



## TRACI PERRY, CPM

CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
CITRUS COUNTY, FLORIDA

110 North Apopka Avenue, Inverness, Florida 34450  
www.citrusclerk.org | @CitrusFLClerk

Telephone: (352) 341-6424  
Fax: (352) 341-6477

March 03, 2025

CITRUS COUNTY SHERIFF DEPARTMENT  
1 SOUTH PARK AVENUE  
INVERNESS FL, 34450-4994

Re: Sheriff Service for Tax Deed #2025-0025TD

Dear Sir or Madam:

Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **JUNETTA HAY**.

Florida Statutes chapter 197 governs Tax Deed auctions. F.S. 197.522(2)(a) provides that “...if the sheriff is unable to make service, he or she shall post a copy of the notice in a conspicuous place at the legal titleholder’s last known address.” The address provided to you is the last known address, according to a land record search performed for the Tax Collector’s office.

Please post a copy of the enclosed Warning Notice and Notice of Application for Tax Deed at the address provided on the letter before **03/27/2025** to be in compliance with F.S. 197.522(2)(a)”1.

If the address **provided** is not valid, please indicate as invalid on the return of service.

On behalf of the Citrus County Clerk of the Circuit Court and Comptroller, I appreciate the opportunity to be of service to you.

Tifani L. White  
Deputy Clerk  
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller  
(352) 341-6478 | taxdeeds@citrusclerk.org



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INVERNESS FL, 34450-4994

### SERVE NO LATER THAN 03/27/2025

Case #2025-0025TD Re: Sheriff Service

March 03, 2025

In accordance with F.S. 197.522(2), please serve the attached person or persons on the upcoming Tax Deed Sale which is scheduled for 4/16/2025 10:00AM. In the event these person(s) cannot be served at the address given for them, please post the following NOTICE OF APPLICATION OF TAX DEED and WARNING NOTICE at the owners last known address. A check is enclosed for the service charge.

**Owner Name**

JUNETTA HAY

**Owner Address**

2180 S STROHS TER, , HOMOSASSA FL, 34448

CERTIFICATE NO.: 22-4391

If you have any questions, please call me at (352) 341-6478. Please mail the return back to me at the following address: 110 North Apopka Ave, Inverness FL, 34450. For your convenience, you may also send the return(s) via email to TaxDeeds@CitrusClerk.org.

TRACI PERRY  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
CITRUS COUNTY, FLORIDA



By:

*Tifani L White*

Tifani L. White  
Deputy Clerk  
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APPLICATION NO: 2025-0025TD

### NOTICE OF APPLICATION FOR TAX DEED

**NOTICE IS HEREBY GIVEN**, BEAMIF A LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 22-4391      Year of Issuance: Jun-01-2022      Parcel ID: 17E19S15 1A000 0300

Description of Property:

HIGHLAND PINES UNREC SUB LOT 30 FURTHER DESCRIBED AS FOLLOWS: FROM THE SW COR OF THE NW 1/4 OF THE NE 1/4 OF SEC 15 TWN 19 S, RNG 17 E, N 89DEG 17M 50S E 630.14 FEET, THN N 00DEG 26M 50S W 330.13 FEET TO THE POB, THN CONTINUE N 00DEG 26M 50S W 80 FEET, THN S 89DEG 33M 10S W 135 FEET, THN S 00DEG 26M 50S E 80 FEET, THN N 89DEG 33M 10S E 135 TO THE POB

Name in which assessed:

JUNETTA HAY, ARTHUR L NESBITT AKA ARTHUR L NESBITT III DECEASED, MARYBELL MORRIS DECEASED

All of said property being in the County of Citrus, State of Florida.

Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online, on April 16, 2025; 10:00 AM at [www.citrus.realtaxdeed.com](http://www.citrus.realtaxdeed.com).

Dated this 3rd day of March, 2025

TRACI PERRY  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
CITRUS COUNTY, FLORIDA



By: Tifani L. White  
Deputy Clerk  
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller  
(352) 341-6478 | [taxdeeds@citrusclerk.org](mailto:taxdeeds@citrusclerk.org)

### **WARNING!**

**There are unpaid taxes on property which you own or in which you have a legal interest. The property will be sold on line at [www.citrus.realtaxdeed.com](http://www.citrus.realtaxdeed.com) on April 16, 2025; 10:00 AM unless the back taxes are paid to the Tax Collector. To receive further information, contact the Clerk of Court at 110 North Apopka Ave, Inverness, FL 34450, telephone number (352) 341-6478.**

**To make payment, please contact the office of the Tax Collector, telephone number (352) 341-6500.**

RETURN OF SERVICE

PERSON TO BE SERVED:

RECEIPT NUMBER: 0000075-25

JUNETTA HAY  
2180 S STROHS TER  
HOMOSASSA

PLAINTIFF: IN REF: TAX DEED WARNING

-VS-

DEFENDANT: Null

TYPE WRIT: NOTICE OF APPLICATION FOR TAX DEED, WARNING

COURT: CIRCUIT CITRUS  
CASE #: 2025-0025TD

COURT DATE: 04/16/2025  
COURT TIME: 10:00 AM

Received the above-named writ on March 10, 2025, at 9:27 AM,  
and served the same on March 25, 2025, at 10:59 AM,  
in CITRUS County, Florida, as follows:

POSTED TAX DEED

By posting a notice of tax deed in a conspicuous place at least 20 days  
prior to the date of sale, pursuant to Chapter 197.522(2)(a) of the  
Florida Statutes, being that the Sheriff was unable to make service  
as set forth under Chapter 48 of the Florida Statutes.

SERVICE COST: \$40.00  
TN, CIVIL CLERK

DAVID E. VINCENT, SHERIFF  
CITRUS COUNTY, FLORIDA

MAIL TO:

BY: /S/ TIM NOCELLA 0724, D.S.

CLERK OF COURTS CITRUS  
TRACI PERRY  
110 N. APOPKA AVE.  
INVERNESS, FL 34450

MAR 26 '25 1:01 PM



**TRACI PERRY, CPM**  
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CITRUS COUNTY, FLORIDA

25-25

110 North Apopka Avenue, Inverness, Florida 34450  
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Telephone: (352) 341-6424  
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17.06.052021 10:00

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By:

*Tifani L White*

Tifani L. White

Deputy Clerk

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