

RECEIVED

By Tifani White at 8:34 am, 6/18/26

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	SHRINER WAYNE E BARE BOBBY JOE 1419 HICKORY AVE PUNTA GORDA, FL 33951
Property description	CITRUS SPGS UNIT 27 PB 9 PG 54 LOT 19 BLK 1484	Application date	Nov 05, 2025
		Certificate #	2023 / 2676
		Date certificate issued	06/01/2023
		Account number	2169711

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)
# 2023/2676	06/01/2023	346.61	125.65	472.26
→ Part 2: Total*				472.26

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)
# 2025/2546	06/01/2025	191.08	6.25	9.55	206.88
# 2024/2366	06/01/2024	185.99	6.25	20.92	213.16
Part 3: Total*					420.04

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)	892.30
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	191.72
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)	158.45
7. Total Paid (Lines 1-6)	1,667.47

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 18th 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)	1,796.47
17. Redemption fee	6.25
18. Total amount to redeem	1,802.72
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.

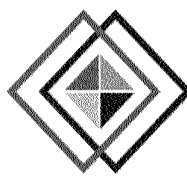
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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 #: 2169711

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

SHRINER WAYNE E
BARE BOBBY JOE
1419 HICKORY AVE
PUNTA GORDA, FL 33951

Additional Parties, Per Search

BEVERLY SHRINER
9 MEADOW LANE
THURMONT, MD 21788

Other Party

CITRUS SPRINGS CIVIC ASSOCIATION INC
1570 W CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

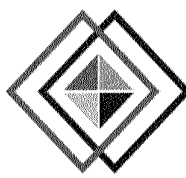
Other Party

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

Other Party

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

Other Party



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

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

ESTATE OF WAYNE E SHRINER A/K/A WAYNE Title Holder
EDWARD SHRINER, DECEASED
9 MEADOW LANE
THURMONT, MD 21788

ESTATE OF WAYNE E. SHRINER, DECEASED Title Holder
4300 RIVERSIDE DR, LOT #60
PUNTA GORDA, FL 33982-1720

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
2169711	18E17S100270 14840 0190	1929 W G MARTINELLI BLVD CITRUS SPRINGS 34434

Legal Description

CITRUS SPGS UNIT 27 PB 9 PG 54 LOT 19 BLK 1484

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 2676	\$4,232	No	No	No

Owner of Record on Current Tax Roll

WAYNE E SHRINER, BOBBY JOE BARE

Billing Name & Address

1419 HICKORY AVE
PUNTA GORDA FL 33951

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:** 05/26/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
ESTATE OF WAYNE E. SHRINER, DECEASED 4300 RIVERSIDE DR, LOT #60 PUNTA GORDA FL 33982-1720	Warranty Deed Bk:1263 Pg:833	
ESTATE OF WAYNE EDWARD SHRINER, DECEASED 9 MEADOW LANE THURMONT MD 21788		Death Certificate 2113-1685.
BOBBY JOE BARE 1419 HICKORY AVENUE PUNTA GORDA FL 33951	Order of Summary Administration Bk:3386 Pg:1132	

Related Documents (for Reference)

Death Certificate
Bk:2113 Pg:1685

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
BEVERLY SHRINER 9 MEADOW LANE THURMONT MD 21788	Death Certificate Bk:2113 Pg:1685	
CITRUS SPRINGS CIVIC ASSOCIATION, INC. P.O. BOX 236 HOLDER FL 34445	Sunbiz Civic Association	
ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W. CITRUS SPRINGS BLVD. CITRUS SPRINGS FL 34434	Sunbiz Civic Association	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

1031655

VERIFIED BY:

DB D.C.

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Nancy Roche
FIVE POINTS TITLE SERVICES CO., INC.
999 Brickell Avenue, Suite 700
Miami, Florida 33131

Account No. 516-516-037634
11,500.00

WARRANTY DEED

(Statutory Form-Section 689.02 F.S.)

