

**RECEIVED**

By TKirby at 12:08 pm, 2/13/26

**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	BUFFALO BILL, LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963	Property Owner	CABERNET I LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160
Property description	PARSONS PT ADD TO HERNANDO PB 2 PG 19 LOTS 37 & 38 & PT OF PARK BLK 14 & LOT 33A SILVER LAKE ESTS A (Full legal attached.)	Application date	Nov 05, 2025
		Certificate #	2023 / 5081
		Date certificate issued	06/01/2023
		Account number	1924375

**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)
# 2023/5081	06/01/2023	597.84	205.51	803.35
<b>→ Part 2: Total*</b>				<b>803.35</b>

**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)
# 2025/5115	06/01/2025	613.42	6.25	30.67	650.34
# 2024/4755	06/01/2024	618.96	6.25	67.31	692.52
<b>Part 3: Total*</b>					<b>1,342.86</b>

**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)	2,146.21
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	524.13
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)	139.29
7. <b>Total Paid (Lines 1-6)</b>	<b>3,234.63</b>

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 13th of February, 2026

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-15)</b>	
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. <b>Total Paid (Lines 8-13)</b>	<b>129.00</b>
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)	3,363.63
17. Redemption fee	6.25
18. Total amount to redeem	3,369.88
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.

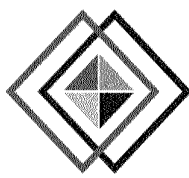
**Clerk of Court (complete Part 5)**

**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)**

PARSONS PT ADD TO HERNANDO PB 2 PG 19 LOTS 37 & 38 & PT OF PARK BLK 14 & LOT 33A SILVER LAKE ESTS A REPLAT OF BLK 14



## TAX DEED APPLICATION COVER LETTER

**Account #:** 1924375

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**

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

**Owner on Current Tax Roll**

CABERNET I LLC  
18305 BISCAYNE BLVD STE 400  
AVENTURA, FL 33160

**Additional Parties, Per Search**

CABERNET I LLC  
DEPT 5193, PO BOX 2153  
BIRMINGHAM, AL 35287-5193

Title Holder

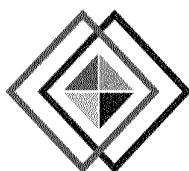
JONATHAN R POLITANO, REGISTERED AGENT  
O/B/O CABERNET I LLC  
18305 BISCAYNE BLVD  
SUITE 400  
AVENTURA, FL 33160

Title Holder's Agent/  
Rep

JONATHAN R POLITANO, REGISTERED AGENT O/B/O  
CABERNET I LLC  
18305 BISCAYNE BLVD  
SITE 400  
AVENTURA, FL 33160

Title Holder's Agent/  
Rep

**Certified By:**



*Integrity • Innovation*

**Janice A. Warren, C.F.C.**

*Citrus County Tax Collector*

Hallie Sullivan

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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](http://www.citrustc.us)

# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400  
Pittsburgh, PA 15222

Web: [www.grantstreet.com](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto: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
1924375	19E18S240010 00140 033A	4597 E DARTMOUTH LN HERNANDO 34442

**Legal Description**

PARSONS PT ADD TO HERNANDO PB 2 PG 19 LOTS 37 & 38 & PT OF PARK BLK 14 & LOT 33A  
SILVER LAKE ESTS A REPLAT OF BLK 14

## Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 5081	\$35,040	No	No	No

**Owner of Record on Current Tax Roll**  
CABERNET I LLC

**Billing Name & Address**

18305 BISCAYNE BLVD STE 400  
AVENTURA FL 33160

# PROPERTY INFORMATION REPORT

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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

*Christina Young*  
Title Examiner

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**General Examiner Comments:**

**APPARENT TITLE HOLDER**

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
CABERNET I LLC 18305 BISCAYNE BOULEVARD SUITE 400 AVENTURA FL 33160	Tax Deed Bk:2291 Pg:2062	
CABERNET 1 LLC DEPT 5193, PO BOX 2153 BIRMINGHAM AL 35287-5193		Notice of Publication 2291-2063
JONATHAN R POLITANO, REGISTERED AGENT O/B/O CABERNET I LLC 18305 BISCAYNE BLVD SITE 400 AVENTURA FL 33160	Sunbiz	

**Related Documents (for Reference)**

Personal Representative's Distributive Deed  
Bk:801 Pg:544

Notice of Publication  
Bk:2291 Pg:2063

**MORTGAGE HOLDER**

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
None found.		

**Related Documents (for Reference)**

None found.

