

RECEIVED

By Tifani White at 1:43 pm, 2/13/26

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	DENTON II LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160
Property description	INVERNESS HGLDS WEST PB 5 PG 19 LOT 35 BLK 360	Application date	Nov 05, 2025
		Certificate #	2023 / 5582
		Date certificate issued	06/01/2023
		Account number	1814511

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)
# 2023/5582	06/01/2023	107.75	39.73	147.48
→ Part 2: Total*				147.48

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)
# 2025/5642	06/01/2025	131.97	6.25	6.60	144.82
# 2024/5261	06/01/2024	130.26	6.25	17.59	154.10
Part 3: Total*					298.92

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)	446.40
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	123.22
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)	44.76
7. Total Paid (Lines 1-6)	1,039.38

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.

Christina Sedlak

Signature, Tax Collector or Designee

Citrus County, Florida
Date 13th of February, 2026

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)	1,168.38
17. Redemption fee	6.25
18. Total amount to redeem	1,174.63
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.

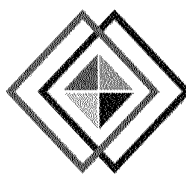
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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

TAX DEED APPLICATION COVER LETTER

Account #: 1814511

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

DENTON II LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

Additional Parties, Per Search

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

Lien Holder

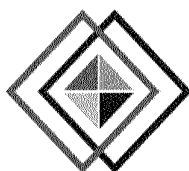
DENTON II LLC
PO BOX 100736
ATLANTA, GA 30384-0736

Title Holder

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

Title Holder's Agent/
Rep

Certified By:



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

Christina Sedlak

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

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
1814511	20E19S290010 03600 0350	4406 S ALPINE AVE INVERNESS

Legal Description

INVERNESS HGLDS WEST PB 5 PG 19 LOT 35 BLK 360

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 5582	\$5,359	No	No	No

Owner of Record on Current Tax Roll
DENTON II LLC

Billing Name & Address

18305 BISCAYNE BLVD STE 400
AVENTURA FL 33160

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

James Bennett
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
DENTON II LLC 18305 BISCAYNE BOULEVARD SUITE 400 AVENTURA FL 33160	Tax Deed Bk:2385 Pg:1975	
JONATHAN R POLITANO, REGISTERED AGENT O/B/O DENTON II LLC 18305 BISCAYNE BLVD SUITE 400 AVENTURA FL 33160	Sunbiz	

Related Documents (for Reference)

Deed
Bk:1157 Pg:1999

Proof of Publication
Bk:2385 Pg:1976

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:3322 Pg:1798	
	Order Bk:3335 Pg:1457	

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record

Document

Examiner Comments

None found.

Related Documents (for Reference)

None found.

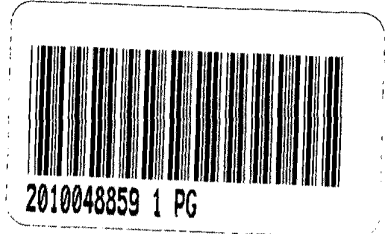
OTHER DOCUMENTS

Document Type

Property Appraiser

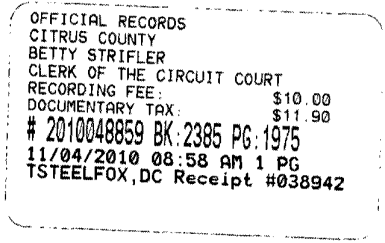
PREPARED BY:

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



RETURN TO:

DENTON II LLC
18305 BISCAYNE BOULEVARD SUITE 400
AVENTURA, FL 33160



Tax Deed File No. 2010-484
Property Identification No. 1814511

TAX DEED

STATE OF FLORIDA
COUNTY OF CITRUS

The following Tax Sale Certificate Numbered 07-4418 issued on June 1, 2007 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 October 20, 2010, offered for sale as required by law for cash to the highest bidder and was sold to:

DENTON II 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.

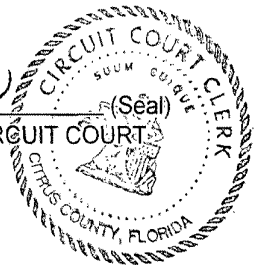
NOW, on November 1, 2010 in the County of Citrus, State of Florida, in consideration of the sum of (\$ 1,623.50), being the amount paid pursuant to the laws of Florida does hereby sell the following lands situated in the County and State aforesaid and described as follows:

INVERNESS HGLDS WEST PB 5 PG 19 LOT 35 BLK 360

Witnesses:

Bonnie C Tenney
Bonnie C Tenney
Cammy S. Kirby
Cammy S. Kirby

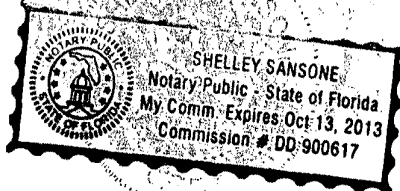
Betty Strifler
BETTY STRIFLER, CLERK OF THE CIRCUIT COURT
Citrus County, Florida



State of Florida
County of Citrus

On 11/3/10, before me, Shelley Sansone, 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.



