RECEIVED
By Tifani White at 4:24 pm, 2/17/26

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	CLAYTON MAE C 960 MERRIL DR APT 8202 LEANDER, TX 78641
Property description	CITRUS SPGS UNIT 27 PB 9 PG 54 LOT 23 BLK 1399	Application date	Nov 05, 2025
		Certificate #	2023 / 2579
		Date certificate issued	06/01/2023
		Account number	2131322

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)
# 2023/2579	06/01/2023	140.76	63.34	204.10
			→ Part 2: Total*	**204.10**

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)
# 2025/2459	06/01/2025	184.60	6.25	9.23	200.08
# 2024/2286	06/01/2024	155.94	6.25	17.54	179.73
				Part 3: Total*	**379.81**

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)	583.91
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	183.12
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)	53.64
7. **Total Paid** (Lines 1-6)	1,245.67

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 17th of February, 2026

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

Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 2131322

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
CLAYTON MAE C
960 MERRIL DR APT 8202
LEANDER, TX 78641

Additional Parties, Per Search

CITRUS SPRINGS CIVIC ASSOCIATION, INC. — Other Party
P.O. BOX 236
HOLDER, FL 34445

CITRUS SPRINGS CIVIC ASSOCIATION, INC. — Other Party
1570 W CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O — Other Party
CITRUS SPRINGS CIVIC ASSOCIATION, INC.
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O — Other Party
CITRUS SPRINGS CIVIC ASSOCIATION, INC.
PO BOX 236
HOLDER, FL 34445

Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

MAE C. CLAYTON
136 COTTAGE GROVE ROAD
BLOOMFIELD, CT 06002

Title Holder

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 #: 923046

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
2131322	18E17S100270 13990 0230	10938 N MATARO AVE CITRUS SPRINGS 34434

Legal Description
CITRUS SPGS UNIT 27 PB 9 PG 54 LOT 23 BLK 1399

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 2579	$3,982	No	No	No

Owner of Record on Current Tax Roll	Billing Name & Address
MAE C CLAYTON	
960 MERRIL DR APT 8202 LEANDER TX 78641	

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: 02/02/2026 **Search covers** **20 years** **through:** 01/29/2026

Brian Johnson
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
MAE C. CLAYTON 136 COTTAGE GROVE ROAD BLOOMFIELD CT 06002	Warranty Deed Bk:1084 Pg:1407	

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	
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

Property Appraiser

862009

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

'95 JUN 13 PM 2 40

VERIFIED BY:
KB D.C.

PREPARED BY AND RETURN TO:

KATHLEEN PFLUGFELDER

THE OXFORD FINANCE CO., INC.
7300 OLD YORK ROAD
PHILADELPHIA, PA 19126

Documentary Tax Paid
$ 54.50
Intangible Tax Paid
$
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: D.C.

Account # 516-038-36931

OR 1084 PG 1407

WARRANTY DEED

THIS INDENTURE, made this 7th day of April, A.D. 1995, between THE OXFORD FINANCE COMPANIES, INC., 7300 Old York Road, Philadelphia, Pennsylvania 19126 a Pennsylvania Corporation existing under the laws of the State of Pennsylvania, a domestic corporation for United States tax purposes whose Federal Identification No. is [redacted] lawfully authorized to transact business in the State of Florida, party of the first part, and MAE C. CLAYTON, Sole Owner, party(ies) of the second part, whose mailing address is 136 Cottage Grove Road - Bloomfield, CT 06002 and Social Security No. is .

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, 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 23, Block 1399, of Citrus Springs, Unit 27, a Subdivision according to the Plat thereof, recorded in Plat Book 9, Page 54 through 70, of the Public Records of Citrus County, Florida.
Parcel Identification Number: R10 17S18E0270 13990 0230

THIS DEED is executed subject to restrictions, reservations and easements of record and taxes from the date of this deed and subsequent years.

AND THE SAID PARTY of the first part does hereby warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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.

Signed, sealed and delivered
in the presence of:

KIMBERLY C. GILL

MARY GOOD

THE OXFORD FINANCE COMPANIES, INC.

BY: TERESA Y. SUTOR, VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF MONTGOMERY:

The foregoing instrument was acknowledged before me this 7th day of April, A.D. 1995 by TERESA Y. SUTOR, Vice President of THE OXFORD FINANCE COMPANIES, INC., a Pennsylvania Corporation, on behalf of the corporation. She is personally known to me and did take an oath.

Witness my hand and official seal this 7th day of April, 1995.

Notarial Seal
Kathleen Pflugfelder, Notary Public
Cheltenham Twp., Montgomery County
My Commission Expires Sept. 26, 1998
Member, Pennsylvania Association of Notaries

KATHLEEN PFLUGFELDER, NOTARY PUBLIC

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

Altkey: 2131322
CLAYTON MAE C

Parcel ID: 18E17S100270 13990 0230
10938 N MATARO AVE , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1527 - CITRUS SPRINGS UNIT 27
Tax District	00CS - CITRUS SPRINGS
Subdivision	000416 - CITRUS SPRINGS UNIT 27
Short Legal	CITRUS SPGS UNIT 27 PB 9 PG 54 LOT 23 BLK 1399
Est. Parcel Sqft	10,007
Est. Parcel Acres	.23
Map SC-TW-RG	10-17S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	CLAYTON MAE C
Mailing Address	960 MERRIL DR APT 8202 LEANDER TX 78641

All Owners

Name	Owner Type
CLAYTON MAE C	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	$14,000	$0	$14,000	$3,982	$0	$3,982	$0	$190.75	Link
2024	$8,000	$0	$8,000	$3,620	$0	$3,620	$0	$132.92	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	$14,000	14.8298	$263.46

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
04/01/1995	$8,500	1084/1407	11-11	V
02/01/1989	$100	0807/1492	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	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	125			$14,000	PDR

Total Misc Value

Legal Description

Legal Description
CITRUS SPGS UNIT 27 PB 9 PG 54 LOT 23 BLK 1399

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.

2131322

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 923046

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
2131322	2023/2579	06-01-2023
Legal Description		
CITRUS SPGS UNIT 27 PB 9 PG 54 LOT 23 BLK 1399		

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: 2131322
CLAYTON MAE C

Parcel ID: 18E17S100270 13990 0230
10938 N MATARO AVE , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1527 - CITRUS SPRINGS UNIT 27
Tax District	00CS - CITRUS SPRINGS
Subdivision	000416 - CITRUS SPRINGS UNIT 27
Short Legal	CITRUS SPGS UNIT 27 PB 9 PG 54 LOT 23 BLK 1399
Est. Parcel Sqft	10,007
Est. Parcel Acres	.23
Map SC-TW-RG	10-17S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	CLAYTON MAE C
Mailing Address	960 MERRIL DR APT 8202 LEANDER TX 78641

All Owners

Name		Owner Type
CLAYTON MAE C		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	$14,000	$0	$14,000	$3,982	$0	$3,982	$0	$190.75	Link
2024	$8,000	$0	$8,000	$3,620	$0	$3,620	$0	$132.92	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	$14,000	14.8298	$285.72

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
04/01/1995	$8,500	1084/1407	11-11	V
02/01/1989	$100	0807/1492	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	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	125				PDR

Total Misc Value