RECEIVED
By Tifani White at 3:07 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	TARPON IV LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160
Property description	INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 44, 45 & 46 BLK 257	Application date	Nov 05, 2025
		Certificate #	2023 / 4525
		Date certificate issued	06/01/2023
		Account number	1779332

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)
# 2023/4525	06/01/2023	152.70	41.04	193.74
# 2024/4158	06/01/2024	170.40	22.37	192.77
			→ Part 2: Total*	**386.51**

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)
# 2025/4508	06/01/2025	182.31	6.25	9.12	197.68
# 2022/4972	06/01/2022	119.63	6.25	5.98	131.86
# 2021/5480	06/01/2021	117.41	6.25	44.91	168.57
				Part 3: Total*	**498.11**

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)	884.62
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	158.62
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)	154.17
7.	**Total Paid** (Lines 1-6)	1,622.41

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)	1,751.41
17.	Redemption fee	6.25
18.	Total amount to redeem	1,757.66
	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 #: 1779332

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
TARPON IV 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
TARPON IV LLC PO BOX 100736 ATLANTA, GA 30384-0736	Title Holder
TARPON IV LLC 1101 BRICKELL AVE SUITE N1700 MIAMI, FL 33131	Title Holder
JONATHAN POLITANO, REGISTERED AGENT O/B/O TARPON IV, LLC	Title Holder's Agent/ Rep

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

TWJ PAN FLORIDA LLC
18305 BISCAYNE BLVD. SUITE 400
AVENTURA, FL 33160

JONATHAN POLITANO, REGISTERED AGENT O/B/O TARPON IV, LLC
TWJ PAN FLORIDA LLC
1101 BRICKELL AVE
SUITE N1700
MIAMI, FL 33131

Title Holder's Agent/ Rep

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

TDA #: 923023

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
1779332	20E19S210020 02570 0440	1153 BLUE BONNET TER INVERNESS 34452

Legal Description
INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 44, 45 & 46 BLK 257

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 4525	$8,082	No	No	No

Owner of Record on Current Tax Roll
TARPON IV 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: 05/15/2026 **Search covers** **20 years** **through:** 05/11/2026

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
TARPON IV LLC 18305 BISCAYNE BOULEVARD SUITE 400 AVENTURA FL 33160	Tax Deed Bk:2385 Pg:1954	
JONATHAN POLITANO, REGISTERED AGENT O/B/O TARPON IV, LLC TWJ PAN FLORIDA LLC 18305 BISCAYNE BLVD. SUITE 400 AVENTURA FL 33160	Sunbiz - Owner	
TARPON IV LLC PO BOX 100736 ATLANTA GA 30384-0736		Proof of Publication in 2385-1955

Related Documents (for Reference)

Warranty Deed
Bk:1743 Pg:479

Proof of Publication
Bk:2385 Pg:1955

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:2817 Pg:1054	

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

2010048847 1 PG

RETURN TO:
TARPON IV LLC
18305 BISCAYNE BOULEVARD SUITE 400
AVENTURA, FL 33160

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $15.40
2010048847 BK:2385 PG:1954
11/04/2010 08:58 AM 1 PG
BTENNEY,DC Receipt #039120

Tax Deed File No. 2010-514
Property Identification No. 1779332

TAX DEED

STATE OF FLORIDA
COUNTY OF CITRUS

The following Tax Sale Certificate Numbered 07-4292 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:

TARPON IV 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 2, 2010 in the County of Citrus, State of Florida, in consideration of the sum of ($ 2,120.50), 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 SOUTH LOTS 44, 4 5 & 46 BLK 257 DESC IN OR BK 282 PG 85

Witnesses:
Bonnie C Tenney
Bonnie C Tenney
Tammy S. Kirby
Tammy S. Kirby

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

CIRCUIT COURT CLERK SUUM CUIQUE 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 Public - State of Florida
My Comm. Expires Oct 13, 2013
Commission # DD 900617

Shelley Sansone
Notary Name

rev. 7/31/2003



Detail by Entity Name

Foreign Limited Liability Company
TARPON IV, LLC

Filing Information

Document Number	M16000001742
FEI/EIN Number	56-2656754
Date Filed	02/29/2016
State	DE
Status	ACTIVE

Principal Address

1101 BRICKELL AVE
SUITE N1700
MIAMI, FL 33131

Changed: 03/06/2023

Mailing Address

18305 BISCAYNE BLVD.
SUITE 400
AVENTURA, FL 33160

Registered Agent Name & Address

TWJ Pan Florida LLC
Jonathan Politano
18305 BISCAYNE BLVD.
Suite 400
AVENTURA, FL 33160

