

RECEIVED

By Tifani White at 3:05 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	BUFFALO BILL, LLC 1500 HWY A1A #1 VERO BEACH, FL 32963	Property Owner	SCHLICHTMAN HAROLD SCHLICHTMAN MABEL %RUTH AND ROBERT STANLEY 20002 QUEENS OAK CT SPRING, TX 77379-7755
Property description	INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 22 & 23 BLK 257	Application date	Nov 05, 2025
		Certificate #	2023 / 4524
		Date certificate issued	06/01/2023
		Account number	1779251

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)
# 2023/4524	06/01/2023	116.21	31.23	147.44
# 2024/4157	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)
# 2025/4507	06/01/2025	135.97	6.25	9.35	151.57
# 2022/4971	06/01/2022	90.78	6.25	4.54	101.57
# 2021/5479	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
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.

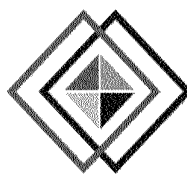
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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)



TAX DEED APPLICATION COVER LETTER

Account #: 1779251

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

SCHLICHTMAN HAROLD
SCHLICHTMAN MABEL
%RUTH AND ROBERT STANLEY
20002 QUEENS OAK CT
SPRING, TX 77379-7755

Additional Parties, Per Search

HAROLD SCHLICHTMAN AND MABEL
SCHLICHTMAN
8104 265TH ST
FLORAL PARK, NY 11004-1535

Title Holder

HAROLD SCHLICHTMAN, MABEL SCHLICHTMAN
20002 QUEENS OAK CT
SPRING, TX 77379-7755

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
1779251	20E19S210020 02570 0220	1144 CLOVER TER INVERNESS 34452

Legal Description

INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 22 & 23 BLK 257

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 4524	\$5,388	No	No	No

Owner of Record on Current Tax Roll

HAROLD SCHLICHTMAN, MABEL
SCHLICHTMAN

Billing Name & Address

%RUTH AND ROBERT STANLEY
20002 QUEENS OAK CT
SPRING TX 77379-7755

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:** 05/08/2026

Paul Evans
Title Examiner

General Examiner Comments:

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

HAROLD SCHLICHTMAN AND MABEL
SCHLICHTMAN
81-04 - 265TH STREET
FLORAL PARK NY

Document

Warranty Deed
Bk:395 Pg:30

Examiner Comments

Address is incomplete.

HAROLD SCHLICHTMAN, MABEL
SCHLICHTMAN
20002 QUEENS OAK CT
SPRING TX 77379-7755

Property
Appraiser

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**

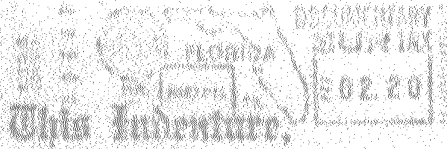
Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

None found.



This Indenture,

Made this 10th day of March, A. D. 1978

Between **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, party of the first part, and **HAROLD SCHLICHTMAN and NABEL SCHLICHTMAN**, his wife, whose permanent post office address is 81-04 - 255th Street, Floral Park,

of the County of Queens and State of New York;

parties of the second part, **Witnesseth**, That the said party of the first part, for and in consideration of the sum of ONE AND NO/100 Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said parties of the second part, and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Citrus and State of Florida, more particularly described as follows: Lots 22 and 23 in Block 2257,

ON MAP OF Inverness Highlands South 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, the following restrictions to run with the land:

1. Any and all buildings on said premises shall be neat and attractive in appearance, painted or stained on the outside, with no corrugated iron or sheet metal or tar paper on the exterior walls of any structure.
2. No open toilets shall be permitted on the premises, but all living accommodations shall be provided with toilet facilities processed with a septic tank.
3. No part of any building on the premises shall be constructed nearer than 25 feet from the front property line, nor nearer than five and ten feet from the side property lines, respectively.
4. There is no time limit as to when the purchaser may build, but the outside of building and roof must be completed within one (1) year after construction has started.
5. There shall be no trailers or tents allowed on the premises.
6. Only single family dwelling houses shall be constructed.
7. There shall be only one home constructed on a plot of land measuring 80 x 120, with minimum floor space in actual living quarters of 700 sq. feet.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; **Do Give and to Hold** the same in fee simple forever.

And the said party of the first part doth covenant with the said parties of the second part that it is lawfully seized of the said premises, that they are free from all encumbrances and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the party of the first part has caused this instrument to be signed in its name and to be sealed on the date above written by **Arthur Cassel**, pursuant to a Power of Attorney authorizing the same, duly filed and recorded in the office of the County Clerk of Citrus County of the State of Florida on the 25th day of February, 1978, in Book 12, page 136 (File #010412).

Signed, sealed and delivered in our presence:

Gladys Horowitz
K. D. [Signature]

CITRUS COUNTY LAND BUREAU, Inc.

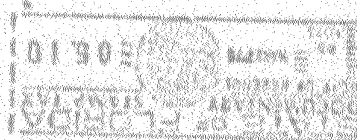
By [Signature]
Arthur Cassel,
or Attorney in Fact.

State of New York
County of Nassau

on this 18th day of March 1975, before me personally came Arthur Cassel to me known to be the individual described in and who executed the foregoing instrument and to me known to be the Attorney-in-Fact of Citrus County Land Bureau, Inc., the corporation described in, and who by its Attorney-in-Fact, executed the same, and acknowledged that he executed said instrument as the act and deed of said corporation by virtue of a Power of Attorney dated February 14th, 1955, and filed and recorded in the office of the Clerk of Citrus County, State of Florida, on the 25th day of February, 1955, in Book 12, page 136 (File #014412).

Arthur Cassel

NOTARY PUBLIC
State of New York
No. 20-110000
Qualified in Nassau County
Term Expires March 30, 1978



Warrantly Filed

CITRUS COUNTY LAND BUREAU, INC.

By
HAROLD SCHUCHMAN and
WAGEL SCHUCHMAN, his wife.

Date March 18, 1975

Abstract of Description

State of Florida,
County of Nassau

On this day of March, 1975, at Citrus County, Florida, the instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages of Book in the public records of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Judicial Circuit of said State, to and for said County.

Notary Public
D.C.

FILED 1975

FILED & RECORDED
CITRUS COUNTY FLORIDA
WALT DICKSON, CLERK
75 MAR 27 PM 12 00

VERIFIED BY:

D.C.

Altkey: 1779251
SCHLICHTMAN HAROLD

Parcel ID: 20E19S210020 02570 0220
1144 CLOVER TER , 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 22 & 23 BLK 257
Est. Parcel Sqft 9,602
Est. Parcel Acres .22
Map SC-TW-RG 20-19S-20E

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

Mailing Address

Name SCHLICHTMAN HAROLD
Mailing Address 20002 QUEENS OAK CT
SPRING TX 77379 7755

All Owners

Name	Owner Type
SCHLICHTMAN HAROLD	HW - Husband And Wife
SCHLICHTMAN MABEL	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	Inst Type	V/I
03/18/1975	\$1,700	0395/0030	00-WARRANTY DEED	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

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INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 22 & 23 BLK 257

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.

1779251

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923022

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
1779251	2023/4524	06-01-2023
Legal Description		
INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 22 & 23 BLK 257		

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: 1779251
SCHLICHTMAN HAROLD

Parcel ID: 20E19S210020 02570 0220
1144 CLOVER TER , INVERNESS, 34452

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
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