



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	BUFFALO BILL, LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963	Property Owner	SIMONETTI BEATRICE L C/O ANTHONY COCCHIARELLI 7 CRAIG DR HUNTINGTON STATION, NY 11746
Property description	CITRUS SPRINGS UNIT 1 PB 5 PG 89 LOT 10 BLK 73	Application date	Nov 05, 2025
		Certificate #	2023 / 1045
		Date certificate issued	06/01/2023
		Account number	1223571

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)
# 2023/1045	06/01/2023	159.72	34.94	194.66
# 2024/999	06/01/2024	179.69	26.28	205.97
→ Part 2: Total*				400.63

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)
# 2025/1086	06/01/2025	184.04	6.25	9.20	199.49
Part 3: Total*					199.49

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)	600.12
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	180.12
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)	54.24
7. Total Paid (Lines 1-6)	1,259.48

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.

Linda Pillsbury _____ Signature, Tax Collector or Designee	Citrus County, Florida Date <u>4th of February, 2026</u>
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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	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)	1,388.48
17. Redemption fee	6.25
18. Total amount to redeem	1,394.73
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.

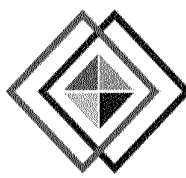
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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)



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

BEATRICE L SIMONETTI
6 DEAMER CT
HUNTINGTON STATION, NY 11746

Title IIholder

BEATRICE L SIMONETTI
7 CRAIG DR
HUNTINGTON STATION, NY 11746

Title IIholder

Certified By:

Linda Pillsbury

Tax Collector or Authorized Designee

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
1223571	18E17S100010 00730 0100	9426 N CORTLANDT DR CITRUS SPRINGS 34434

Legal Description

CITRUS SPRINGS UNIT 1 PB 5 PG 89 LOT 10 BLK 73

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 1045	\$3,792	No	No	No

Owner of Record on Current Tax Roll
BEATRICE L SIMONETTI

Billing Name & Address

C/O ANTHONY COCCHIARELLI
7 CRAIG DR
HUNTINGTON STATION NY 11746

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: 01/27/2026 **Search covers** **20 years** **through:** 01/23/2026

Brian Johnson
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
BEATRICE L SIMONETTI 6 DEAMER CT HUNTINGTON STATION NY 11746	Warranty Deed Bk:418 Pg:316	
BEATRICE L SIMONETTI 7 CRAIG DR HUNTINGTON STATION NY 11746	Property Appraiser	

Related Documents (for Reference)

None found.

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
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
CITRUS SPRINGS CIVIC ASSOCIATION, INC. P.O. BOX 236 HOLDER FL 34445	Sunbiz	

Name & Address of Record	Document	Examiner Comments
ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W. CITRUS SPRINGS BLVD. CITRUS SPRINGS FL 34434	Sunbiz	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

None found.

This instrument was prepared by
The Deltona Corporation,
by John Wade Ford
2120 S. W. 3rd Avenue
Miami, Florida 33129

TITLE INSURANCE AGENCY OF FLORIDA, INC.
3331 N. WESTSHORE DR. MIAMI BEACH, FLORIDA
YAMPA, FLORIDA

Warranty Deed

DATE
TOT.

This Indenture, Made this 08th day of December, A.D. 1975

BETWEEN THE DELTONA CORPORATION, a corporation existing under the laws of the State of Delaware, having a place of business in the County of Duval and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and

Beatrice L. SINCHETTY

parties of the second part, whose mailing address is: **6 Deemer Court
Huntington Station, New York 11740**

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 73 of Crest Springs Unit CHS
a Subdivision according to the Plat thereof, recorded in Plat Book 11
Page 09-108 of the Public Records of Citrus County, Florida

This deed is executed subject to restrictions, reservations and easements of record and taxes for the year 1975.

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.

Signed, sealed and delivered in the presence of us

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.

Christine A. King
STATE OF FLORIDA }
COUNTY OF DADE } 53

THE DELTONA CORPORATION
John Wade Ford
John Wade Ford

I HEREBY CERTIFY that on this 08th day of December A.D. 1975 before me personally appeared John Wade Ford 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 use and purpose therein recited 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 Duval and State of Florida this day and year last aforesaid.

My Commission expires:
Rebecca Pearson
Notary Public, State of Florida at Large

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 30, 1977

15780

FILED & RECORDED
CITRUS COUNTY, FLORIDA
SALT COURTESY, CLERK
JUN 12 PM 2 44
REGISTERED

Documentary Stamps and Surtax Receipt Here

NOV 418 NOV 316

Altkey: 1223571
SIMONETTI BEATRICE L

Parcel ID: 18E17S100010 00730 0100
9426 N CORTLANDT DR , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1501 - CITRUS SPRINGS UNIT 1
Tax District 00CS - CITRUS SPRINGS
Subdivision 000316 - CITRUS SPRINGS UNIT 01
Short Legal CITRUS SPRINGS UNIT 1 PB 5 PG 89 LOT 10 BLK 73
Est. Parcel Sqft 10,010
Est. Parcel Acres .23
Map SC-TW-RG 14-17S-18E

