RECEIVED
By Tifani White at 4:15 pm, 6/17/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	BUFFALO BILL, LLC 1500 HWY A1A #1 VERO BEACH, FL 32963	Property Owner	MARTINEZ SANTIAGO J 604 W AVENUE G APT A GARLAND, TX 75040
Property description	CITRUS SPRINGS UNIT 27 PB 9 PG 54 LOT 29 BLK 1459	Application date	Nov 05, 2025
		Certificate #	2023 / 2595
		Date certificate issued	06/01/2023
		Account number	2134593

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)
# 2023/2595	06/01/2023	139.10	62.60	201.70
			→ Part 2: Total*	**201.70**

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)
# 2025/2477	06/01/2025	158.59	6.25	7.93	172.77
# 2024/2298	06/01/2024	153.92	6.25	17.32	177.49
				Part 3: Total*	**350.26**

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)	551.96
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	159.52
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)	119.33
7.	**Total Paid** (Lines 1-6)	1,255.81

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 17th 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)	1,384.81
17.	Redemption fee	6.25
18.	Total amount to redeem	1,391.06
	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 #: 2134593

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
MARTINEZ SANTIAGO J
604 W AVENUE G APT A
GARLAND, TX 75040

Additional Parties, Per Search
CITRUS SPRINGS CIVIC ASSOCIATION INC — Other Party
1570 W CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

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

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

Certified By:

Christina Sedlak

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 #: 923047

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
2134593	18E17S100270 14590 0290	11193 N ADLER DR CITRUS SPRINGS 34434

Legal Description
CITRUS SPRINGS UNIT 27 PB 9 PG 54 LOT 29 BLK 1459

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 2595	$3,881	No	No	No

Owner of Record on Current Tax Roll
SANTIAGO J MARTINEZ

Billing Name & Address

604 W AVENUE G APT A
GARLAND TX 75040

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: 05/29/2026 **Search covers** **20 years** **through:** 05/28/2026

Paul Evans
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
SANTIAGO J. MARTINEZ 604 W. AVENUE G, APT. #A GARLAND TX 75040	Warranty Deed Bk:1295 Pg:2066	

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

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1063349

VERIFIED BY:
DF D.C.

6.00
84.00

This Instrument Prepared By:
Nancy Roche
FIVE POINTS TITLE SERVICES CO., INC.
8014 S. W. 135th Street Road
Ocala, Florida 34473

Account No. 516-516-039933
12,000.00

Documentary Tax Paid
$ 84.00
Intangible Tax Paid
$ 0
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: CAB D.C.

WARRANTY DEED
(Statutory Form-Section 689.02 F.S.)

This Indenture, made on this 5 day of March, 1999, Between **FINOVA CAPITAL CORPORATION**, a corporation existing under the laws of the State of Delaware, having its principal place of business at Suite 410, 7272 East Indian School Road, Scottsdale, Arizona 85251, and lawfully authorized to transact business in the State of Florida, grantor*, and

SANTIAGO J. MARTINEZ , An Unmarried Person

Social Security No [redacted]
whose post office address is: **604 W. AVENUE G, APT. #A, GARLAND, TX 75040**

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to wit:

Property Folio No.: R10 17S18E0270 14590 0290

Lot 29, of Block 1459, of CITRUS SPRINGS UNIT 27, a Subdivision, according to the Plat thereof, as recorded in Plat Book 9, at Pages 54 through 70, of the Public Records of Citrus County, Florida

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the year 1999 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.

Darci Powell

Tara R Wallace

FINOVA CAPITAL CORPORATION,
a Delaware corporation

By: Cynthia L. C.
CYNTHIA L. CAIN, Vice-President
7272 East Indian School Road, Scottsdale, AZ 85251

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on this 5 day of March, 1999, by CYNTHIA L. CAIN, Vice-President of FINOVA CAPITAL CORPORATION, a Delaware corporation, on behalf of the corporation, under authority duly vested in her by said corporation and that the seal affixed hereto is the true corporate seal of said corporation. She is personally known to me.

Notary Public

OFFICIAL SEAL
EDDIE R MYLAN
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Comm. Expires Sept. 15, 2000

GROUP84

BK 1295 PG 2066

1999 MR 24 PM 1:36

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

Florida Department of State, Division of Corporations

Altkey: 2134593
MARTINEZ SANTIAGO J

Parcel ID: 18E17S100270 14590 0290
11193 N ADLER DR , CITRUS SPRINGS, 34434

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 SPRINGS UNIT 27 PB 9 PG 54 LOT 29 BLK 1459
Est. Parcel Sqft	10,074
Est. Parcel Acres	.23
Map SC-TW-RG	03-17S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	MARTINEZ SANTIAGO J
Mailing Address	604 W AVENUE G APT A GARLAND TX 75040

All Owners

Name	Owner Type
MARTINEZ SANTIAGO J	IN - Individual

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	$13,650	$0	$13,650	$3,881	$0	$3,881	$0	$166.17	Link
2024	$7,800	$0	$7,800	$3,528	$0	$3,528	$0	$109.22	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	$13,650	14.8298	$236.50

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

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/01/1999	$12,000	1295/2066	11-11	V
08/01/1997	$100	1202/1760	02-MIN DOC STAMP ($100)	V
02/06/1990	$7,733,700	0844/0936	04-TO OR FROM BANKS/LOAN CO.	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	78.00	78.0	125			$13,650	PDR

Total Misc Value

Legal Description

Legal Description
CITRUS SPRINGS UNIT 27 PB 9 PG 54 LOT 29 BLK 1459

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.

2134593

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923047

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
2134593	2023/2595	06-01-2023
Legal Description		
CITRUS SPRINGS UNIT 27 PB 9 PG 54 LOT 29 BLK 1459		

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: 2134593
MARTINEZ SANTIAGO J

Parcel ID: 18E17S100270 14590 0290
11193 N ADLER DR , DUNNELLON, 34434

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
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