RECEIVED
By TKirby at 9:07 am, 8/26/25

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FNA DZ, LLC FNA DZ, LLC FBO WSFS 201 W LAKE ST #165 CHICAGO, IL 60606	Property Owner	GORTYCH BARBARA P GORTYCH-CASEMENT SOPHIE M et al. 111 LOCUST ST 8 B1 WOBURN, MA 01801
Property description	N1/2 OF S1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT T (Full legal attached.)	Application date	Apr 22, 2025
		Certificate #	2023 / 399
		Date certificate issued	06/01/2023
		Account number	3454606

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)
# 2023/399	06/01/2023	1,461.61	133.07	1,594.68
			→ Part 2: Total*	**1,594.68**

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)
# 2024/345	06/01/2024	1,628.20	6.25	123.13	1,757.58
				Part 3: Total*	**1,757.58**

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)	3,352.26
2. Delinquent taxes paid by the applicant	3,320.79
3. Current taxes paid by the applicant	1,607.02
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)	522.30
7. **Total Paid** (Lines 1-6)	9,227.37

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.

Hallie Sullivan
Signature, Tax Collector or Designee

Citrus County, Florida

Date 26th of August, 2025

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	129.00
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)	129.00
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)	9,356.37
17. Redemption fee	6.25
18. Total amount to redeem	9,362.62

Signature, Clerk of Court or Designee

Date of sale

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)

N1/2 OF S1/2 OF E1/2 OF NE1/4 OF NW1/4 OF
SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THE
E 15 FT FOR RD

----AND----S1/2 OF N1/2 OF E1/2 OF NE1/4 OF NW1/4 OF
SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THE
E 15 FT FOR RD
----AND----N1/2 OF N1/2 OF E1/2 OF NE1/4 OF NW1/4 OF
SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THE
E 15 FT FOR RD
DESC IN OR BK 673 PG 1608, OR BK 680 PG 532 & OR BK
706 PG 1370

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Janice A. Warren, C.F.C.
Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 3454606

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
FNA DZ, LLC
FNA DZ, LLC FBO WSFS
201 W LAKE ST #165
CHICAGO, IL 60606

Owner on Current Tax Roll
GORTYCH BARBARA P
GORTYCH-CASEMENT SOPHIE M
BUFFINGTON JOANN MARY BLACK
STRANDBERG ANN ELIZABETH BLACK
BERTRAND JEAN SOUTHARD
HAYES HAROLD E
SOUTHARD DENNIS LYNN
GORTYCH JAMES
LANE MARGARET GORTYCH
GORTYCH-MURANO REGINA
GORTYCH-BARNES VIRGINIA
HUMPHREY ROBERT
HUMPHREY JOHN PAUL
HUMPHREY JOSEPH
HUMPHREY GARY
RIKARD-PETRICINI MICHELLE ANN
RIKARD TRISTRA ASHLEY
RIKARD-COPES BARBARA JO
FREDENBURGH-WALLER-MCGREGOR BETTE J
FREDENBURGH STANLEY J JR
HAYES CLIFFORD MATTHEW
HAYES CHRISTOPHER MARK
HAYES BARBARA JEAN

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MALECKI BONNIE SEARS
SEARS-PELT AUDREY
SEARS ARTHUR
RIKARD THOMAS J
RIKARD-GILL SHARI
HAYES PHILIP MCGRATH
HAYES JAMES MICHAEL
HAYES PETER JOHN
HOUGH CATHY SEARS
SEARS-LAMBERT FANCHON
111 LOCUST ST 8 B1
WOBURN, MA 01801

Additional Parties, Per Search

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

ANN ELIZABETH BLACK STRANDBERG — Title Holder
2609 POWDER MILL LANE
VIENNA, VA 22181

AUDREY SEARS-PELT — Title Holder
59 PARKWAY LANE
BLUFFTON, SC 29909

BARBARA JEAN HAYES — Title Holder
16505 TIFFANY COURT, APT. 22
HOUSTON, TX 77058

BARBARA JO RIKARD-COPES — Title Holder
1030 FLORENCE DRIVE
DUNCANVILLE, TX 75116

BARBARA P GORTYCH, SOPHIE M GORTYCH-CASEMENT, JOANN MARY BLACK BUFFINGTON, ANN ELIZABETH BLACK STRANDBERG, JEAN SOUTHARD BERTRAND, HAROLD E HAYES, DENNIS LYNN SOUTHARD, JAMES GORTYCH, MARGARET GORTYCH LANE, REGINA GORTYCH-MURANO, VIRGINIA GORTYCH-BARNES, ROBERT HUMPHREY, JOHN PAUL HUMPHREY, JOSEPH HUMPHREY, GARY HUMPHREY, MICHELLE ANN RIKARD-PETRICINI, TRISTRA ASHLEY RIKARD, BARBARA JO RIKARD-COPES, BETTE J FREDENBURGH-WALLER-MCGREGOR, STANLEY J FREDENBURGH JR, CLIFFORD MATTHEW HAYES, CHRISTOPHER MARK HAYES, BARBARA JEAN HAYES, BONNIE SEARS MALECKI, AUDREY SEARS-PELT, ARTHUR SEARS, THOMAS J RIKARD, SHARI RIKARD-GILL, PHILIP MCGRATH HAYES, JAMES MICHAEL HAYES, PETER JOHN HAYES, CATHY SEARS HOUGH, FANCHON SEARS-LAMBERT
580 S PONDER AVE
LECANTO, FL 34461 — Title Holder