Name Changed: 03/29/2019

Address Changed: 03/06/2023

Authorized Person(s) Detail

Name & Address

Title Authorized Member

TWJ PAN-FLORIDA, LLC
1101 BRICKELL AVE
SUITE N1700
MIAMI, FL 33131

Title Manager

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

Title Manager

Politano, Jonathan
18305 BISCAYNE BLVD.
SUITE 400
AVENTURA, FL 33160

Annual Reports

Report Year	Filed Date
2024	03/18/2024
2025	04/14/2025
2026	03/02/2026

Document Images

03/02/2026 -- ANNUAL REPORT	View image in PDF format
04/14/2025 -- ANNUAL REPORT	View image in PDF format
03/18/2024 -- ANNUAL REPORT	View image in PDF format
03/06/2023 -- ANNUAL REPORT	View image in PDF format
04/04/2022 -- ANNUAL REPORT	View image in PDF format
08/31/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/15/2021 -- ANNUAL REPORT	View image in PDF format
03/03/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/19/2019 -- ANNUAL REPORT	View image in PDF format
03/01/2018 -- ANNUAL REPORT	View image in PDF format
02/16/2017 -- ANNUAL REPORT	View image in PDF format
02/29/2016 -- Foreign Limited	View image in PDF format

2004049824 1 PG

THIS INSTRUMENT PREPARED BY & RETURN TO:
RE/ ONE, INC a California corp.
C/o REAL ESTATE ONE
7801 Melrose Ave #6 Los Angeles, CA. 90046

Property Appraisers Parcel Identification (folio) Numbers: **1779332**
Grantee SS # and

----------Space Above This Line For Recording Data----------

THIS WARRANTY DEED, made the 11th day of July, 2003, by
Mario M Chalpoutis & Kam A Chalpoutis
Hereinafter called the Grantors, to

RE/ ONE, inc a California Corp.
Whose post office address is: 7801 Melrose Ave #6 Los Angeles, CA. 90046
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 grantors, for and in consideration of the sum of ONE THOUSAND AND 00/100..... ($ 1000.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and con firms unto the grantee all that certain land situate in Citrus County, State of Florida, ViZ,:

INVERNESS HGLDS SOUTH LOTS 44, 45 & 46, BLOCK 257, SECTION 21, TOWNSHIP 19, RANGE 20, as described in O.R. Book 282, page 85, public records of Citrus County, Florida.

, Inverness, Citrus County, Florida.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in simple fee forever.

AND, the grantors hereby covenant with said grantees that the grantors is lawfully seized of said land in fee simple; that the grantors have good right and lawful to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Althew Sherman
Witness #1 Printed Name

Witness #2 Signature

Mark Benedict
Witness #2 Printed Name

Mario M Chalpoutis L.S.

Kam A Chalpoutis

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 15 day of July, 2003 by

_____ who are personally known to me or has produced

_____ as identification.

SEAL

OFFICIAL SEAL
STEVE T IDDINGS
NOTARY PUBLIC-OREGON
COMMISSION NO. 345945
MY COMMISSION EXPIRES JUNE 5, 2005

Notary Public

My Commission Expires: June 5-2005 **Printed Notary Name** Steve T Iddings

****Poor Quality Notary Seal****

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $7.00
2004049824 BK:1743 PG:479-479
07/15/2004 03:58 PM 1 PG
T-KIRBY,DC Receipt #031616

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

2966-1006 WCRN PUBLIC NOTICE APPLICATION NO: 2010-514 NOTICE IS HEREBY GIVEN: TARPON IV 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 descripti

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 16 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

DEBORAH L. MC PHERSON
Comm# DD0833193
Expires 10/22/2012
Florida Notary Assn., Inc

2010048848 2 PGS

2966-1006 WCRN
PUBLIC NOTICE
APPLICATION NO:
2010-514

NOTICE IS HEREBY GIVEN: TARPON IV 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:07-4292
YEAR OF ISSUANCE:2007
DESCRIPTION OF PROPERTY:INVERNESS HGLDS SOUTH LOTS 44, 4 5 & 46 BLK 257 DESC IN OR BK 282 PG 85
NAME IN WHICH ASSESSED: RE ONE INC
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.