Shelley Sansone
Notary Name



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

Detail by Entity Name

Florida Limited Liability Company
DENTON II LLC

Filing Information

Document Number	L13000043555
FEI/EIN Number	80-0909835
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
SUITE 400
AVENTURA, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title mgr

Hollo, Jerome
1101 BRICKELL AVE
SUITE N1700
Miami, FL 33131

Annual Reports

Report Year	Filed Date
2023	03/02/2023
2024	03/18/2024
2025	02/17/2025

Document Images

<u>02/17/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/18/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/02/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/15/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/23/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/19/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/03/2018 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>11/28/2018 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>03/08/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/10/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/15/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/17/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/07/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2013 -- Florida Limited Liability</u>	View image in PDF format

1950
70

BK 1157PG 1999

Deed

R
Charles Griffin
1610 Doris St.
Naples FL 34103

This Deed is made on July 16, 1996
BETWEEN
BEATRICE GRIFFIN, widow
whose post office address is 20 Bensonhurst Avenue,
Fords (Woodbridge Township), New Jersey

referred to as the Grantor,
AND
KIMBERLEY A. GRIFFIN, unmarried

whose post office address is 3001 58th Avenue South, Apartment 705,
St. Petersburg, Florida

referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **ONE AND XX/100 DOLLARS (\$1.00)**

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. Citrus County, Florida
Block No. 360 Lot No. 35 Account No.
 No property tax identification number is available on the date of this Deed. (Check box if applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in the County of Citrus and State of Florida The legal description is:
 Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

ALL THAT CERTAIN tract, lot and parcel of land lying and being in the County of Citrus and State of Florida, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 35 in Block No. 360, on MAP OF INVERNESS HIGHLANDS WEST SUBDIVISION, Citrus County, Florida, according to the map or plat thereof recorded in the Office of the Clerk of the Circuit Court of Citrus County, Florida.

SUBJECT TO ALL covenants, conditions, and restrictions that run with the land and are contained in prior deeds.

BEING THE SAME premises conveyed to Charles Griffin and the Grantor herein by Deed from the Citrus County Land Bureau, Inc., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Citrus and State of Florida, dated January 19, 1976, filed February 2, 1976, and recorded in the Official Record, Book 420, Page 7, of the Public Records of Citrus County, Florida.

CHARLES GRIFFIN died intestate on May 27, 1986 in the Township of Edison, County of Middlesex, and State of New Jersey. The Death Certificate of Charles Griffin dated November 21, 1986 is attached hereto and incorporated herein.

Prepared by: (print signer's name below signature)
[Signature]
MICHAEL J. CERISANO, ESQ.

(For Recorder's Use Only)
Documentary Tax Paid \$ 70
Intangible Tax Paid \$ _____
Betty Striffler,
Clerk of Circuit Court,
Citrus County, Florida
By: *[Signature]* D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFFLER, CLERK
931027
96 NOV 12 PM 1 41
D.C.

4. Premises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed By:

[Signature]

[Signature] (Seal)

MICHAEL J. CERISANO
An Attorney at Law of the
State of New Jersey

BEATRICE GRIFFIN

SS.:

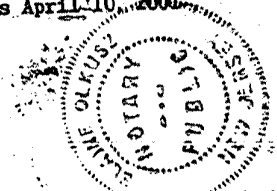
STATE OF NEW JERSEY, COUNTY OF MIDDLESEX
I CERTIFY that on July 16, 1996

BEATRICE GRIFFIN
personally came before me and stated to my satisfaction that this person (or if more than one, each person):
(a) was the maker of this Deed;
(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title.

RECORD AND RETURN TO:

[Signature]
(Print name and title below signature)
ELAINE OLKUSZ
Notary Public of New Jersey
My Commission Expires April 10, 2001



8K1157PG2000

State of New Jersey

County of Middlesex

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.....
Beatrice Griffin

to me known to be the person..... described in and who executed the foregoing..... Deed
....., and.....acknowledged before me that..... She.....executed the same.

