RECEIVED
By Tifani White at 3:03 pm, 6/12/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	BUFFALO BILL, LLC 1500 HWY A1A #1 VERO BEACH, FL 32963	Property Owner	MAREK BRIAN CHARLES WALKER SUSAN 10519 PENELOPE PL UNIT 102 NEW PORT RICHEY, FL 34654
Property description	INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 34 & 35 BLK 250	Application date	Nov 05, 2025
		Certificate #	2023 / 4511
		Date certificate issued	06/01/2023
		Account number	1777194

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)
# 2023/4511	06/01/2023	116.21	31.23	147.44
# 2024/4144	06/01/2024	128.00	16.80	144.80
			→ Part 2: Total*	**292.24**

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)
# 2025/4497	06/01/2025	135.97	6.25	9.35	151.57
# 2022/4962	06/01/2022	90.78	6.25	4.54	101.57
# 2021/5471	06/01/2021	89.36	6.25	38.20	133.81
				Part 3: Total*	**386.95**

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)	679.19
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	114.16
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)	127.93
7.	**Total Paid** (Lines 1-6)	1,346.28

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 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)	1,475.28
17.	Redemption fee	6.25
18.	Total amount to redeem	1,481.53
	Signature, Clerk of Court or Designee	Date of sale

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 #: 1777194

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
1500 HWY A1A #1
VERO BEACH, FL 32963

Owner on Current Tax Roll
MAREK BRIAN CHARLES
WALKER SUSAN
10519 PENELOPE PL UNIT 102
NEW PORT RICHEY, FL 34654

Additional Parties, Per Search

BRIAN CHARLES MAREK A/K/A — Title Holder
BRIAN MAREK
10519 PENELOPE PL UNIT 102
NEW PORT RICHEY, FL 34654

SUSAN WALKER — Title Holder
279 COMMUNITY DR
SMITHTOWN, NY 11787

SUSAN WALKER — Title Holder
280 GLORIA BLVD
HAUPPAUGE, NY 11788-4456

Certified By:

Christina Sedlak

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450
Phone: 352-341-6500 | Fax: 352-341-6514
www.citrustc.us

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

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 #: 923021

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
1777194	20E19S210020 02500 0340	1234 S HIGHLANDS AVE INVERNESS 34452

Legal Description
INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 34 & 35 BLK 250

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 4511	$5,388	No	No	No

Owner of Record on Current Tax Roll
BRIAN CHARLES MAREK, SUSAN WALKER

Billing Name & Address

10519 PENELOPE PL UNIT 102
NEW PORT RICHEY FL 34654

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: 05/14/2026 **Search covers** **20 years** **through:** 05/11/2026

Paul Evans
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
BRIAN CHARLES MAREK AND SUSAN WALKER 10519 PENELOPE PL, UNIT 102 NEW PORT RICHEY FL 34654	Quit Claim Deed Bk:3001 Pg:32	Legal description incorrectly references recording information for an old deed as the Plat Book and Page.
SUSAN WALKER 279 COMMUNITY DR SMITHTOWN NY 11787		Quit Claim Deed 1690-1834.
SUSAN WALKER 280 GLORIA BLVD HAUPPAUGE NY		Address is incomplete. Quit Claim Deed 2385-1459.

Related Documents (for Reference)

Quit Claim Deed
Bk:1690 Pg:1834

Quit Claim Deed
Bk:2385 Pg:1459

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
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019045446 BK: 3001 PG: 32 8/29/2019 2:29 PM 1 Receipt: 2019040130
RECORDING $18.50

INSTRUMENT PREPARED BY:
Elizabeth Crescenti
1504 Devenshire Rd.
Hauppauge, New York 11788

RETURN INSTRUMENT TO:
Brian Marek
10519 Penelope Pl.
Unit 102
New Port Richey, Florida 34654

Above This Line Reserved for Official Use Only

QUITCLAIM DEED

This Quitclaim Deed is made on 8/7/19 _____, 2019, between Elizabeth Crescenti, an unmarried woman, with an address of 1504 Deveonshire Rd, Hauppauge, New York 11788 (the "Grantor") and Brian Charles Marek and Susan Walker, husband and wife, with an address of 10519 Penelope Pl, Unit 102, New Port Richey, Florida 34654, as tenants by the entirety (collectively, the "Grantees").