BETTE J. FREDENBURGH-WALLER-MCGREGOR
26 WEST STREET, APT. 104
EDMESTON, NY 13335 — Title Holder

BONNIE SEARS MALECKI
2144 FRESHWATER LANE
OKATIE, SC 29909 — Title Holder

CATHY SEARS HOUGH
3 SPRINGDALE GARDEN ROAD
NEWTON, NJ 07860 — Title Holder

CHRISTOPHER MARK HAYES
3022 GREEN TEE DRIVE
PEARLAND, TX 77581 — Title Holder

CLIFFORD MATTHEW HAYES
370 CAGLE CROW ROAD
MANSFIELD, TX 76063 — Title Holder

DENNIS LYNN SOUTHARD — Title Holder

6316 155TH STREET
PUYALLUP, WA 98375

ESTATE OF ARTHUR SEARS — Title Holder
C/O ARTHUR SEARS, III
722 E EUGIE AVENUE
PHOENIX, AZ 85022-4835

ESTATE OF JEAN SOUTHARD BERTRAND — Title Holder
C/O ARMAND BERTRAND
3890 WOODRIDGE DRIVE, #241
THE VILLAGES, FL 32162

FANCHON SEARS-LAMBERT — Title Holder
281 WOODSIDE TERRACE
TOWANDA, PA 18848

GARY HUMPHREY — Title Holder
P.O. BOX 29
PORT CRANE, NY 13833

HAROLD E. HAYES — Title Holder
1921 SOUTH MASON ROAD, #318
KATY, TX 77450

JAMES GORTYCH — Title Holder
4320 ANTHONY DRIVE
BETHLEHEM, PA 18020

JOANN MARY BLACK BUFFINGTON — Title Holder
2512 MILLER WOODS COURT
VALRICO, FL 33594

JOHN PAUL HUMPHREY — Title Holder
187 HUNT ROAD
AFTON, NY 13730

JOSEPH HUMPHREY — Title Holder
534 COUNTY ROAD 39
AFTON, NY 13730

MARGARET GORTYCH LANE — Title Holder

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Citrus County Tax Collector

9605 LINDENWOOD TRAIL
DENTON, TX 76207

MICHELLE ANN RIKARD-PETRICINI — Title Holder
P.O. BOX 454
HUDSON, NY 12534

PETER JOHN HAYES — Title Holder
3584 WOODBROOK DRIVE
NAPA, CA 94558

PHILIP MCGRATH HAYES — Title Holder
JAMES MICHAEL HAYES
1404 ILLINOIS STREET
SOUTH HOUSTON, TX 77587

REGINA GORTYCH-MURANO — Title Holder
8 SUTTON POINT
PITTSFORD, NY 14534

ROBERT HUMPHREY — Title Holder
289 OXBOW ROAD
AFTON, NY 13730

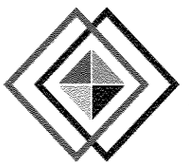
SHARI RIKARD-GILL — Title Holder
24 CORINE DRIVE
POUGHKEEPSIE, NY 12601

SOPHIE M. GORTYCH-CASEMENT — Title Holder
C/O THOMAS CASEMENT, POA
23 MONFORT ROAD
PORT WASHINGTON, NY 11050

STANLEY J. FREDENBURGH, JR. — Title Holder
38 COZY HOLLOW ROAD
PRATTSVILLE, NY 12468

THOMAS J. RIKARD — Title Holder
591 ST. JOHN ROAD
AFTON, NY 13730

TRISTRA ASHLEY RIKARD — Title Holder



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Janice A. Warren, C.F.C.

Citrus County Tax Collector

94 JOHNSON HOLLOW ROAD
PRATTSVILLE, NY 12468

VIRGINIA GORTYCH-BARNES — Title Holder
216 GREAT BEAR WAY ROAD
EAST STROUDSBERG, PA 18302

Certified By:

Hallie Sullivan

_____
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

TDA #: 922642

TitleExpress®
A service of Grant Street Group
339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

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
3454606	18E19S03 24110	580 S PONDER AVE LECANTO 34461

Legal Description

N1/2 OF S1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THE E 15 FT FOR RD
----AND----
S1/2 OF N1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THE E 15 FT FOR RD
----AND----
N1/2 OF N1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THE E 15 FT FOR RD DESC IN OR BK 673 PG 1608, OR BK 680 PG 532 & OR BK 706 PG 1370

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 399	$78,352	No	Yes	No

Owner of Record on Current Tax Roll

BARBARA P GORTYCH, SOPHIE M GORTYCH-CASEMENT, JOANN MARY BLACK BUFFINGTON, ANN ELIZABETH BLACK STRANDBERG, JEAN SOUTHARD BERTRAND, HAROLD E HAYES, DENNIS LYNN SOUTHARD, JAMES GORTYCH, MARGARET GORTYCH LANE, REGINA GORTYCH-MURANO, VIRGINIA GORTYCH-BARNES, ROBERT HUMPHREY, JOHN PAUL HUMPHREY, JOSEPH HUMPHREY, GARY HUMPHREY, MICHELLE ANN RIKARD-PETRICINI, TRISTAA ASHLEY RIKARD, BARBARA JO RIKARD-COPES, BETTE J FREDENBURGH-WALLER-MCGREGOR, STANLEY J FREDENBURGH JR, CLIFFORD MATTHEW HAYES, CHRISTOPHER MARK HAYES, BARBARA JEAN HAYES, BONNIE SEARS MALECKI, AUDREY SEARS-PELT, ARTHUR SEARS, THOMAS J RIKARD, SHARI RIKARD-GILL, PHILIP MCGRATH HAYES, JAMES MICHAEL HAYES, PETER JOHN HAYES, CATHY SEARS HOUGH, FANCHON SEARS-LAMBERT