Recording Activity Notification (RAN) system WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name SIMONETTI BEATRICE L
Mailing Address 7 CRAIG DR
HUNTINGTON STATION NY 11746

All Owners

Name	Owner Type
SIMONETTI BEATRICE L	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
2025	\$13,750	\$0	\$13,750	\$3,792	\$0	\$3,792	\$0	\$187.63	Link
2024	\$8,210	\$0	\$8,210	\$3,447	\$0	\$3,447	\$0	\$132.41	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	00CS	CITRUS SPRINGS	\$13,750	14.8298	\$259.75

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
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$26.33
0147	WATER UTILITY AVAIL ASMT	\$21.77

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
12/08/1975	\$1,800	0418/0316	13-FROM DEVELOPERS	V

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.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	125			\$13,750	PDR

Total Misc Value

Legal Description

Legal Description
CITRUS SPRINGS UNIT 1 PB 5 PG 89 LOT 10 BLK 73

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.

1223571



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Filing Information

Document Number	734809
FEI/EIN Number	59-6543328
Date Filed	01/13/1976
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/28/2025
Event Effective Date	NONE

Principal Address

1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Changed: 04/16/2025

Mailing Address

PO BOX 236
HOLDER, FL 34445

Changed: 01/28/2025

Registered Agent Name & Address

CHILDERS, ROBERT B, Jr.
1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Name Changed: 01/16/2026

Address Changed: 04/16/2025

Officer/Director Detail

Name & Address

Title President

CHILDERS, ROBERT B, Jr.
PO BOX 236
HOLDER, FL 34445

Title VP

CANDELA, SALVATORE
PO BOX 236
HOLDER, FL 34445

Title Secretary

PASTOR, LORENE
PO BOX 236
HOLDER, FL 34445

Title Treasurer

SMITH, RUTH
PO BOX 236
HOLDER, FL 34445

Title Director

STOUTE, EDDIE
PO BOX 236
HOLDER, FL 34445

Title Director

KOCHER, AMANDA
PO BOX 236
HOLDER, FL 34445

Title Director

PARKER, JOE
PO BOX 236
HOLDER, FL 34445

Title Director

MILLER, LORRAINE
PO BOX 236
HOLDER, FL 34445

Title D

LAMB, WILLIAM
PO BOX 236
HOLDER, FL 34445

Annual Reports

Report Year	Filed Date
2024	05/02/2024
2025	04/16/2025
2026	01/16/2026

Document Images

01/16/2026 -- ANNUAL REPORT	View image in PDF format
04/16/2025 -- ANNUAL REPORT	View image in PDF format
01/28/2025 -- Amendment	View image in PDF format
11/25/2024 -- Amendment	View image in PDF format
05/02/2024 -- ANNUAL REPORT	View image in PDF format
04/13/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
04/12/2021 -- ANNUAL REPORT	View image in PDF format
07/29/2020 -- ANNUAL REPORT	View image in PDF format
09/26/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
06/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
01/16/2015 -- ANNUAL REPORT	View image in PDF format
03/06/2014 -- ANNUAL REPORT	View image in PDF format
01/27/2013 -- ANNUAL REPORT	View image in PDF format
02/05/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
01/28/2010 -- ANNUAL REPORT	View image in PDF format
02/13/2009 -- ANNUAL REPORT	View image in PDF format
02/27/2008 -- ANNUAL REPORT	View image in PDF format
08/27/2007 -- ANNUAL REPORT	View image in PDF format
04/05/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
03/25/2004 -- ANNUAL REPORT	View image in PDF format
02/13/2003 -- ANNUAL REPORT	View image in PDF format
02/04/2002 -- ANNUAL REPORT	View image in PDF format
01/29/2001 -- ANNUAL REPORT	View image in PDF format
01/27/2000 -- ANNUAL REPORT	View image in PDF format
02/26/1999 -- ANNUAL REPORT	View image in PDF format
02/04/1998 -- ANNUAL REPORT	View image in PDF format
01/21/1997 -- ANNUAL REPORT	View image in PDF format
01/29/1996 -- ANNUAL REPORT	View image in PDF format
02/09/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 922927

To: Tax Collector of CITRUS COUNTY, Florida

I,
BUFFALO BILL, LLC
1401 HWY A1A SUITE 202
VERO BEACH, FL 32963,

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
1223571	2023/1045	06-01-2023
Legal Description		
CITRUS SPRINGS UNIT 1 PB 5 PG 89 LOT 10 BLK 73		

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
BUFFALO BILL, LLC
1401 HWY A1A SUITE 202
VERO BEACH, FL 32963

11-05-2025
Application Date

Applicant's signature

Altkey: 1223571
SIMONETTI BEATRICE L

Parcel ID: 18E17S100010 00730 0100
9426 N CORTLANDT DR , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
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