**LIEN HOLDER**

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
None found.		

**Related Documents (for Reference)**

None found.

## OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
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None found.

### Related Documents (for Reference)

None found.

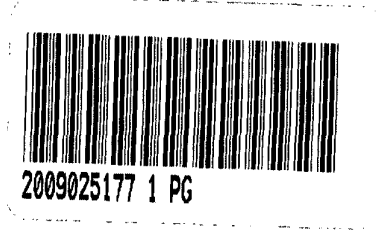
## OTHER DOCUMENTS

### Document Type

Property Appraiser

**PREPARED BY:**

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



**RETURN TO:**

CABERNET I LLC  
18305 BISCAYNE BOULEVARD SUITE 400  
AVENTURA, FL 33160

Tax Deed File No. 2009-074  
Property Identification No. 1924375

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$-33.00  
DOCUMENTARY TAX: \$49.00  
# 2009025177 BK:2291 PG:2062  
06/09/2009 09:38 AM 1 PG  
BTENNEY,DC Receipt #019426

# TAX DEED

STATE OF FLORIDA  
COUNTY OF CITRUS

The following Tax Sale Certificate Numbered 06-5504 issued on June 1, 2006 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 20, 2009, offered for sale as required by law for cash to the highest bidder and was sold to:

**CABERNET I LLC**

whose address is:

**18305 BISCAYNE BOULEVARD SUITE 400 AVENTURA, FL 33160**

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

NOW, on June 9, 2009 in the County of Citrus, State of Florida, in consideration of the sum of (\$ 6,929.31 ), 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:

**PARSONS PT ADD TO HERNANDO PB 2 PG 19 LOTS 37 & 38 & PT OF PARK BLK 14 & LOT 33A SILVER LAKE ESTS A REPLAT OF BLK 14 F UTHER DESC IN OR BK 801 PG 544 & OR BK 764 PGS 1316 & 131 8**

Witnesses:

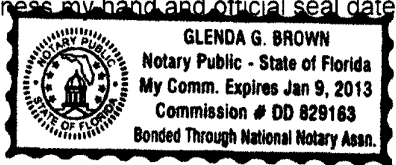
*Bonnie C Tenney*  
\_\_\_\_\_  
Bonnie C Tenney  
*Justin Hugar*  
\_\_\_\_\_  
Justin Hugar

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

State of Florida  
County of Citrus

On June 9, 2009, before me, Glenda G. Brown, 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.



*Glenda G. Brown*  
\_\_\_\_\_  
Notary Name



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

## Detail by Entity Name

Florida Limited Liability Company  
CABERNET I LLC

### Filing Information

**Document Number** L13000043534  
**FEI/EIN Number** 30-0773594  
**Date Filed** 03/22/2013  
**State** FL  
**Status** ACTIVE

### Principal Address

18305 BISCAYNE BLVD  
SUITE 400  
AVENTURA, FL 33160

### Mailing Address

18305 BISCAYNE BLVD  
SUITE 400  
AVENTURA, FL 33160

### Registered Agent Name & Address

POLITANO, JONATHAN R  
18305 BISCAYNE BLVD  
SITE 400  
AVENTURA, FL 33160

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

POLITANO, JONATHAN R  
18305 BISCAYNE BLVD - SUITE 400  
AVENTURA, FL 33160

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	02/28/2023
2024	03/13/2024
2025	02/17/2025

## **Document Images**

<a href="#"><u>02/17/2025 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/13/2024 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/28/2023 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/16/2022 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/15/2021 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/18/2020 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/05/2019 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/28/2018 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/05/2017 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/14/2016 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/17/2015 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/07/2014 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/22/2013 -- Florida Limited Liability</u></a>	<a href="#">View image in PDF format</a>

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED  
(Testate)

THIS INDENTURE is made this 5th day of December, 19 88, by and between

WILLETTA B. BURTON,

the duly qualified and acting personal representative of the estate of

VIRGIL E. BURTON

, deceased,

party of the first part, and

WILLETTA B. BURTON,

whose post office address is: Route 2, Box 1602, Lake Panasoffkee, Florida 33538.

party of the second part.