Billing Name & Address

111 LOCUST ST 8 B1
WOBURN MA 01801

TDA #: 922642

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: 08/12/2025 **Search covers** **20 years** **through:** 08/07/2025

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
JAMES GORTYCH 4320 ANTHONY DRIVE BETHLEHEM PA 18020	Order Determining Homestead Bk:3044 Pg:1112	Legal description includes additional property.
ROBERT HUMPHREY 289 OXBOW ROAD AFTON NY 13730	Order Determining Homestead Bk:3044 Pg:1112	
MARGARET GORTYCH LANE 9605 LINDENWOOD TRAIL DENTON TX 76207	Order Determining Homestead Bk:3044 Pg:1112	
JOHN PAUL HUMPHREY 187 HUNT ROAD AFTON NY 13730	Order Determining Homestead Bk:3044 Pg:1112	
REGINA GORTYCH-MURANO 8 SUTTON POINT PITTSFORD NY 14534	Order Determining Homestead Bk:3044 Pg:1112	
JOSEPH HUMPHREY 534 COUNTY ROAD 39 AFTON NY 13730	Order Determining Homestead Bk:3044 Pg:1112	
VIRGINIA GORTYCH-BARNES 216 GREAT BEAR WAY ROAD EAST STROUDSBERG PA 18302	Order Determining Homestead Bk:3044 Pg:1112	
GARY HUMPHREY P.O. BOX 29 PORT CRANE NY 13833	Order Determining Homestead Bk:3044 Pg:1112	
BARBARA P. GORTYCH 111 LOCUST STREET, #8-B1 WOBURN MA 01801	Order Determining Homestead Bk:3044 Pg:1112	

Name & Address of Record	Document	Examiner Comments
MICHELLE ANN RIKARD-PETRICINI P.O. BOX 454 HUDSON NY 12534	Order Determining Homestead Bk:3044 Pg:1112	
JOANN MARY BLACK BUFFINGTON 2512 MILLER WOODS COURT VALRICO FL 33594	Order Determining Homestead Bk:3044 Pg:1112	
TRISTRA ASHLEY RIKARD 94 JOHNSON HOLLOW ROAD PRATTSVILLE NY 12468	Order Determining Homestead Bk:3044 Pg:1112	
ANN ELIZABETH BLACK STRANDBERG 2609 POWDER MILL LANE VIENNA VA 22181	Order Determining Homestead Bk:3044 Pg:1112	
BARBARA JO RIKARD-COPES 1030 FLORENCE DRIVE DUNCANVILLE TX 75116	Order Determining Homestead Bk:3044 Pg:1112	
SOPHIE M. GORTYCH-CASEMENT C/O THOMAS CASEMENT, POA 23 MONFORT ROAD PORT WASHINGTON NY 11050	Order Determining Homestead Bk:3044 Pg:1112	
THOMAS J. RIKARD 591 ST. JOHN ROAD AFTON NY 13730	Order Determining Homestead Bk:3044 Pg:1112	
BETTE J. FREDENBURGH-WALLER-MCGREGOR 26 WEST STREET, APT. 104 EDMESTON NY 13335	Order Determining Homestead Bk:3044 Pg:1112	
SHARI RIKARD-GILL 24 CORINE DRIVE POUGHKEEPSIE NY 12601	Order Determining Homestead Bk:3044 Pg:1112	

Name & Address of Record	Document	Examiner Comments
STANLEY J. FREDENBURGH, JR. 38 COZY HOLLOW ROAD PRATTSVILLE NY 12468	Order Determining Homestead Bk:3044 Pg:1112	
PHILIP MCGRATH HAYES JAMES MICHAEL HAYES 1404 ILLINOIS STREET SOUTH HOUSTON TX 77587	Order Determining Homestead Bk:3044 Pg:1112	
CLIFFORD MATTHEW HAYES 370 CAGLE CROW ROAD MANSFIELD TX 76063	Order Determining Homestead Bk:3044 Pg:1112	
CHRISTOPHER MARK HAYES 3022 GREEN TEE DRIVE PEARLAND TX 77581	Order Determining Homestead Bk:3044 Pg:1112	
PETER JOHN HAYES 3584 WOODBROOK DRIVE NAPA CA 94558	Order Determining Homestead Bk:3044 Pg:1112	
BARBARA JEAN HAYES 16505 TIFFANY COURT, APT. 22 HOUSTON TX 77058	Order Determining Homestead Bk:3044 Pg:1112	
HAROLD E. HAYES 1921 SOUTH MASON ROAD, #318 KATY TX 77450	Order Determining Homestead Bk:3044 Pg:1112	
BONNIE SEARS MALECKI 2144 FRESHWATER LANE OKATIE SC 29909	Order Determining Homestead Bk:3044 Pg:1112	
CATHY SEARS HOUGH 3 SPRINGDALE GARDEN ROAD NEWTON NJ 07860	Order Determining Homestead Bk:3044 Pg:1112	

