

RECEIVED

By Tifani White at 3:01 pm, 6/12/26

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	KIM E. WEIDE 12448 CARLIN LAKE DR PRESQUE ISLE, WI 54557	Property Owner	PECK RALPH PECK JOANN 217 W CONESTOGA RD DEVON, PA 19333
Property description	N 160 FT OF W 25 FT OF S1/2 OF SW1/4 OF SE1/4 OF SE1/4 15-17-17 & N 160 FT OF E 62.5 FT OF S1/2 OF S (Full legal attached.)	Application date	Jan 24, 2026
		Certificate #	2020 / 6043
		Date certificate issued	06/01/2020
		Account number	1028868

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)
# 2020/6043	06/01/2020	9,069.00	9,250.38	18,319.38
→ Part 2: Total*				18,319.38

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)
# 2025/3952	06/01/2025	218.29	6.25	11.28	235.82
# 2024/3621	06/01/2024	204.30	6.25	32.35	242.90
# 2023/3923	06/01/2023	178.52	6.25	70.22	254.99
# 2022/4301	06/01/2022	143.87	6.25	35.61	185.73
# 2021/4914	06/01/2021	137.97	6.25	61.17	205.39
Part 3: Total*					1,124.83

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)	19,444.21
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	192.82
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)	1,504.65
7. Total Paid (Lines 1-6)	21,566.68

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	Citrus County, Florida
Signature, Tax Collector or Designee	Date 12th of June, 2026

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)	21,695.68
17. Redemption fee	6.25
18. Total amount to redeem	21,701.93
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.

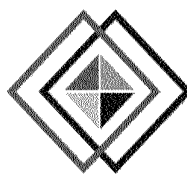
Clerk of Court (complete Part 5)

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)

N 160 FT OF W 25 FT OF S1/2 OF SW1/4 OF SE1/4 OF SE1/4 15-17-17 & N 160 FT OF E 62.5 FT OF S1/2 OF SE1/4 OF SW1/4 OF SE1/4 LESS CO RD & ANY PART LYING E OF CO RD SUBJECT TO AN EASEMENT OVER AND ACROSS THE NORTH 25 THEREOF FOR ROW.



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 1028868

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

KIM E. WEIDE
12448 CARLIN LAKE DR
PRESQUE ISLE, WI 54557

Owner on Current Tax Roll

PECK RALPH
PECK JOANN
217 W CONESTOGA RD
DEVON, PA 19333

Additional Parties, Per Search

RALPH PECK AND JOANN PECK
6632 RIVERSIDE DRIVE
YANKEETOWN, FL 32698

Title Holder

Certified By:

Christina Sedlak

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
1028868	17E17S15 23221	9050 N RAINELLE AVE CRYSTAL RIVER 34428

Legal Description

N 160 FT OF W 25 FT OF S1/2 OF SW1/4 OF SE1/4 OF SE1/4 15-17-17 & N 160 FT OF E 62.5 FT OF S1/2 OF SE1/4 OF SW1/4 OF SE1/4 LESS CO RD & ANY PART LYING E OF CO RD
SUBJECT TO AN EASEMENT OVER AND ACROSS THE NORTH 25 THEREOF FOR ROW.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 6043	\$10,352	No	No	No

Owner of Record on Current Tax Roll

RALPH PECK, JOANN PECK

Billing Name & Address

217 W CONESTOGA RD
DEVON PA 19333

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: 06/04/2026 Search covers 20 years through: 06/01/2026

Christina Young
Title Examiner

General Examiner Comments:

This updated report contains all the information collected in the earlier report, as well as any new or updated information since the issuance of the earlier report.

APPARENT TITLE HOLDER**Name & Address of Record**

RALPH PECK AND JOANN PECK
6632 RIVERSIDE DRIVE
YANKEETOWN FL 32698

Document

Warranty Deed
Bk:891 Pg:1333

Examiner Comments**Related Documents (for Reference)**

None found.

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

This Warranty Deed Made and executed the 10th day of April A. D. 1991 by
American General Home Equity, Inc.

a corporation existing under the laws of State of Florida, and having its principal place of
business at 950 S Winter Park Drive, Suite 112, Casselberry FL 32707
hereinafter called the grantor, to Ralph Peck, and JoAnn Peck, His Wife

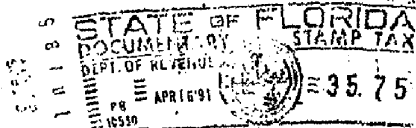
Whose Social Security No. is
whose postoffice address is 6632 Riverside Drive, Yanketown, Florida 32698

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Citrus
County, Florida, viz: ALTERNATE KEY #1028868

The North 160 feet of the West 25 feet of the S 1/2 of the SW 1/4 of the
SE 1/4 of the SE 1/4 AND the North 160 feet of the East 62.50 feet of the
S 1/2 of the SE 1/4 of the SW 1/4 of the SE 1/4 lying in Section 15,
Township 17 South, Range 17 East. LESS AND EXCEPT County Road and any portion
of caption land lying East of County Road. SUBJECT to an easement over and
across the North 25 feet thereof for road right-of-way.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants the title to said land, and will defend the same against the lawful claims of all persons whatsoever;
and that said land is free of all encumbrances except taxes accruing subsequent to
December 31, 1990.

