



ANGELA VICK
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

Clerk of the County Court
Recorder of Deeds
Clerk and Accountant of the Board of County
Commissioners
Custodian of County Funds
County Auditor

110 North Apopka Ave
Inverness, FL 34450
Telephone: (352) 341-6478
Fax: (352) 341-6477
TaxDeeds@citrusclerk.org
www.citrusclerk.org

APPLICATION NO: 2024-0041TD

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

Date: 5/14/2024

Certificate #: 18-3227

DESCRIPTION OF PROPERTY:

CITRUS SPRINGS UNIT 17 PB 7 PGS 1 - 18 LOT 10 BLK 1224

Pursuant to chapter 197, Florida Statutes, the above property was sold at public sale on 05/08/2024, and a surplus of \$6,913.90 (subject to change) will be held by this office for **120 days** beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes).

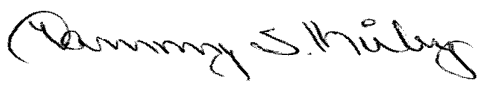
To the extent possible, these funds will be used to satisfy in full, each claimant with a senior mortgage or lien in the property before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, **you must file a notarized statement of claim with this office within 120 days of this notice.** If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

A copy of this notice must be attached to your statement of claim. After examination of the statements of claim filed, this office will disburse according to priority. For your convenience, a claim form is included with this notice.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the claim form and return it to our office so that any other liens can be considered.

ANGELA VICK
CITRUS COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FL

By: 
Tammy S. Kirby, Deputy Clerk



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AFFIDAVIT OF CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Complete and return to:

ANGELA VICK, Clerk Of The Circuit Court And Comptroller
Tax Deeds Department

Telephone: (352) 341-6478
Email: TaxDeeds@citrusclerk.org

Tax Deed #: 2024-0041TD Certificate #: 18-3227 Date of Sale: 5/8/2024

NOTE: CLAIMS MUST BE FILED WITHIN 120 DAYS OF THE DATE OF THE SURPLUS NOTICE OR THEY ARE BARRED, OTHER THAN PROPERTY OWNER CLAIMS.

The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's name: _____

Contact name, if applicable: _____

Address: _____

Phone Number: _____

Email address: _____

NOTE: ALL CLAIMANTS MUST SUBMIT A COMPLETED W-9. VISIT WWW.IRS.GOV FOR THE MOST CURRENT FORM.

I am a (check one): Lienholder Titleholder

Select ONE:

_____ I claim surplus proceeds resulting from the above tax deed sale.

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1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

A. Type of Lien: _____ Mortgage; _____ Court Judgment; _____ Condo of Homeowner Association Lien;

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Amount: \$ _____ Amount due: \$ _____ Principal Remaining Due: \$ _____

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A. Nature of Title: _____ Deed; _____ Court Judgment; _____ Other - describe in detail:

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B. Amount of surplus tax deed sale proceeds claimed: \$ _____

C. Does the titleholder claim the subject property was homestead property? _____ Yes _____ No

3. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: _____ Print Name & Title: _____

STATE OF _____ Physical Presence
COUNTY OF _____ Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this _____ day of _____, 20____ by
_____, who is personally know to me _____ or has produced
_____ as identification and who did take an oath.

My Commission Expires: _____

NOTARY PUBLIC or DEPUTY CLERK

[Print, type, or stamp commissioned name of notary]



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Signature of Claimant: _____ Print Name & Title: _____

STATE OF _____
COUNTY OF _____

_____ Physical Presence
_____ Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this _____ day of _____, 20____ by _____, who is personally know to me _____ or has produced _____ as identification and who did take an oath.

My Commission Expires: _____

NOTARY PUBLIC or DEPUTY CLERK

[Print, type, or stamp commissioned name of notary]



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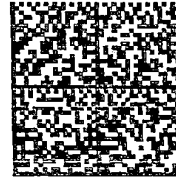
NOTARY PUBLIC or DEPUTY CLERK

[Print, type, or stamp commissioned name of notary]



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INVERNESS, FLORIDA 34450-4299

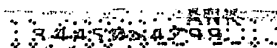
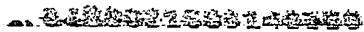


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FIRST-CLASS MAIL
IMI
\$000.64⁰
05/14/2024 ZIP 34450
043M31240484

US POSTAGE

ROBERT SCHUMANN
201J SPRINGMEADOW DRIVE
HOLBROOK NY 11741

2024-0041TD



ANM

NIXIE 100 FE 1 0005/29/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

OC: 34450429999 *0438-02298-15-00



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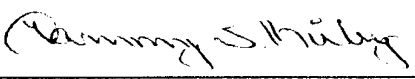
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Claimant's name: Mariann Schumann
Contact name, if applicable: 631-981-9865
Address: 370 #B Woodbridge Dr, Ridge, NY 11961
Phone Number: 631-981-9865
Email address: dilarson98@gmail.com

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A. Nature of Title: Deed; Court Judgment; Other - describe in detail _____

If your former title is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: 11/18/80 Instrument #: 524869-80 Book/Page #: 7 1-18

B. Amount of surplus tax deed sale proceeds claimed \$ 6,913.90

C. Does the titleholder claim the subject property was homestead property? Yes No

3. I hereby swear or affirm that all of the above information is true and correct.

Mariann R. Schumann
Signature of Claimant

MARIANN R. SCHUMANN
Print Name & Title (OWNER)

STATE OF NEW YORK
COUNTY OF SUFFOLK

Physical Presence
 Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this 19th day of JULY, 2024 by

Mariann R. Schumann who is personally known to me _____ or has produced

unexpired driver's license identification and who did take an oath.