Name & Address of Record	Document	Examiner Comments
AUDREY SEARS-PELT 59 PARKWAY LANE BLUFFTON SC 29909	Order Determining Homestead Bk:3044 Pg:1112	
FANCHON SEARS-LAMBERT 281 WOODSIDE TERRACE TOWANDA PA 18848	Order Determining Homestead Bk:3044 Pg:1112	
ESTATE OF ARTHUR SEARS C/O ARTHUR SEARS, III 722 E EUGIE AVENUE PHOENIX AZ 85022-4835	Order Determining Homestead Bk:3044 Pg:1112	
DENNIS LYNN SOUTHARD 6316 155TH STREET PUYALLUP WA 98375	Order Determining Homestead Bk:3044 Pg:1112	
ESTATE OF JEAN SOUTHARD BERTRAND C/O ARMAND BERTRAND 3890 WOODRIDGE DRIVE, #241 THE VILLAGES FL 32162	Order Determining Homestead Bk:3044 Pg:1112	
BARBARA P GORTYCH, SOPHIE M GORTYCH-CASEMENT, JOANN MARY BLACK BUFFINGTON, ANN ELIZABETH BLACK STRANDBERG, JEAN SOUTHARD BERTRAND, HAROLD E HAYES, DENNIS LYNN SOUTHARD, JAMES GORTYCH, MARGARET GORTYCH LANE, REGINA GORTYCH-MURANO, VIRGINIA GORTYCH-BARNES, ROBERT HUMPHREY, JOHN PAUL HUMPHREY, JOSEPH HUMPHREY, GARY HUMPHREY, MICHELLE ANN RIKARD-PETRICINI, TRISTRA ASHLEY RIKARD, BARBARA JO RIKARD-COPES, BETTE J FREDENBURGH-WALLER-MCGREGOR, STANLEY J FREDENBURGH JR, CLIFFORD MATTHEW HAYES, CHRISTOPHER MARK HAYES, BARBARA JEAN HAYES, BONNIE SEARS MALECKI, AUDREY SEARS-PELT, ARTHUR SEARS, THOMAS J RIKARD, SHARI RIKARD-GILL, PHILIP MCGRATH HAYES, JAMES MICHAEL HAYES, PETER JOHN HAYES, CATHY SEARS HOUGH, FANCHON SEARS-LAMBERT 111 LOCUST ST 8 B1 WOBURN MA 01801	Property Appraiser	

Related Documents (for Reference)

Warranty Deed
Bk:680 Pg:532

Quit Claim Deed
Bk:706 Pg:1369

Quit Claim Deed
Bk:706 Pg:1370

Personal Representative's Release
Bk:2050 Pg:1540

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
CITRUS COUNTY CODE COMPLIANCE 3600 W SOVEREIGN PATH, SUITE 147 LECANTO FL 34461	Order Bk:2308 Pg:957	In compliance but not released.

Related Documents (for Reference)

Order Acknowledging Compliance
Bk:2325 Pg:2184

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

None found.

Altkey: 3454606 **Parcel ID: 18E19S03 24110**
GORTYCH BARBARA P **580 S PONDER AVE , LECANTO**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	5618 - LECANTO 1ST-MAYFIELD ACRES-CRYSTALAIRE
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	003163 - UNREC TRACTS IN 03-19S-18E
Short Legal	N1/2 OF S1/2 OF E1/2 OF NE1/4 OF NW1/4 OFSE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THEE 15 FT FOR RD
Est. Parcel Sqft	155,229
Est. Parcel Acres	3.56
Map SC-TW-RG	03-19S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	GORTYCH BARBARA P
Mailing Address	111 LOCUST ST 8 B1 WOBURN MA 01801

All Owners

Name	Owner Type
GORTYCH BARBARA P	TC - Tenants In Common
GORTYCH-CASEMENT SOPHIE M	TC - Tenants In Common
BUFFINGTON JOANN MARY BLACK	TC - Tenants In Common
STRANDBERG ANN ELIZABETH BLACK	TC - Tenants In Common
BERTRAND JEAN SOUTHARD	EO - Estate Of
HAYES HAROLD E	TC - Tenants In Common
SOUTHARD DENNIS LYNN	TC - Tenants In Common
GORTYCH JAMES	TC - Tenants In Common
LANE MARGARET GORTYCH	TC - Tenants In Common
GORTYCH-MURANO REGINA	TC - Tenants In Common
GORTYCH-BARNES VIRGINIA	TC - Tenants In Common
HUMPHREY ROBERT	TC - Tenants In Common
HUMPHREY JOHN PAUL	TC - Tenants In Common
HUMPHREY JOSEPH	TC - Tenants In Common
HUMPHREY GARY	TC - Tenants In Common
RIKARD-PETRICINI MICHELLE ANN	TC - Tenants In Common
RIKARD TRISTRA ASHLEY	TC - Tenants In Common
RIKARD-COPES BARBARA JO	TC - Tenants In Common
FREDENBURGH-WALLER-MCGREGOR BETTE J	TC - Tenants In Common
FREDENBURGH STANLEY J JR	TC - Tenants In Common
HAYES CLIFFORD MATTHEW	TC - Tenants In Common
HAYES CHRISTOPHER MARK	TC - Tenants In Common
HAYES BARBARA JEAN	TC - Tenants In Common
MALECKI BONNIE SEARS	TC - Tenants In Common
SEARS-PELT AUDREY	TC - Tenants In Common
SEARS ARTHUR	EO - Estate Of
RIKARD THOMAS J	TC - Tenants In Common
RIKARD-GILL SHARI	TC - Tenants In Common
HAYES PHILIP MCGRATH	TC - Tenants In Common
HAYES JAMES MICHAEL	TC - Tenants In Common
HAYES PETER JOHN	TC - Tenants In Common
HOUGH CATHY SEARS	TC - Tenants In Common
SEARS-LAMBERT FANCHON	TC - Tenants In Common