Documentary Tax Paid
\$ 80.50
Intangible Tax Paid
\$
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: JK D.C.

This Indenture, made on this 17 day of June, 1998. 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

WAYNE E. SHRINER and NANCY SHRINER n/k/a NANCY BARE

Social Security No.:
whose post office address is: **4306 RIVERSIDE DR, LOT #60, PUNTA GORDA, FL 33982-1720**

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.: KEY: 2169711

Lot 19, of Block 1484, of CITRUS SPRINGS UNIT TWENTY-SEVEN, 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 1997 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.

Julie Evenson
Delores A. Walker, Witness
JULIE EVENSON

P. J. Pence
P. J. Pence, Witness

FINOVA CAPITAL CORPORATION,
a Delaware corporation

By: *Cynthia L. Cain*
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 17 day of June, 1998, 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.

Eddie R. Mylan
Notary Public



GROUP 59A

Log 210

BK 1263 PG 0833

1998SP 11 AM 11:32



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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
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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

Altkey: 2169711
SHRINER WAYNE E

Parcel ID: 18E17S100270 14840 0190
1929 W G MARTINELLI BLVD , 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 SPGS UNIT 27 PB 9 PG 54 LOT 19 BLK 1484
Est. Parcel Sqft	11,116
Est. Parcel Acres	.26
Map SC-TW-RG	02-17S-18E

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

Mailing Address

Name	SHRINER WAYNE E
Mailing Address	1419 HICKORY AVE PUNTA GORDA FL 33951

All Owners

Name	Owner Type
SHRINER WAYNE E	EO - Estate Of
BARE BOBBY JOE	TC - Tenants In Common

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	\$15,230	\$0	\$15,230	\$4,232	\$0	\$4,232	\$0	\$199.71	Link
2024	\$8,700	\$0	\$8,700	\$3,847	\$0	\$3,847	\$0	\$138.83	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	00CS	CITRUS SPRINGS	\$15,230	14.8298	\$281.70

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
0147	WATER UTILITY AVAIL ASMT	\$21.77

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
05/05/2023	\$100	3386/1132	01-CORRECTIVE/QC/TD/COT	V
06/01/1998	\$11,500	1263/0833	11-11	V
08/01/1997	\$100	1202/1760	02-MIN DOC STAMP (\$100)	V
02/01/1989	\$100	0807/1492	14-SALE / MORE THAN 1 PARCEL	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	85.00	85.0	121			\$15,230	PDR

Total Misc Value

Legal Description

Legal Description

CITRUS SPGS UNIT 27 PB 9 PG 54 LOT 19 BLK 1484

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.

2169711

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923050

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
2169711	2023/2676	06-01-2023
Legal Description		
CITRUS SPGS UNIT 27 PB 9 PG 54 LOT 19 BLK 1484		

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: 2169711
SHRINER WAYNE E

Parcel ID: 18E17S100270 14840 0190
1929 W G MARTINELLI BLVD , DUNNELLON, 34434

Citrus County Property Appraiser, Cregg E. Dalton

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Total Misc Value

[ZIP Code™ by Address \(/zip-code-lookup.htm?byaddress\)](/zip-code-lookup.htm?byaddress)[ZIP Code™ by City and State \(/zip-code-lookup.htm?bycitystate\)](/zip-code-lookup.htm?bycitystate)[Cities by ZIP Code™ \(/zip-code-lookup.htm?citybyzipcode\)](/zip-code-lookup.htm?citybyzipcode)[FAQs](#)<https://www.usps.com/zip-code-lookup.htm>

Look Up a ZIP Code™

ZIP Code™ by Address

You entered:

1419 HICKORY AVE
PUNTA GORDA 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))

1419 HICKORY AVE
PUNTA GORDA FL **33950-6241**

[Feedback](#)[Look Up Another ZIP Code™](#)[Edit and Search Again \(/zip-code-lookup.htm?byaddress\)](/zip-code-lookup.htm?byaddress)