WITNESSETH that said Grantor, for and in consideration of love and affection for the Grantees described herein and no other consideration, hereby remises, releases, and quitclaims unto Grantees, and all of Grantees' heirs and assigns forever, all of Grantor's right, title, interest, and claim in or to the real property located in Citrus County, Florida, described as follows (the "Property"):

LOTS 34 & 35, BLOCK 250,AS RECORDED IN PLAT BOOK 448, AT PAGE 325 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

Parcel Identification Number: 20E19S210020 02500 0340

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Grantees and Grantees' successors and assigns, forever.

The Property is not the homestead of Grantor.

This conveyance is subject to the following:

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019045446 BK: 3001 PG: 33 8/29/2019 2:29 PM 2 Receipt: 2019040130
RECORDING $18.50

1. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
2. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
3. All other presently recorded and validly existing instruments that affect the Property;
4. Taxes and assessments for the current year and all subsequent years; and
5. Zoning and other governmental regulations.

By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Grantees. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

Signed by the Grantor, Elizabeth Crescenti, on August 7th, 2019.

Signed, sealed and delivered in our presence:

Print Witness Name: Patricia Myles

Elizabeth Crescenti

Print Witness Name: Anthony Martello

STATE OF NEW YORK
COUNTY OF SUFFOLK

The foregoing instrument was acknowledged before me on August 7th, 2019, by Elizabeth Crescenti, who [ ] is personally known to me or [✓] has produced NY46 Drivers license as identification.

JACQUELINE V. BROWNE
Notary Public, State of New York
No. 01BR6089412
Qualified in Suffolk County
Commission Expires, Sep. 22, 2019

Notary Public—State of New York
(Print or Stamp Name, Commission # and Expiration below)

T CLAIM DEED

Return to: (enclose self addressed stamped envelope)

RAMCO FORM 8
OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $6.00
2004010996 BK:1690 PG:1834-1834
02/23/2004 11:38 AM 1 PG
LPATRICOFF,DC Receipt #007023

2004010996 1 PG

Instrument Prepared by:

Appraisers Parcel Identification

Number(s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, *Executed the* 19th *day of* Feb. 2004 (Date), *by* JOHN S. VALERIO *first party, to* SUSAN WALKER *whose post office address is* 279 Community Dr. Smithtown, NY 11787 *second party.*

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the first party, for and in consideration of the sum of $* Love & Affection *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* CITRUS *, State of* FLORIDA *, to-wit:*

LOCATION 001234 S. HIGHLANDS AVE. INVERNESS
SEC. 20 TWP: 19S RNG: 20E
INVERNESS HGLDS SOUTH LOTS 34 & 35
BLK 250

To Have and to Hold *The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *the said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Witness Signature (as to First Grantor) — Brian C. Marek
Printed Name: BRIAN C. MAREK

Witness Signature (as to First Grantor) — Elizabeth Hoy
Printed Name: ELIZABETH HOY

Witness Signature (as to Co-Grantor, if any)
Printed Name

Witness Signature (as to Co-Grantor, if any)
Printed Name

Grantor Signature — John S. Valerio — L.S.
Printed Name: JOHN S. VALERIO
Post Office Address: 280 GLORIA BLVD. HAUPPAUGE, NY 11788

Co-Grantor Signature, (if any) — Susan Walker — L.S.
Printed Name: SUSAN WALKER
Post Office Address: 279 Community Dr. Smithtown NY 11787

STATE OF New York)
COUNTY OF Nassau)

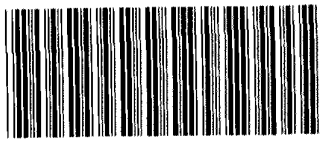
I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared John S. Valerio + Susan Walker known to me to be the person s described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: driver's licenses

NOTARY RUBBER STAMP SEAL
CAROLYN C. SHEEHY
Notary Public, State of New York
No. 4902497
Qualified in Nassau County
Commission Expires Aug. 10, 2005

Witness my hand and official seal in the County and State last aforesaid this 19 day of February 2004 (Date)
Notary Signature — Carolyn C. Sheehy
Printed Name: Carolyn C. Sheehy

Poor Original Quality

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $0.70
2010048712 BK:2385 PG:1459
11/03/2010 11:41 AM 2 PGS
KSKILES,DC Receipt #039264



2010048712 2 PGS

Recording requested by: _____

When recorded, mail to:

Name: Elizabeth Crescenti

Address: 7240 Lake Magnolia Apt B Dr.