(CORPORATE SEAL)

In Witness Whereof

the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed by its
proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

Signed, sealed and delivered in the presence of:

1. *[Signature]*
2. *[Signature]*
Witnesses please

STATE OF Florida
COUNTY OF Seminole

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared Patricia C. Woodard, attorney-in-fact for American General
Home Equity, Inc.

well known to me to be the President and
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of April

This instrument Prepared By:
William J. "Skip" Hudson, President
of Land Title Insurance of Citrus
County, Inc., P.O. Box 2049
Homosassa Springs, FL 32647.
In Connection With The
Issuance of a Title
Insurance Policy.

(seal)

Notary Public
Commission:

My commission expires 10/1/94

0891 PE 1333

FILED & INDEXED
CITRUS COUNTY
BETTY STRICKLAND
CLERK

91 APR 16

VERIFIED

Peck

Patricia C. Woodard
By *[Signature]*
Attorney-in-fact

President

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	6601 - MINI FARMS WEST
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001658 - 7 RIVER HEIGHTS 2ND ADD UNREC
Short Legal	N 160 FT OF W 25 FT OF S1/2 OF SW1/4 OF SE1/4 OF SE1/415-17-17 & N 160 FT OF E 62.5 FT OF S1/2 OF SE1/4 OF SW1/4OF SE1/4 LESS CO RD & ANY PART LYING E OF CO RD
Est. Parcel Sqft	13,832
Est. Parcel Acres	.32
Map SC-TW-RG	15-17S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	PECK RALPH
Mailing Address	217 W CONESTOGA RD DEVON PA 19333

All Owners

Name	Owner Type
PECK RALPH	HW - Husband And Wife
PECK JOANN	HW - Husband And Wife

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	\$7,200	\$6,310	\$13,510	\$10,352	\$0	\$10,352	\$0	\$196.76	Link
2024	\$7,200	\$5,950	\$13,150	\$9,411	\$0	\$9,411	\$0	\$163.63	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	\$13,510	14.8298	\$204.42

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
04/01/1991	\$6,500	0891/1333	17-17	I
10/01/1990	\$100	0873/0755	01-CORRECTIVE/QC/TD/COT	I
12/01/1988	\$20,000	0809/1160	00-WARRANTY DEED	I
10/01/1988	\$5,000	0809/1159	17-17	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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
02/11/2014	201401068	DEMOLITION OF ALL STRUCTURES ON PROPERTY (INCLUDIN	\$2,000	

Additional Site Addresses

Seq	Adrno	Dir	Street	Suffix	Suffix 2	City	Unit #
2	9052	N	RAINELLE	AVE		CRYSTAL RIVER	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0078-MISCL-RES-NON-WTR	U-UNIT	1.00	80.0	160			\$7,200	RURMH

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
0	1	WELL 4"-[3-UNIT]	1955			1	1	2,470
0	2	SEPTIC TANK TWO BEDROOM-[3-UNIT]	1955			1	1	1,920
0	3	SEPTIC TANK TWO BEDROOM-[3-UNIT]	1970			1	1	1,920

Total Misc Value

6,310

Legal Description**Legal Description**

N 160 FT OF W 25 FT OF S1/2 OF SW1/4 OF SE1/4 OF SE1/4
 15-17-17 & N 160 FT OF E 62.5 FT OF S1/2 OF SE1/4 OF SW1/4
 OF SE1/4 LESS CO RD & ANY PART LYING E OF CO RD
 SUBJECT TO AN EASEMENT OVER AND ACROSS THE NORTH 25 THEREOF
 FOR ROW.

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.

1028868

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923121

To: Tax Collector of CITRUS COUNTY, Florida

I,
KIM E. WEIDE
12448 CARLIN LAKE DR
PRESQUE ISLE, WI 54557,

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
1028868	2020/6043	06-01-2020
Legal Description		
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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
KIM E. WEIDE
12448 CARLIN LAKE DR
PRESQUE ISLE, WI 54557

01-24-2026
Application Date

Applicant's signature

Altkey: 1028868
PECK RALPH

Parcel ID: 17E17S15 23221
9050 N RAINELLE AVE , CRYSTAL RIVER, 34428

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	6601 - MINI FARMS WEST
Tax District	000X - WITHLACOOCHEE RIVER BASIN
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12/01/1988	\$20,000	0809/1160	00-WARRANTY DEED	I
10/01/1988	\$5,000	0809/1159	17-17	V
12/01/1987	\$9,000	0764/1572	11-11	I

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0	3	SEPTIC TANK TWO BEDROOM-[3-UNIT]	1970			1	1	

Total Misc Value

ZIP Code™ by Address (/zip-code-lookup.htm?byaddress)

ZIP Code™ by City and State (/zip-code-lookup.htm?bycitystate)

Cities by ZIP Code™ (/zip-code-lookup.htm?citybyzipcode)

FAQs

(https://www.usps.com/zip-code-lookup.htm)

Look Up a ZIP Code™

Go to

ZIP Code™ by Address

You entered:

6632 RIVERSIDE DR
YANKEETOWN FL

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. **Edit and search again.** ([zip-code-lookup.htm?byaddress](/zip-code-lookup.htm?byaddress))

6632 RIVERSIDE DR
YANKEETOWN FL **34498-2440**

Feedback

Look Up Another ZIP Code™

Edit and Search Again (/zip-code-lookup.htm?byaddress)