WITNESSETH: That WHEREAS, VIRGIL E. BURTON

died testate a resident of Sumter County, Florida, on June 23, 19 88,

seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the party of the second part as of the date of said decedent's death pursuant to the provisions of the decedent's Last Will and Testament, which was admitted to probate and record by the Circuit Court for Sumter County, Florida, Probate Division, in Case No. 88-101-CP, subject only to the right of the party of the first part to sell or encumber the property for the purpose of defraying claims, costs, and expenses of administration of decedent's estate; and

WHEREAS, the party of the first part wishes to distribute said property to the party of the second part and evidence the release of the property from said right to sell or encumber,

NOW THEREFORE, in consideration of the foregoing, and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property and granted, conveyed and confirmed unto the party of the second part, her heirs and assigns forever, all of the interest of said decedent in and to the real property situated in \_\_\_\_\_

Citrus County, Florida, described as follows:

SEE EXHIBIT "A" ATTACHED.

88 DEC 22 PM 9 42  
D.C.  
555466

This instrument prepared by:

✓ Randall N. Thornton  
Attorney at Law  
P.O. Box 58  
Lake Panasoffkee, FL 33538  
(904) 793-4040

801-1102 0544

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in the presence of

*Leva Jacobs*

*Willetta B. Burton*  
Willetta B. Burton

As personal representative of the estate of

Virgil E. Burton

deceased.

*Michelle M. Hewen*

STATE OF FLORIDA

COUNTY OF SUMTER

I hereby certify that the foregoing instrument was acknowledged before me this 5th day of December, 19 88, by WILLETTA B. BURTON,

as personal representative of the estate of

VIRGIL E. BURTON, deceased.

*Michelle M. Hewen*

Notary Public, State of Florida at Large

My Commission Expires:



OFFICIAL NOTARY SEAL  
MICHELLE M. HEWEN  
MY COMM. EXPIRES 02/28/91

801 REG 0545

EXHIBIT "A"

Lot 33A being a portion of Lots 35 & 36, and the Park in Block 14 of PARSONS POINT ADDITION TO HERNANDO, being more particularly described as follows:

A portion of Lots 35, 36 and the Park in Block 14, Parsons Point Addition to Hernando, as recorded in Plat Book 2, pages 19 thru 23, Public Records of Citrus County, Florida, being more particularly described as follows: Begin at the SE corner of Lots 35, Block 14, Parsons Point Addition to Hernando, as recorded in Plat Book 2, pages 19 thru 23, Public Records of Citrus County, Florida, said point being on a curve, concaved Northwesterly, having a central angle of  $22^{\circ}33'14''$  and a radius of 1387.80 feet, thence Southwesterly along the arc of said curve a distance of 100.20 feet to a point (chord bearing and distance between said points being S.  $80^{\circ}36'03''$  W 100.18 feet), said point also being the SW corner of Lot 36 of said Block 14, thence N.  $5^{\circ}42'25''$  E along the West line of said Lot 36 a distance of 160.11 feet to the NW corner of said Lot 36, thence continue N.  $5^{\circ}42'25''$  E along a Northerly projection of the West line of said Lot 36 a distance of 42.74 feet, more or less, to the waters edge of a lake, thence along said waters edge the following courses and distances: S.  $25^{\circ}48'23''$  E 162.35 feet, thence N.  $56^{\circ}39'32''$  E 19.38 feet to a point that bears N.  $5^{\circ}08'00''$  E from the Point of Beginning, said point also being on the East line of Lot 35, said Block 14, thence leave said waters S.  $5^{\circ}03'00''$  W along the East line of said Lot 35 a distance of 56.67 feet, more or less, to the Point of Beginning.

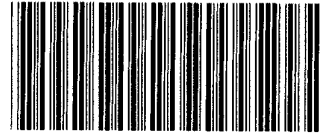
Lot 37 and a portion of the Park in Block 14 of PARSONS POINT ADDITION TO HERNANDO, being more particularly described as follows:

Lot 37, Block 14, Parsons Point Addition to Hernando, as recorded in Plat Book 2, pages 19 thru 23, Public Records of Citrus County, Florida, and a portion of the Park in said Block 14, being more particularly described as follows: Begin at the most Northerly corner of Lot 37, Block 14, Parsons Point Addition to Hernando, as recorded in Plat Book 2, pages 19 thru 23, Public Records of Citrus County, Florida, thence S.  $77^{\circ}43'10''$  W along the Northerly line of said Lot 37 a distance of 72.92 feet to the NW corner of said Lot 37, thence N.  $4^{\circ}42'25''$  E along a Northerly projection of the West line of said Lot 37 a distance of 55.37 feet, more or less, to the waters edge of a lake, thence along said waters edge the following courses and distances: N.  $82^{\circ}16'20''$  E 68.48 feet, thence S.  $25^{\circ}48'23''$  E 7.18 feet to a point that bears N.  $5^{\circ}42'25''$  E from the Point of Beginning, said point also being on a Northerly projection of the East line of said Lot 37, thence leave said waters edge S.  $5^{\circ}42'25''$  W 42.74 feet, more or less, to the Point of Beginning.