City/State/Zip: New Port Richey, FL 34653

Space above reserved for use by Recorder's Office

Document prepared by:

Name Elizabeth Crescenti

Address 7240 Apt B-Lk Magnolia Dr.

City/State/Zip New Port Richey FL 34653

Property Tax Parcel/Account Number: _____

Quitclaim Deed

This Quitclaim Deed is made on October 13 - 2010, between Susan Walker, Grantor, of 280 Gloria Blvd, City of Hauppauge, State of New York, and Elizabeth Crescenti, Grantee, of 7240 Lake Magnolia Dr., City of New Port Richey, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 01234 S Highlands Ave., City of Inverness, State of Florida:

01234 S Highlands Ave. Inverness

Inverness Hglds South Lots 34-35

250 DESC IN OR BLK 448 PG. 325

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 10/13/10

Susan Walker
Signature of Grantor

SUSAN WALKER
Name of Grantor

John Marcek
Signature of Witness #1

JOHN MARCEK
Printed Name of Witness #1

Karen A. Sciacca
Signature of Witness #2

Karen A. Sciacca
Printed Name of Witness #2

State of NY County of Suffolk

On 10/13/10, the Grantor, Susan Walker,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

Notary Public,

In and for the County of Suffolk State of NY

My commission expires: TAMMY ELLIOTT Notary Public, State of New York No. 41-4903404 Qualified in Queens County Commission Expires Oct. 26, 13 Seal

Send all tax statements to Grantee.

Altkey: 1777194
MAREK BRIAN CHARLES

Parcel ID: 20E19S210020 02500 0340
1234 S HIGHLANDS AVE , INVERNESS, 34452

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	8710 - INVERNESS HIGHLANDS SOUTH AND WEST
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001043 - INVERNESS HIGHLANDS SOUTH
Short Legal	INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 34 & 35 BLK 250
Est. Parcel Sqft	9,467
Est. Parcel Acres	.22
Map SC-TW-RG	20-19S-20E

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

Mailing Address

Name	MAREK BRIAN CHARLES
Mailing Address	10519 PENELOPE PL UNIT 102 NEW PORT RICHEY FL 34654

All Owners

Name	Owner Type
MAREK BRIAN CHARLES	HW - Husband And Wife
WALKER SUSAN	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	$7,760	$0	$7,760	$5,388	$0	$5,388	$0	$118.92	Link
2024	$7,120	$0	$7,120	$4,898	$0	$4,898	$0	$88.60	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	$7,760	14.8298	$119.15

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
08/07/2019	$100	3001/0032	02-MIN DOC STAMP ($100)	V
10/01/2010	$100	2385/1459	01-CORRECTIVE/QC/TD/COT	V
02/01/2004	$100	1690/1834	02-MIN DOC STAMP ($100)	V
11/01/1976	$1,900	0448/0325	13-FROM DEVELOPERS	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	120			$7,760	MDR

Total Misc Value

Legal Description

Legal Description
INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 34 & 35 BLK 250

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.

1777194

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923021

To: Tax Collector of CITRUS COUNTY, Florida

I,
BUFFALO BILL, LLC
1500 HWY A1A #1
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
1777194	2023/4511	06-01-2023
Legal Description		
INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 34 & 35 BLK 250		

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
1500 HWY A1A #1
VERO BEACH, FL 32963

11-05-2025
Application Date

Applicant's signature

Altkey: 1777194
MAREK BRIAN CHARLES

Parcel ID: 20E19S210020 02500 0340
1234 S HIGHLANDS AVE , INVERNESS, 34452

Citrus County Property Appraiser, Cregg E. Dalton

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