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
2024	$62,370	$58,115	$120,485	$78,352	$0	$78,352	$0	$1,522.59	Link
2023	$60,660	$55,857	$116,517	$71,229	$0	$71,229	$0	$1,448.57	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	0000	COASTAL RIVERS BASIN	$120,485	14.8306	$1,922.28

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 Assessments

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$27.00
0131	FIRE SERVICES ASSESSMENT	$79.00
0154	STORMWATER	$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/04/2020	$100	3044/1112	01-CORRECTIVE/QC/TD/COT	I
07/08/1986	$100	0706/1370	01-CORRECTIVE/QC/TD/COT	I
09/23/1985	$100	0680/0532	02-MIN DOC STAMP ($100)	I
06/28/1985	$44,444	0673/1608	00-WARRANTY DEED	I

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.

Additional Site Addresses

Seq	Adrno	Dir	Street	Suffix	Suffix 2	City	Unit #
2	548	S	PONDER	AVE		LECANTO	
3	518	S	PONDER	AVE		LECANTO	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	A-ACREAGE	1.19	160.0	330			$20,790	MDRMH
2	0008-SFR NON-WATERFRONT	A-ACREAGE	1.19	160.0	330			$20,790	MDRMH
3	0008-SFR NON-WATERFRONT	A-ACREAGE	1.19	160.0	330			$20,790	MDRMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1972
Total FLA	792
Total Under Roof	792
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	006 - FORCED AIR DUCTED
Stories	1

Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	02 - METAL
Fuel	2 - GAS
Bedrooms/Full Baths/Half Baths	2/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	99,037
RCNLD	43,275

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1972	792

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	ENCLOSED BARN AVERAGE WOOD OR METAL	1979	24	60	1	1,440	14,050
1	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1988	12	12	1	144	190
1	3	DECKING WOOD-[1-SF]	1975	12	13	1	156	600

Total Misc Value
14,840

Legal Description

Legal Description
N1/2 OF S1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THE E 15 FT FOR RD ---AND----S1/2 OF N1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THE E 15 FT FOR RD ---AND----N1/2 OF N1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THE E 15 FT FOR RD DESC IN OR BK 673 PG 1608, OR BK 680 PG 532 & OR BK 706 PG 1370

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.

3454606

This instrument prepared by: John P. Gortych
P. O. Box J , Lecanto, Fla. 32661

Walt Connors, Inc. Inverness, Florida

WARRANTY DEED
FORM 01 (REV.)

This Warranty Deed Made the 23rd day of September A. D. 1985 by John P. Gortych and Anne Richardson, as joint tenants with right of survivorship.

hereinafter called the grantor, to

John P. Gortych and Anne Richardson, as joint tenants with right of survivorship

whose postoffice address is P. O. Box J
hereinafter called the grantee: Lecanto, Florida 32661
(Wherever used herein the terms "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 $ (10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

For Legal Description, See Attached Exhibit "A"

CITRUS COUNTY
187132
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
SEP 24 '85
$ 00.50

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, 19

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:

Elaine N. Creggar
Donald Creggar

John P. Gortych (L.S.)
John P. Gortych

Anne Richardson (L.S.)
Anne Richardson

STATE OF Florida
COUNTY OF Citrus

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

John P. Gortych and Anne Richardson

to me known to be the person S described in and who executed the foregoing instrument and HAVE acknowledged before me that THEY executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of September, A. D. 19 85

Elaine N. Creggar
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. [illegible]
BONDED THRU GENERAL [illegible]

SPACE BELOW FOR RECORDERS USE

VERIFIED BY:
D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT CONNORS, CLERK
'85 SEP 24 AM 9 06

424511

BOOK 680 PAGE 0532

Judy Hudson 9/25/85

"EXHIBIT A "

The N 1/2 of the N 1/2 of the E 1/2 of the NE 1/4 of the NW 1/4 of the SE 1/4 of Section 3, Township 19 South, Range 18 East, Except the East 15 feet thereof for road right-of-way.

and

The S 1/2 of the N 1/2 of the E 1/2 of the NE 1/4 of the NW 1/4 of the SE 1/4 of Section 3, Township 19 South, Range 18 East, Except the East 15 feet thereof for road right-of-way.

and

The N 1/2 of the S 1/2 of the E 1/2 of the NE 1/4 of the NW 1/4 of the SE 1/4 of Section 3, Township 19 South, Range 18 East, Except the East 15 feet thereof for road right-of-way.

and

The S 1/2 of the S 1/2 of the E 1/2 of the NE 1/4 of the NW 1/4 of the SE 1/4 of Section 3, Township 19 South, Range 18 East, Except the East 15 feet thereof for road right-of-way.

Judy Hudson 9/25/85

.50 S.S.
5.00 R
5.50

THIS QUIT-CLAIM DEED, Executed this 8th day of July, 19 86, by JOHN P. GORTYCH

first party, to ANNE RICHARDSON

whose post office address is: P. O. Box J, Lecanto, FL 32661

second party.

WITNESSETH, That said first party, for and in consideration of the sum of TEN ($10) DOLLARS in hand paid by said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus, State of Florida, to-wit:

The S. 1/2 of the N. 1/2 of the E. 1/2 of the NE 1/4 of the NW 1/4 of the SE 1/4 of Section 3, Township 19 South, Range 18 East, EXCEPT the East 15 feet thereof for road right-of-way.