[Signature]
NOTARY PUBLIC or DEPUTY CLERK

My Commission Expires 8/30/2025

[Signature]
Chelsea Econs
Notary Public, State of New York
(Print, type, or stamp commissioned name of notary)
No. 01EC6421401

Qualified in Suffolk County
Commission Expires August 30, 2025

5-24869-80

3,445

This Instrument Was Prepared By
The Deltona Corporation,
by Joyce R. Dooley
3250 S. W. 3rd Avenue
Miami, Florida 33129

AFTER RECORDING PLEASE RETURN TO:
FIVE POINTS TITLE SERVICES CO., INC.
3250 S.W. 3RD AVE., MIAMI, FL. 33129

REC. 4.00
DOC. 14.00
TOT. 18.00

Warranty Deed

This Indenture, made this 18th day of November, A.D. 19 80,
between **THE DELTONA CORPORATION**, a corporation existing under the laws of the State of
Delaware, having a place of business in the County of Dade and State of Florida, and lawfully authorized
to transact business in the State of Florida, party of the first part, and

Robert SCHUMANN

parties of the second part, whose mailing address is: 2117 Springmeadow Drive
Holbrook, New York 11741

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land situate, lying and being in the County of Citrus and State of Florida, to-wit:

Lot 10, Block 1004 of Citrus Springs,
Unit SEVENTEEN, a Subdivision according to the Plat thereof, recorded in
Plat Book 7, Page 1-18 of the Public Records
of Citrus County, Florida.

This deed is executed subject to restrictions, reservations and easements of record. The party of the first part reserves unto itself the right to enter the above described property to complete certain improvements to the property, and the party of the first part shall pay the taxes on the property through the year in which improvements are completed. The right of entry shall automatically terminate upon completion of the above referred to improvements.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its authorized agent and its corporate seal to be affixed the day and year above written.

Signed, sealed and delivered
in the presence of us:

THE DELTONA CORPORATION,

By Paul M. Schaefer (Authorized Agent)

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF DADE SS

I HEREBY CERTIFY that on this 18th day of November, A.D. 19 80
before me personally appeared Paul M. Schaefer of THE DELTONA CORPORATION, a corporation
under the laws of the State of Delaware, to me known to be the person who signed the foregoing
instrument as such agent and acknowledged the execution thereof to be his free act and deed as such agent
for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corpora-
tion, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida the
day and year last aforesaid.

to transact business in the State of Florida, party of the first part, and

Robert SCHUMANN

parties of the second part, whose mailing address is: 2010 Springmeadow Drive
Holbrook, New York 11741

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land situate, lying and being in the County of Citrus and State of Florida, to-wit:

Lot 10, Block 1224 of Citrus Springs,
Unit SEVENTEEN, a Subdivision according to the Plat thereof, recorded in
Plat Book 7, Page 1-18 of the Public Records
of Citrus County, Florida.

This deed is executed subject to restrictions, reservations and easements of record. The party of the first part reserves unto itself the right to enter the above described property to complete certain improvements to the property, and the party of the first part shall pay the taxes on the property through the year in which improvements are completed. The right of entry shall automatically terminate upon completion of the above referred to improvements.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its authorized agent and its corporate seal to be affixed the day and year above written.

Signed, sealed and delivered
in the presence of us:

THE DELTONA CORPORATION,

By *Paul M. Schaefer* (Corporate Seal)
Paul M. Schaefer (Authorized Agent)

STATE OF FLORIDA }
COUNTY OF DADE } SS

I HEREBY CERTIFY, that on this 18th day of November A.D. 19 80
before me personally appeared Paul M. Schaefer of THE DELTONA CORPORATION, a corporation under the laws of the State of Delaware, to me known to be the person who signed the foregoing instrument as such agent and acknowledged the execution thereof to be his free act and deed as such agent for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida the day and year last aforesaid.

My Commission expires:

07 11 11

(SEAL)

Notary Public, State of
Florida at Large

BOOK 567 PAGE 2180

Certificate of Marriage Registration

Record No. 1166 of Year 1981

This is to Certify

that Robert Schumann residing at Holbrook, New York
who was born April 11, 1934 at Wilmington, Delaware
and Mariann R. Larson residing at Centereach, New York
who was born August 30, 1944 at Manhattan, New York
were married on July 18, 1981 at Centereach, New York

as shown by the duly registered license and certificate of marriage of said persons on file in this office.

[Seal]

Margaret A. ...

TOWN OR CITY CLERK

Dated at Patchogue, N.Y.

July 27, 1981

Any Alteration Invalidates This Certificate
Issued Pursuant to Section 14-a, Domestic Relations Law

1364
UNITED STATES OF AMERICA
DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

NOTIFICATION OF BIRTH REGISTRATION

This is to advise you that there is preserved in the State office for the registration of vital statistics at DOVER, DELAWARE, the following

Record of Birth

Name Robert Francis Schumann Sex Male
Born on April 13th, 19 34, at 207 Porter Street
Name of father Alois Arthur Schumann
Maiden name of mother Helene Gorecka
Parent's home address Wilmington



Diphtheria preventive treatments were completed on

M. Austin
Director of the Census.

Mildred Spencer

11-84634

Special Agent, Bureau of the Census.