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
2010048848 BK:2385 PG:1955
11/04/2010 08:58 AM 2 PGS
BTENNEY,DC Receipt #039120

CLERK'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF CITRUS

RE: TAX DEED APPLICATION NO: 2010-514

CERTIFICATE NO: 07-4292

ISSUED: 2007

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:

CENTURY BANK FSB
C/O SCOTT D MCKAY ESQ MCKAY LAW FIRM PA
2055 WOOD STREET SUITE 120
SARASOTA, FL 34237

OCCUPANT
#6 7801 MELROSE AVE
LOS ANGELES, CA 90046

RE ONE INC
#6 7801 MELROSE AVE
LOS ANGELES, CA 90046

TARPON IV LLC
PO BOX 100736
ATLANTA, GA 303840736

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

Bonnie C. Tenney, Deputy Clerk

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017012798 BK: 2817 PG: 1054 3/20/2017 4:08 PM 1 Receipt: 2017011668
RECORDING $18.50

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

CITRUS COUNTY,
a political subdivision of the state of Florida
Petitioner,
Vs.
TARPON IV LLC
1580 W. Bertine Ct.
Dunnellon, FL
Respondent

Case No. 203423

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Gregg R. Brennan on March 15, 2017, 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. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 1580 W. Bertine Ct., Dunnellon, Citrus County, a political subdivision of the state of Florida. The Property is described as ALT KEY: 2490535, N 330 FT OF E 660 FT OF SE1/4 OF NW1/4 SEC 2/17/18 DESC IN OR BK 1323 PG 878: Parcel ID: 18E17S02 42100

After an investigation by Code Officer JC Charlton, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property. To Wit: Furniture and scrap metal on the property and other miscellaneous trash and debris."

The Respondent was not present despite being notified via Certified Mail.

Code Officer JC Charlton testified that his initial inspection was conducted on December 28, 2016 at which time the violation was confirmed. He has not had any contact with the property owner. Upon his final inspection on March 14, 2017, the property remains in violation.

II. CONCLUSIONS OF LAW:

Respondent is in violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property. To Wit: Furniture and scrap metal on the property and other miscellaneous trash and debris."

The Respondent can abate the violation by removing the junk and debris from the property or placing it in a permitted enclosed structure.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017012798 BK: 2817 PG: 1055 3/20/2017 4:08 PM 2 Receipt: 2017011668
RECORDING $18.50

Citrus County v. Tarpon IV LLC
Case No. 203423

III. ORDER:

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

The Respondent is granted 30 days from the date of this order to abate the violation. 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 Tarpon IV 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 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 20th day of March, 2017, at Lecanto, Florida.

BY: _____
Gregg R. Brennan, 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 Tarpon IV LLC; c/o Jonathan Politano, R.A.; 18305 Biscayne Blvd. Suite 400; Aventura, FL 33160, this the 20 day of March, 2017.

Cortney Marsh
Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

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.

Cortney Marsh
Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 20 day of March, 2017, by **Cortney Marsh**, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

Stephanie Stevens
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Stephanie Stevens
Commission No.: FF 897460
Expiration Date: 8-15-19

STEPHANIE STEVENS
Commission # FF 897460
Expires August 15, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Altkey: 1779332
TARPON IV LLC

Parcel ID: 20E19S210020 02570 0440
1153 BLUE BONNET 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 44, 45 & 46 BLK 257
Est. Parcel Sqft	14,403
Est. Parcel Acres	.33
Map SC-TW-RG	20-19S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	TARPON IV LLC
Mailing Address	18305 BISCAYNE BLVD STE 400 AVENTURA FL 33160

All Owners

Name		Owner Type
TARPON IV LLC		BU - Business

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	$11,640	$0	$11,640	$8,082	$0	$8,082	$0	$165.23	Link
2024	$10,680	$0	$10,680	$7,347	$0	$7,347	$0	$130.83	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	$11,640	14.8298	$176.69

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	$2,200	2385/1954	01-CORRECTIVE/QC/TD/COT	V
07/01/2003	$1,000	1743/0479	00-WARRANTY DEED	V
06/01/2001	$1,500	1432/0007	01-CORRECTIVE/QC/TD/COT	V
03/22/1971	$3,800	0282/0085	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
2	0008-SFR NON-WATERFRONT	F-FRONT FOOT	40.00	40.0	120			$3,880	MDR

Total Misc Value

Legal Description

Legal Description
INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 44, 45 & 46 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.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923023

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
1779332	2023/4525	06-01-2023
Legal Description		
INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 44, 45 & 46 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

Applicant's signature

11-05-2025
Application Date

Altkey: 1779332
TARPON IV LLC

Parcel ID: 20E19S210020 02570 0440
1153 BLUE BONNET 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
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Tax Estimate upon sale of the property (no assessment capping or exemptions)

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Total Misc Value