AND

The S. 1/2 of the S. 1/2 of the E. 1/2 of the NE 1/4 of the NW 1/4 of the SE 1/4 of Section 3, Township 19 South, Range 18 East, EXCEPT the East 15 feet thereof for road right-of-way.

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Joseph F. Fiorello — John P. Gortych (SEAL)
Carmela Fiorello — John P. Gortych (SEAL)

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY That on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOHN P. GORTYCH to me, known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS My hand and official seal in the State and County aforesaid this 8th day of July, 19 86.

Irene R. Boyd
Notary Public

My Commission expires:

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 11 '86 PD 1121 $00.50

11900

AM 03 SM0213

45592

FILED & RECORDED CITRUS COUNTY, FLORIDA '86 JUL 11 P2:52 WALTER GIMMY CLERK

Return to
LAW OFFICES OF
BRADSHAW, MOUNTJOY & VITTER
209 COURTHOUSE SQUARE
INVERNESS, FL 32650
(904) 726-1211
(904) 726-6744

THIS INSTRUMENT PREPARED BY:
MICHAEL MOUNTJOY
BRADSHAW, MOUNTJOY & VITTER
209 Courthouse Square
Inverness, FL 32650

BOOK 706 PAGE 1369

.50 S.S.
5.00 R
5.50

THIS QUIT-CLAIM DEED, Executed this 8th day of July, 19 86, by ANNE RICHARDSON

first party, to JOHN P. GORTYCH

whose post office address is: P. O. Box J, Lecanto, FL 32661

second party.

WITNESSETH, That said first party, for and in consideration of the sum of TEN ($10) DOLLARS in hand paid by said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus, State of Florida, to-wit:

The N. 1/2 of the N. 1/2 of the E.1/2 of the NE 1/4 of the NW 1/4 of the SE 1/4 of Section 3, Township 19 South, Range 18 East, EXCEPT the East 15 feet thereof for road right-of-way

AND

The N 1/2 of the S 1/2 of the E 1/2 of the NE 1/4 of the NW 1/4 of the SE 1/4 of Section 3, township 19 South, Range 18 East, EXCEPT the East 15 feet thereof for road right-of-way

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Joseph F Fiorello
Carmela Fiorello

Anne Richardson (SEAL)
Anne Richardson (SEAL)

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY That on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ANNE RICHARDSON to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS My hand and official seal in the State and County aforesaid this 8th day of July, 19 86.

Notary Public

My Commission expires:

THIS INSTRUMENT PREPARED BY:
MICHAEL MOUNTJOY
BRADSHAW, MOUNTJOY & VITTER
209 Courthouse Square
Inverness, FL 32650

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 11 '86 P.B. 1121 $00.50

218000

455593

FILED & RECORDED CITRUS COUNTY, FLORIDA WALLACE H. FORD, CLERK 86 JUL 11 PM 2:40

Return to LAW OFFICES OF BRADSHAW, MOUNTJOY & VITTER 209 COURTHOUSE SQUARE INVERNESS, FL 32650 (904) 726-1211 (904) 726-2734

BOOK 706 PAGE 1370

This instrument prepared by:
BRADSHAW & MOUNTJOY, P.A.
by: Michael Mountjoy, Esq.
Florida Bar Number: 157310
209 Courthouse Square
Inverness, Florida 34450
Telephone: (352) 726-1211

FILE NO. 2006-CP- 626

2006064554 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $0.00
2006064554 BK:2050 PG:1540
09/19/2006 08:10 AM 2 PGS
JPARRISH,DC Receipt #038559

PERSONAL REPRESENTATIVE'S RELEASE AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY
(single personal representative)

The undersigned, **PHYLLIS KESSLER,** whose post office address, is 700 BILTMORE WAY, APT. 1105, CORAL CABLES, FLORIDA 33134, as personal representative of the **ESTATE OF ANNE K. RICHARDSON,** deceased, hereby acknowledge that title to the real property located in Citrus County, Florida, owned by the decedent at the time of death, described as follows:

S1/2 OF N1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4 DESCRIBED IN OR BK 673 PG 1608, OR BK 680 PG 532 & OR BK 706 PG 1369, CITRUS COUNTY PUBLIC RECORDS.

PARCEL ID #18E 19S 03 24111
ALTERNATE KEY #2483717

(the "Property"), vested in:

JOHN P. GORTYCH
P.O. BOX 210
LECANTO, FLORIDA 34460

(the "Beneficiary" or "Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court of Citrus County, Florida, Probate Division, in File No. 2006-CP-626 subject to rights of the personal representatives under Section 733.609 and 733.608 of the Florida Probate Code to take possession or control of the Property, or to use, sell, encumber or otherwise exercise control over the Property (1) for the payment of devises, debts, family allowance, estate and inheritance taxes, claims, charges, and expenses of administration, (2) to enforce contribution and equalize advancement, or (3) for distribution.

Having determined that the Property is *not needed for any of the foregoing purposes, except distribution,* and that the Property should be released and distributed to the Beneficiary or Beneficiaries, the personal representative hereby release the Property from all rights and powers of the personal representative and acknowledge that the Property is vested in JOHN P. GORTYCH ***free*** of all rights of the personal representative.

FILED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
06 SEP 11 PM 4:56

19

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of decedent, has executed this instrument on the 12 of September, 2006.

