENACHIOAIE shall pay to Citrus County, Florida, a fine of **\$150.00 per day**, plus administrative costs in the amount of **\$231.90**, beginning on May 23, 2023, and continuing, with interest, until the violation has been abated as directed in the Order.

6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent ADRIAN ENACHIOAIE pursuant to Section 162.09, Florida Statutes.

7. Respondent ADRIAN ENACHIOAIE may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21st) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent files a timely request for a hearing. The hearing would be limited to consideration of only those new findings necessary to impose an appropriate fine.

DONE AND ORDERED this the 24th day of May, 2023.

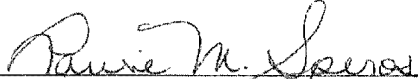
CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY: 


Christian W. Waugh, Special Master

Citrus County vs. Enachioaie
Case No. 2180589

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: ADRIAN ENACHIOAIE, 2977 Morgan Dr., San Ramon, CA 94583-2425, this 25 day of May, 2023.


Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Hernando, Florida 34429
(352) 527-5350

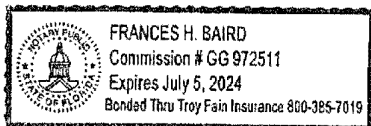
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of the State of Florida.



Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Hernando, Florida 34429
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Laurie M. Speros, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 25 day of May, 2023.




NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG 972511
Expiration Date: July 5, 2024

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	4602 - HERNANDO CITY HEIGHTS - HILL TOP
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000895 - HERNANDO CITY HEIGHTS
Short Legal	HERNANDO CITY HTS PB 3 PG 111 LOT 32 & E1/2 OF LOT 31 BLK C
Est. Parcel Sqft	9,368
Est. Parcel Acres	.22
Map SC-TW-RG	36-18S-19E

Mailing Address

Name	ENACHIOAIE ADRIAN
Mailing Address	2977 MORGAN DR SAN RAMON CA 94583 2425

All Owners

Name	Owner Type
ENACHIOAIE ADRIAN	IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2023	\$11,700	\$59,850	\$71,550	\$43,078	\$0	\$43,078	\$0	\$964.90	Link
2022	\$4,280	\$61,612	\$65,892	\$39,162	\$0	\$39,162	\$0	\$877.41	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	\$27.00
0131	FIRE SERVICES ASSESSMENT	\$79.00
0154	STORMWATER	\$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
09/01/2014	\$23,500	2644/0156	00-WARRANTY DEED	
12/01/2012	\$100	2526/0843	01-CORRECTIVE/QC/TD/COT	
11/01/2012	\$100	2517/0357	01-CORRECTIVE/QC/TD/COT	
06/01/2012	\$7,100	2479/1433	01-CORRECTIVE/QC/TD/COT	
09/01/1999	\$34,000	1324/1241	00-WARRANTY DEED	
06/01/1997	\$32,000	1190/0831	00-WARRANTY DEED	
11/01/1996	\$8,000	1159/0201	10-DEEDS CONVEYING PARTIAL INTEREST	
08/01/1990	\$100	0867/0389	03-SAME FAMILY/DEED FOL	
05/01/1990	\$33,000	0854/1735	00-WARRANTY DEED	
10/01/1984	\$27,000	0654/0599	00-WARRANTY DEED	

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
09/01/1990	9016261	ATTACHED CARPORT	\$790	
11/01/1986	73145	UTILITY RM, GLASS ENC.	\$4,920	
09/01/1986	70945	SLAB	\$1,080	
10/01/1983	41314	CARPORT	\$4,992	05/01/1984
04/01/1983	36434	MH 14X65	\$21,000	04/01/1983

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	1.00	50.0	125			\$7,800	CLRMH
2	0078-MISCL-RES-NON-WTR	U-UNIT	.50	25.0	125			\$3,900	CLRMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1983
Total FLA	1,404
Total Under Roof	1,404
Exterior Wall	28 - ALUMINUM SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	109 - HEAT PUMP
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	137,289
RCNLD	56,790

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1983	840
1	MOBILEHOME LIVING AREA	1986	96
1	MOBILEHOME LIVING AREA	1986	240
1	MOBILEHOME LIVING AREA	1986	228

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	4	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	1986	8	10	1	80	460
1	5	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1990	12	18	1	216	1,150
1	6	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1990	10	12	1	120	940
1	7	CHAIN LINK FENCE-[1-SF]	1992	4	150	1	600	310
1	8	CONCRETE PATIO NO FOOTER-[1-SF]	1985	12	12	1	144	200

Total Misc Value

3,060

Legal Description

Legal Description

HERNANDO CITY HTS PB 3 PG 111 LOT 32 & E1/2 OF LOT 31 BLK C

DISCLAIMER

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

2024887

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 921697

To: Tax Collector of CITRUS COUNTY, Florida

I,
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date
2024887	2021/7656	06-01-2021
Legal Description		
HERNANDO CITY HTS PB 3 PG 111 LOT 32 & E1/2 OF LOT 31 BLK C		

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.

Signature on File
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

07-26-2023
Application Date

Applicant's signature

Altkey: 2024887
ENACHIOAIE ADRIAN

Parcel ID: 19E18S360020 000C0 0320
4235 E TENNESSEE LN , HERNANDO

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0200 - MOBILE HOME
 Bldg Counts Res 0 / MH 1 / Comm 0
 Nbhd 4602 - HERNANDO CITY HEIGHTS - HILL TOP
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RCN
RCNLD

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Total Misc Value