Witness my hand and official seal in the County and State last aforesaid this..... 16th
day of July....., A. D. 19 96

Elaine Olkusz
Notary Public,
My Commission Expires:.....
ELAINE OLKUSZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 10, 200

Proof of Publication

from the
CITRUS COUNTY CHRONICLE
Crystal River, Citrus County, Florida
PUBLISHED DAILY

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

2941-1006 WCRN PUBLIC NOTICE APPLICATION NO: 2010-484 NOTICE IS HEREBY GIVEN: DENTON II 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

Court, was published in said newspaper in the issues of September 15th, 2010, September 22nd, 2010, September 29th, 2010, October 6th, 2010,

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, Marion County and Levy 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

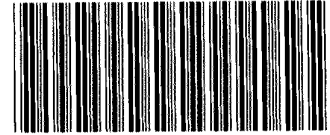
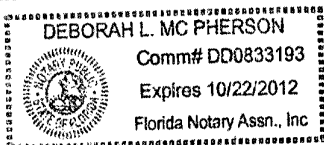
This 10 day of October, 2010

By: Mary Ann Naczi

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

Deborah L. McPherson

Notary Public



2010048860 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
2010048860 BK:2385 PG:1976
11/04/2010 08:58 AM 2 PGS
TSTEELFOX,DC Receipt #038942

2941-1006 WCRN
PUBLIC NOTICE
APPLICATION NO:
2010-484
NOTICE IS HEREBY GIVEN:
DENTON II 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:07-4418
YEAR OF ISSUANCE:2007
DESCRIPTION OF PROPERTY: INVERNESS HGLDS WEST PB 5 PG 19 LOT 35 BLK 360
NAME IN WHICH ASSESSED: KIMBERLEY A GRIFFIN
Said 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 Oct. 20, 2010 at 9:30 AM.
Dated this 8th of Sept., 2010.
BETTY STRIFLER
Clerk of the Circuit Court
Citrus County, Florida
By: Bonnie Tenney,
Tax Deed Clerk
Published in Citrus County Chronicle, September 15, 22, 29 & Oct. 6, 2010.

CLERK'S AFFIDAVIT

STATE OF FLORIDA

RE: TAX DEED APPLICATION NO: 2010-484

COUNTY OF CITRUS
ISSUED: 2007

CERTIFICATE NO: 07-4418

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 29th day of September, 2010, to the following:

DENTON II LLC
PO BOX 100736
ATLANTA, GA 303840736

KIMBERELEY A GRIFFIN
3001 58TH AVENUE SOUTH APARTMENT 705
ST PETERSBURG, FL

KIMBERELEY A GRIFFIN
6531 2ND AVE S
SAINT PETERSBURG, FL 33707

OCCUPANT
3001 58TH AVENUE SOUTH APARTMENT 705
ST PETERSBURG, FL

OCCUPANT
6531 2ND AVE S
SAINT PETERSBURG, FL 33707

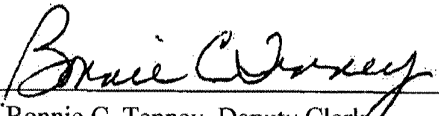
The above notices mailed pursuant to F.S. 197.522(1).

WITNESS my hand and official seal at the Courthouse in Inverness, Citrus County, Florida, this 5th day of October, 2010.

Betty Strifler
Clerk of the Circuit Court
Citrus County



By:


Bonnie C. Tenney, Deputy Clerk

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

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

Petitioner,

vs.

Case No. 2168125

DENTON II LLC
6730 N. Dawson Dr.
Hernando, Florida
Respondent.

**FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **September 21, 2022**, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues his **Findings of Fact, Conclusions of Law and Order**, as follows:

I. EVIDENCE

After an investigation by Code Officer Alan Jonason, a notice of violation was issued to the Respondent alleging a violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements: (A) Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use.

The Respondent was not present despite receiving notice of the date and time of the hearing via certified mail.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on July 15, 2022, August 15, 2022 and September 20, 2022; and Exhibit B: copies of the SunBiz listing for the Respondent, the Notice of Violation, Notice of Hearing, certified mail return receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on July 15, 2022, at which time the violation was confirmed. There were numerous items being stored on this vacant property without a primary residence. Subsequent inspections were conducted on August 15, 2022 and September 20, 2022. A Notice of Violation was issued on July 15, 2022. The Notice of Hearing was issued on August 15, 2022. He has not had contact with the Respondent. Upon his final inspection on September 20, 2022, the property remains in violation.

Citrus County Land Development Director Joanna Coutu testified that this is a residential lot without a primary structure and should therefore be vacant.

II. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 6730 N. Dawson Dr., Hernando, Citrus County, a political subdivision of the State of Florida. The Property is described as Altkey: 1580099; HILL N DALE PB 7 PG 31 LOT 3 BLK C; Parcel ID: 19E17S350020 000C0 0030.

The Special Master finds that this vacant property is currently being used in violation of the ordinance listed above.

III. CONCLUSIONS OF LAW

Respondent is in violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements: (A) Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use.

The Respondent can abate the violation by removing any and all items stored on the property until a principal use structure is established.

IV. ORDER:

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

The Respondent shall abate the violation no later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of DENTON II LLC. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay

Citrus County vs. Denton
Case No. 2168125

all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

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

DONE AND ORDERED this the 22nd day of September, 2022, at Orlando, Florida.