Executed in the presence of:

Signature of Witness:

Phyllis Kessler
PHYLLIS KESSLER
as Personal Representative of the
Estate of ANNE K. RICHARDSON, Deceased

KENNETH C. KESSLER
Printed name of Witness

Toni Holland
Signature of Witness:

TONI HOLLAND
Printed name of Witness

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on the 12 day of SEPT., 2006 by PHYLLIS KESSLER as personal representative of the estate of ANNE K. RICHARDSON, deceased,
[✓] who is personally known to me
[ ] who has produced _____ as identification

Toni Holland
NOTARY PUBLIC
Printed Name of Notary TONI HOLLAND
Commission Number:
My Commission Expires:

Toni Holland
Commission #DD272177
Expires: Jan 18, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA

COUNTY OF CITRUS
Petitioner,

Vs.

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2009038777 BK:2308 PG:957
09/01/2009 08:34 AM 3 PGS
LMORSE,DC Receipt #029995

JOHN P. GORTYCH
580 S. Ponder Ave.
Lecanto, FL 34461
Respondent

Case No. 0904-79124

2009038777 3 PGS

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Michele L. Lieberman on August 19, 2009, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues her **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 580 S. Ponder Ave., Lecanto, Citrus County, FL. The Property is described as ALT KEY: 3454606, N1/2 OF S1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4----AND----S1/2 OF N1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4----AND----N1/2 OF N1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4 DESC IN OR BK 673 PG 1608, OR BK 680 PG 532 & OR BK 706 PG 1370: Parcel ID: 18E19S03 24110

After an investigation by Code Officer Donald Hauf Jr., a notice of violation was issued to the Respondent alleging a violation of Citrus County Land Development Code Section 2030 "Exemptions" Paragraph C1C for temporary location, use or occupancy of a recreational vehicle irrespective of size on improved property for a period not to exceed two weeks in any 12 month period.

The Respondent was present and testified that water oak trees had put holes in the trailer from a tropical storm approximately 1 – 1½ years ago. He is unable to reside in the mobile home due to the damage. He stated that he is temporarily residing in the travel trailer until he is financially able to replace the mobile home.

Code Officer Donald Hauf Jr. testified that the Respondent is living in a travel trailer on the same property as his mobile home which has been damaged by a storm.

II. CONCLUSIONS OF LAW:

Respondent is in violation of Citrus County Land Development Code Section 2030 "Exemptions" Paragraph C1C for temporary location, use or occupancy of a recreational vehicle irrespective of size on improved property for a period not to exceed two weeks in any 12 month period.

Citrus County v. Gortych
Case No. 0904-79124

The Respondent can abate the violation by removing the recreational vehicle from the property.

III. ORDER:

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

This matter is continued until October 21, 2009. If measurable progress does not take place a fine may be imposed. Respondent shall be responsible to pay all costs required by County ordinance or regulation.

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 within thirty (30) days of the date of the recording of this order in the public records of Citrus County pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this the 19th day of August 2009, at Lecanto, Florida.

BY: _____
Michele L. Lieberman, 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. Certified Mail to John P. Gortych; 580 S. Ponder Ave.; Lecanto, FL 34461, this the 28th day of August, 2009.

Courtney Marsh
Recording Secretary

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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.

Courtney Marsh
Recording Secretary
Citrus County Code Compliance
Hearing for Citrus County
Department of Development Services

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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.

Cortney Marsh

Recording Secretary
Citrus County Code Compliance Special Master
Hearing of Citrus County
Department of Development Services

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 28 day of August, 2009, by **Cortney Marsh**, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

Cindy Beasley

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: CINDY BEASLEY
Commission No. Commission DD 635492
Expiration Date: Expires February 4, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

BEFORE THE CODE ENFORCEMENT SPECIAL MASTER
IN AND FOR CITRUS COUNTY, FLORIDA

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

Petitioner,

v. Case No.: 0904-79124

JOHN P. GORTYCH,

Respondent,

_____/

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2009053860 BK:2325 PG:2184
12/03/2009 03:06 PM 3 PGS
LMORSE,DC Receipt #041015

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Enforcement Special Master Michele L. Lieberman upon review of the Affidavit of Compliance filed by Citrus County Code Enforcement Officer Donald Hauf, Jr. pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162.07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondent, JOHN P. GORTYCH, has come into compliance on November 17, 2009 with the Order issued by the Special Master on August 19, 2009.

DONE and ORDERED this 30th day of November, 2009.

Michele L. Lieberman
Citrus County Code Enforcement
Special Master

Citrus County v. Gortych
Case No.: 0904-79124

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. Mail to John P. Gortych, 580 S. Ponder Ave., Lecanto, FL 34461, this the 3rd day of December, 2009.

Courtney Marsh
Recording Secretary

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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 Enforcement records of Citrus County, Florida.

Courtney Marsh
Recording Secretary
Citrus County Code Enforcement
Hearing for Citrus County
Department of Development Services

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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 Enforcement records of Citrus County, Florida.

Cortney Marsh

Recording Secretary
Citrus County Code Enforcement
Hearing for Citrus County
Department of Development Services

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 3 day of December, 2009, by **Cortney Marsh**, Recording Secretary, Citrus County Code Enforcement Hearing, who is personally known to me.