Lot 38 and a portion of the Park in Block 14 of PARSONS POINT ADDITION TO HERNANDO, being more particularly described as follows:

Lot 38, Block 14, Parsons Point Addition to Hernando, as recorded in Plat Book 2, pages 19 thru 23, Public Records of Citrus County, Florida, and a portion of the Park in said Block 14, being more particularly described as follows: Begin at the most Northerly corner of Lot 38, Block 14, Parsons Point Addition to Hernando, as recorded in Plat Book 2, pages 19 thru 23, Public Records of Citrus County, Florida, thence S.  $77^{\circ}43'10''$  W along the Northerly line of said Lot 38, thence N.  $5^{\circ}07'20''$  E along a Northerly projection of the West line of said Lot 38 a distance of 61.05 feet, more or less, to the waters edge of a lake, thence N.  $82^{\circ}16'20''$  E along said waters edge a distance of 68.04 feet to a point that bears N.  $4^{\circ}42'25''$  E from the Point of Beginning, said point also being on a Northerly projection of the east line of said Lot 38, thence leave said waters edge S.  $4^{\circ}42'25''$  W 55.37 feet, more or less, to the Point of Beginning.

**Proof of Publication**  
from the  
**CITRUS COUNTY CHRONICLE**  
Crystal River, Citrus County, Florida  
**PUBLISHED DAILY**



2009025178 2 PGS

STATE OF FLORIDA  
COUNTY OF CITRUS  
Before the undersigned authority personally appeared

Mary Ann Naczi

Of the Citrus County Chronicle, a newspaper published daily at Crystal River, in Citrus County, Florida, that the attached copy of advertisement being a public notice in the matter of the

2442-0506 WCRN PUBLIC NOTICE APPLICATION NO: 2009-074 NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN: CABERNET 1 LLC The holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number

Court, was published in said newspaper in the issues of April 15th, 2009, April 22nd, 2009, April 29th, 2009, May 6th, 2009.

Affiant further says that the Citrus County Chronicle is a Newspaper published at Crystal River in said Citrus County, Florida, and that the said newspaper has heretofore been continuously published in Citrus County, Florida, each week and has been entered as second class mail matter at the post office in Inverness in said Citrus County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Mary Ann Naczi  
The forgoing instrument was acknowledged before me

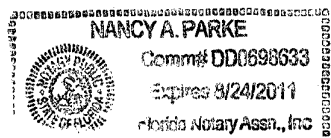
This 06th day of May 2009  
By: Mary Ann Naczi

who is personally known to me and who did take an oath.

Nancy A. Parke  
Notary Public

2442-0506 WCRN  
PUBLIC NOTICE  
APPLICATION NO:  
2009-074  
NOTICE OF APPLICATION  
FOR TAX DEED  
NOTICE IS HEREBY GIVEN:  
CABERNET 1 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: 06-5504  
YEAR OF ISSUANCE: 2006  
DESCRIPTION OF PROPERTY: PARSONS PT ADD TO HERNANDO PB 2 PG 19 LOTS 37 & 38 & PT OF PARK BLK 14 & LOT 33A SILVER LAKE ESTS A REPLAT OF BLK 14 F UTER DESC IN OR BK 801 PG 544 & OR BK 764 PGS 1316 & 1318  
NAME IN WHICH ASSESSED: WILLETIA B BURTON  
Sold property being in the County of Citrus, State of Florida.  
Unless such certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder at the courthouse in Inverness, Florida, on May 20, 2009 at 9:30 AM.  
Dated this 2nd of April, 2009.  
BETTY STRIFLER  
Clerk of the Circuit Court  
Citrus County, Florida  
By: Bonnie Tenney,  
Tax Deed Clerk  
Published four (4) times in Citrus County Chronicle, April 15, 22, 29 and May 6, 2009.