BY: [Signature]
Christian W. Vaughn, 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. First Class Mail to DENTON II LLC, 18305 Biscayne Blvd., Ste 400, Aventura, FL 33160 and to Jonathan R. Politano, 18305 Biscayne Blvd., Suite 400, Aventura, FL 33160, this 23 day of September, 2022.

[Signature]
Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, 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.

[Signature]
Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 23 day of September, 2022, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG 972511
Expiration Date: July 5, 2024

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA,
A political subdivision of the State of Florida

Petitioner,

Case No. 2158125

vs.

DENTON II LLC
6730 N. Dawson Dr.
Hernando, Florida

Respondent.

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **September 21, 2022**, after due notice to Respondent DENTON II LLC, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to DENTON II LLC.

1. The Order required Respondent DENTON II LLC to take certain corrective action by a time certain as more specifically set forth in that Order.

2. An Affidavit of Non-Compliance dated October 24, 2022 has been filed with the Special Master by Code Officer Alan Jonason, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 1580099; HILL N DALE PB 7 PG 31 LOT 3 BLK C; Parcel ID: 19E17S350020 000C0 0030.

4. Accordingly, it has been brought to the Special Master's attention that Respondent DENTON II LLC has not complied with the Special Master's Order dated September 22, 2022.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

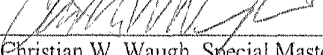
5. Respondent DENTON II LLC shall pay to Citrus County, Florida, a fine of **\$50.00** per day, plus administrative costs in the amount of **\$245.56**, beginning on October 24, 2022, and continuing, with interest, until the violation has been abated as directed in the Order.

6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent DENTON II LLC pursuant to Section 162.09, Florida Statutes.

7. Respondent DENTON II LLC may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21st) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent files a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

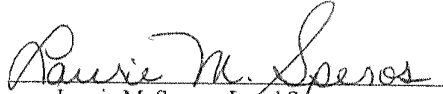
DONE AND ORDERED this the 25th day of October, 2022.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

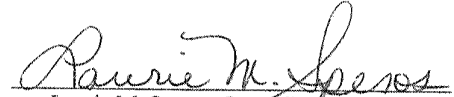
BY: 
Christian W. Waugh, Special Master

Citrus County vs. Denton
Case No. 2158125

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: DENTON II LLC, 18305 Biscayne Blvd., Ste 400, Aventura, FL 33160 and to Jonathan R. Politano, 18305 Biscayne Blvd., Suite 400, Aventura, FL 33160, this 26 day of October, 2022.


Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

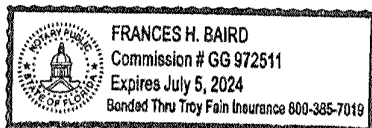
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of the State of Florida.



Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Laurie M. Speros, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 26 day of October, 2022.




NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG 972511
Expiration Date: July 5, 2024

Altkey: 1814511
DENTON II LLC

Parcel ID: 20E19S290010 03600 0350
4406 S ALPINE AVE , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 8713 - INVERNESS HIGHLANDS SOUTH OUT CITY LIMIT
 Tax District 000X - WITHLACOOCHEE RIVER BASIN
 Subdivision 001044 - INVERNESS HIGHLANDS WEST
 Short Legal INVERNESS HGLDS WEST PB 5 PG 19 LOT 35 BLK 360
 Est. Parcel Sqft 10,668
 Est. Parcel Acres .24
 Map SC-TW-RG 32-19S-20E

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

Mailing Address

Name DENTON II LLC
 Mailing Address 18305 BISCAYNE BLVD STE 400
 AVENTURA FL 33160

All Owners

Name	Owner Type
DENTON II 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	\$9,570	\$0	\$9,570	\$5,359	\$0	\$5,359	\$0	\$128.35	Link
2024	\$6,490	\$0	\$6,490	\$4,872	\$0	\$4,872	\$0	\$84.96	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	000X	WITHLACOOCHEE RIVER BASIN	\$9,570	14.8298	\$145.99

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
11/01/2010	\$1,700	2385/1975	01-CORRECTIVE/QC/TD/COT	V
07/01/1996	\$100	1157/1999	03-SAME FAMILY/DEED FOL	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	133			\$9,570	MDR

Total Misc Value

Legal Description

Legal Description
INVERNESS HGLDS WEST PB 5 PG 19 LOT 35 BLK 360

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.

1814511

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923028

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
1814511	2023/5582	06-01-2023
Legal Description		
INVERNESS HGLDS WEST PB 5 PG 19 LOT 35 BLK 360		

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: 1814511
DENTON II LLC

Parcel ID: 20E19S290010 03600 0350
4406 S ALPINE AVE , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 8713 - INVERNESS HIGHLANDS SOUTH OUT CITY LIMIT
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