Cindy Beasley

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: CINDY BEASLEY
Commission No.: Commission DD 635492
Expiration Date: Expires February 4, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 922642

To: Tax Collector of CITRUS COUNTY, Florida

I,

FNA DZ, LLC
FNA DZ, LLC FBO WSFS
201 W LAKE ST #165
CHICAGO, IL 60606,

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
3454606	2023/399	06-01-2023
Legal Description		
N1/2 OF S1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THE E 15 FT FOR RD ----AND----S1/2 OF N1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THE E 15 FT FOR RD ----AND----N1/2 OF N1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THE E 15 FT FOR RD DESC IN OR BK 673 PG 1608, OR BK 680 PG 532 & OR BK 706 PG 1370		

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
FNA DZ, LLC
FNA DZ, LLC FBO WSFS
201 W LAKE ST #165
CHICAGO, IL 60606

Applicant's signature

04-22-2025
Application Date

Altkey: 3454606
GORTYCH BARBARA P

Parcel ID: 18E19S03 24110
580 S PONDER AVE , LECANTO

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	5618 - LECANTO 1ST-MAYFIELD ACRES-CRYSTALAIRE
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	003163 - UNREC TRACTS IN 03-19S-18E
Short Legal	N1/2 OF S1/2 OF E1/2 OF NE1/4 OF NW1/4 OFSE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THEE 15 FT FOR RD
Est. Parcel Sqft	155,229
Est. Parcel Acres	3.56
Map SC-TW-RG	03-19S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	GORTYCH BARBARA P
Mailing Address	111 LOCUST ST 8 B1 WOBURN MA 01801

All Owners

Name	Owner Type
GORTYCH BARBARA P	TC - Tenants In Common
GORTYCH-CASEMENT SOPHIE M	TC - Tenants In Common
BUFFINGTON JOANN MARY BLACK	TC - Tenants In Common
STRANDBERG ANN ELIZABETH BLACK	TC - Tenants In Common
BERTRAND JEAN SOUTHARD	EO - Estate Of
HAYES HAROLD E	TC - Tenants In Common
SOUTHARD DENNIS LYNN	TC - Tenants In Common
GORTYCH JAMES	TC - Tenants In Common
LANE MARGARET GORTYCH	TC - Tenants In Common
GORTYCH-MURANO REGINA	TC - Tenants In Common
GORTYCH-BARNES VIRGINIA	TC - Tenants In Common
HUMPHREY ROBERT	TC - Tenants In Common
HUMPHREY JOHN PAUL	TC - Tenants In Common
HUMPHREY JOSEPH	TC - Tenants In Common
HUMPHREY GARY	TC - Tenants In Common
RIKARD-PETRICINI MICHELLE ANN	TC - Tenants In Common
RIKARD TRISTRA ASHLEY	TC - Tenants In Common
RIKARD-COPES BARBARA JO	TC - Tenants In Common
FREDENBURGH-WALLER-MCGREGOR BETTE J	TC - Tenants In Common
FREDENBURGH STANLEY J JR	TC - Tenants In Common
HAYES CLIFFORD MATTHEW	TC - Tenants In Common
HAYES CHRISTOPHER MARK	TC - Tenants In Common
HAYES BARBARA JEAN	TC - Tenants In Common
MALECKI BONNIE SEARS	TC - Tenants In Common
SEARS-PELT AUDREY	TC - Tenants In Common

SEARS ARTHUR	EO - Estate Of
RIKARD THOMAS J	TC - Tenants In Common
RIKARD-GILL SHARI	TC - Tenants In Common
HAYES PHILIP MCGRATH	TC - Tenants In Common
HAYES JAMES MICHAEL	TC - Tenants In Common
HAYES PETER JOHN	TC - Tenants In Common
HOUGH CATHY SEARS	TC - Tenants In Common
SEARS-LAMBERT FANCHON	TC - Tenants In Common

2025 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2025	$64,140	$60,229	$124,369	$86,187	$0	$86,187	$0

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
2024	$62,370	$58,115	$120,485	$78,352	$0	$78,352	$0	$1,522.59	Link
2023	$60,660	$55,857	$116,517	$71,229	$0	$71,229	$0	$1,448.57	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	0000	COASTAL RIVERS BASIN	$124,369	14.8298	$1,979.79

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 Assessments

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$27.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/04/2020	$100	3044/1112	01-CORRECTIVE/QC/TD/COT	I
07/08/1986	$100	0706/1370	01-CORRECTIVE/QC/TD/COT	I
09/23/1985	$100	0680/0532	02-MIN DOC STAMP ($100)	I
06/28/1985	$44,444	0673/1608	00-WARRANTY DEED	I

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.

Additional Site Addresses

Seq	Adrno	Dir	Street	Suffix	Suffix 2	City	Unit #
2	548	S	PONDER	AVE		LECANTO	
3	518	S	PONDER	AVE		LECANTO	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	A-ACREAGE	1.19	160.0	330			$21,380	MDRMH
2	0008-SFR NON-WATERFRONT	A-ACREAGE	1.19	160.0	330			$21,380	MDRMH
3	0008-SFR NON-WATERFRONT	A-ACREAGE	1.19	160.0	330			$21,380	MDRMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1972
Total FLA	792
Total Under Roof	792
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	006 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	02 - METAL
Fuel	2 - GAS
Bedrooms/Full Baths/Half Baths	2/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	103,842
RCNLD	45,379

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1972	792

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value

1	1	ENCLOSED BARN AVERAGE WOOD OR METAL	1979	24 60	1	1,440	14,050
1	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1988	12 12	1	144	200
1	3	DECKING WOOD-[1-SF]	1975	12 13	1	156	600

Total Misc Value
14,850