

RECEIVED

By Tifani White at 8:36 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	COWAN THOMAS L COWAN THERESA E 151 SPRINGFIELD RD SOMER, CT 06071
Property description	CITRUS SPRINGS UNIT 22 PB 7 PG 93 LOT 4 BLK 1580	Application date	Nov 05, 2025
		Certificate #	2023 / 2762
		Date certificate issued	06/01/2023
		Account number	2195606

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)
# 2023/2762	06/01/2023	137.74	54.24	191.98
# 2024/2437	06/01/2024	159.35	20.91	180.26
→ Part 2: Total*				372.24

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)
# 2025/2632	06/01/2025	164.16	6.25	8.21	178.62
# 2022/2969	06/01/2022	109.96	6.25	12.51	128.72
# 2021/3625	06/01/2021	110.61	6.25	52.26	169.12
# 2020/4467	06/01/2020	94.64	6.25	84.58	185.47
# 2019/4571	06/01/2019	103.85	6.25	121.50	231.60
Part 3: Total*					893.53

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)	1,265.77
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	179.26
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)	196.35
7. Total Paid (Lines 1-6)	2,066.38

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 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)	2,195.38
17. Redemption fee	6.25
18. Total amount to redeem	2,201.63
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.

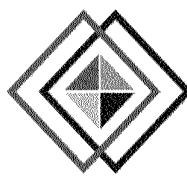
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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)



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 2195606

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

COWAN THOMAS L
COWAN THERESA E
151 SPRINGFIELD RD
SOMER, CT 06071

Additional Parties, Per Search

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

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

Other Party

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

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

TitleExpress®

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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
2195606	18E17S100220 15800 0040	6755 N PAVILION LOOP CITRUS SPRINGS 34433

Legal Description

CITRUS SPRINGS UNIT 22 PB 7 PG 93 LOT 4 BLK 1580

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 2762	\$4,100	No	No	No

Owner of Record on Current Tax Roll
THOMAS L COWAN, THERESA E COWAN

Billing Name & Address

151 SPRINGFIELD RD
SOMER CT 06071

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:** 05/27/2026

Paul Evans
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
THOMAS L. COWAN AND THERESA E. COWAN 151 SPRINGFIELD ROAD SOMER CT 06071	Warranty Deed Bk:586 Pg:1511	

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

5-30304-40

2,525

This instrument was prepared by
The Deltona Corporation,
by Joyce R. Dooley,
3350 S.W. 3rd Avenue
Miami, Florida 33129

AFTER RECORDING PLEASE RETURN TO:
RECORDING DEPT., DELTONA CORPORATION
3350 S.W. 3RD AVE., MIAMI, FL. 33129

Warranty Deed

REC. 4.00
DOC. 11.70
TOT. 15.70

This Indenture, made this 20th day of October, A.D. 19 81

BETWEEN THE DELTONA CORPORATION, a corporation existing under the laws of the State of Delaware, having a place of business in the County of Dade and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and

Thomas L. COWAN and Theresa E. COWAN

parties of the second part, whose mailing address is: 151 Springfield Road
Somers, Connecticut 06071

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land situate, lying and being in the County of Citrus and State of Florida, to-wit:

Lot 4 Block 1580 of Citrus Springs Unit TWENTY-TWO
a Subdivision according to the Plat thereof, recorded in Plat Book 7
Page 93-109 of the Public Records of Citrus County, Florida.

This deed is executed subject to restrictions, reservations and easements of record and taxes from the date of this deed and subsequent years.

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.

Signed, sealed and delivered
in the presence of us:

IN WITNESS WHEREOF

the said party of the first part has caused these presents to be signed in its name by its authorized agent and its corporate seal to be affixed the day and year above written.

Richard R. Dooley

Joyce R. Dooley

STATE OF FLORIDA }
COUNTY OF DADE } SS

THE DELTONA CORPORATION,

By *Joyce R. Dooley* (Corporate Seal)
Joyce R. Dooley (Authorized Agent)

I HEREBY CERTIFY, that on this 20th day of October, A.D. 19 81
before me personally appeared Joyce R. Dooley of THE DELTONA CORPORATION, a corporation under the laws of the State of Delaware, to me known to be the person who signed the foregoing instrument as such agent and acknowledged the execution thereof to be his free act and deed as such agent for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida the day and year last aforesaid.

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 28 1985
BONDED INTO OFFICE JAN. 10 1984

Marguerite E. Jensen (SEAL)
Notary Public, State of
Florida at Large

18 1 13 1

BOOK 586 PAGE 1511

808908



[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

<u>01/16/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2025 -- Amendment</u>	View image in PDF format
<u>11/25/2024 -- Amendment</u>	View image in PDF format
<u>05/02/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/29/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/26/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>06/07/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/12/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/12/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/27/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/05/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/27/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/27/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/25/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/27/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/26/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/21/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/1995 -- ANNUAL REPORT</u>	View image in PDF format

Florida Department of State, Division of Corporations

Altkey: 2195606
COWAN THOMAS L

Parcel ID: 18E17S100220 15800 0040
6755 N PAVILION LOOP , CITRUS SPRINGS, 34433

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1522 - CITRUS SPRINGS UNIT 22
Tax District 00CS - CITRUS SPRINGS
Subdivision 000396 - CITRUS SPRINGS UNIT 22
Short Legal CITRUS SPRINGS UNIT 22 PB 7 PG 93 LOT 4 BLK 1580
Est. Parcel Sqft 10,000
Est. Parcel Acres .23
Map SC-TW-RG 33-17S-18E

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

Mailing Address

Name COWAN THOMAS L
Mailing Address 151 SPRINGFIELD RD
SOMER CT 06071

All Owners

Name	Owner Type
COWAN THOMAS L	TC - Tenants In Common
COWAN THERESA E	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	\$13,040	\$0	\$13,040	\$4,100	\$0	\$4,100	\$0	\$186.73	Link
2024	\$8,400	\$0	\$8,400	\$3,727	\$0	\$3,727	\$0	\$114.30	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	\$13,040	14.8298	\$227.45

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
10/20/1981	\$2,600	0586/1511	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	125			\$13,040	RUR
									Total Misc Value

Legal Description

Legal Description
CITRUS SPRINGS UNIT 22 PB 7 PG 93 LOT 4 BLK 1580

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.

2195606

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923009

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
2195606	2023/2762	06-01-2023
Legal Description		
CITRUS SPRINGS UNIT 22 PB 7 PG 93 LOT 4 BLK 1580		

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: 2195606
COWAN THOMAS L

Parcel ID: 18E17S100220 15800 0040
6755 N PAVILION LOOP , DUNNELLON, 34433

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1522 - CITRUS SPRINGS UNIT 22
Tax District 00CS - CITRUS SPRINGS
Subdivision 000396 - CITRUS SPRINGS UNIT 22
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Mailing Address 151 SPRINGFIELD RD
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Total Misc Value