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$64.50  
# 2009025178 BK: 2291 PG: 2063  
06/09/2009 09:38 AM 2 PGS  
BTENNEY, DC Receipt #019426



CLERK'S AFFIDAVIT

STATE OF FLORIDA

RE: TAX DEED APPLICATION NO: 2009-074

COUNTY OF CITRUS

CERTIFICATE NO: 06-5504 ISSUED: 2006

I, BETTY STRIFLER, Clerk of the Circuit Court, Citrus County, Florida, do hereby certify that a true and correct copy of the Notice of Application for Tax Deed and the WARNING notice were mailed by U. S. Certified mail with return receipt requested, on the 15th of April, 2009, to the following:

WILLETTA B BURTON  
ROUTE 2 BOX 1602  
LAKE PANASOFFKEE, FL 33538

CABERNET 1 LLC  
DEPT 5193 PO BOX 2153  
BIRMINGHAM, AL 35287-5193

ROBERT R ECK AKA ROBERT ECK  
PO BOX 713  
HERNANDO, FL 32642

GLENDA ECK  
PO BOX 713  
HERNANDO, FL 32642

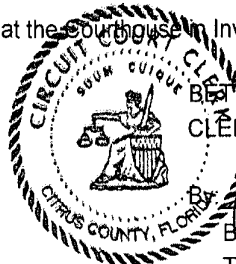
COUNTY OF CITRUS  
CODE ENFORCEMENT BOARD OF CITRUS COUNTY FLOF

WILLETTA B BURTON  
6478 W STATE ROAD 44  
LAKE PANASOFFKEE, FL 33538-3120

The above notices mailed pursuant to F. S. 197.522(1).

WITNESS my hand and the seal at the court house in Inverness, Citrus County, Florida, this 22nd day of April, 2009.

(seal)



BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT

*Bonnie Tenney*  
Bonnie Tenney  
Tax Deed Clerk

**Citrus County Property Appraiser, Cregg E. Dalton**

PC Code 0000 - VACANT  
 Bldg Counts Res 0 / MH 0 / Comm 0  
 Nbhd 6831 - PARSON'S POINT AREA  
 Tax District 000X - WITHLACOOCHEE RIVER BASIN  
 Subdivision 001404 - PARSON'S POINT ADDITION TO HER  
 Short Legal PARSONS PT ADD TO HERNANDO PB 2 PG 19 LOTS 37 & 38 & PT OFPARK BLK 14 & LOT 33A SILVER LAKE ESTS A REPLAT OF BLK 14  
 Est. Parcel Sqft 41,800  
 Est. Parcel Acres .96  
 Map SC-TW-RG 25-18S-19E

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

**Mailing Address**

Name CABERNET I LLC  
 Mailing Address 18305 BISCAYNE BLVD STE 400  
 AVENTURA FL 33160

**All Owners**

Name	Owner Type
CABERNET I LLC	O - Owner

**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	\$35,040	\$0	\$35,040	\$35,040	\$0	\$35,040	\$0	\$545.97	<a href="#">Link</a>
2024	\$35,040	\$0	\$35,040	\$35,040	\$0	\$35,040	\$0	\$523.73	<a href="#">Link</a>

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000X	WITHLACOOCHEE RIVER BASIN	\$35,040	14.8298	\$523.71

**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
0131	FIRE SERVICES ASSESSMENT	\$26.33

**Sales**

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/01/2009	\$7,000	2291/2062	01-CORRECTIVE/QC/TD/COT	V
12/01/1988	\$100	0801/0544	11-11	V
07/01/1987	\$3,000	0764/1314	00-WARRANTY DEED	V
08/01/1980	\$9,900	0542/0609	14-SALE / MORE THAN 1 PARCEL	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	0001-LAKE FRNT-VACANT RES	F-FRONT FOOT	318.00	318.0	150			\$35,040	CLRMH

**Total Misc Value**

**Legal Description**

**Legal Description**

PARSONS PT ADD TO HERNANDO PB 2 PG 19 LOTS 37 & 38 & PT OF  
PARK BLK 14 & LOT 33A SILVER LAKE ESTS A REPLAT OF BLK 14

**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.

1924375

# APPLICATION FOR TAX DEED

512  
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923005

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
1924375	2023/5081	06-01-2023
Legal Description		
PARSONS PT ADD TO HERNANDO PB 2 PG 19 LOTS 37 & 38 & PT OF PARK BLK 14 & LOT 33A SILVER LAKE ESTS A REPLAT OF BLK 14		

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: 1924375  
 CABERNET I LLC

Parcel ID: 19E18S240010 00140 033A  
 4597 E DARTMOUTH LN , HERNANDO

**Citrus County Property Appraiser, Cregg E. Dalton**

PC Code 0000 - VACANT  
 Bldg Counts Res 0 / MH 0 / Comm 0  
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 Tax District 000X - WITHLACOOCHEE RIVER BASIN  
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<b>Total Misc Value</b>
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