RECEIVED
By Tammy S. Kirby at 3:19 pm, 6/30/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Property Owner	ENACHIOAIE ADRIAN 2977 MORGAN DR SAN RAMON, CA 94583-2425
Property description	APACHE SHORES UNIT 3 PB 4 PG 45 LOTS 6 AND 7 BLK 23	Application date	Apr 09, 2026
		Certificate #	2024 / 3527
		Date certificate issued	06/01/2024
		Account number	1596459

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)
# 2024/3527	06/01/2024	750.90	125.93	876.83
			→ Part 2: Total*	**876.83**

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)
# 2025/3857	06/01/2025	826.72	6.25	54.94	887.91
				Part 3: Total*	**887.91**

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)	1,764.74
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	845.78
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)	91.07
7. **Total Paid** (Lines 1-6)	3,126.59

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.

Cindy Truett

Signature, Tax Collector or Designee

Citrus County, Florida

Date 30th 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)	3,255.59
17. Redemption fee	6.25
18. Total amount to redeem	3,261.84

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 #: 1596459

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Owner on Current Tax Roll
ENACHIOAIE ADRIAN
2977 MORGAN DR
SAN RAMON, CA 94583-2425

Additional Parties, Per Search

CITRUS COUNTY — Lien Holder
CODE COMPLIANCE
3600 W SOVEREIGN PATH, SUITE 147
LECANTO, FL 34461

ADRIAN ENACHIOAIE — Title Holder
4505 N CANYON TER
HERNANDO, FL 34442

ADRIAN ENACHIOAIE — Title Holder
55 W. 95TH STREET #31
NEW YORK, NY 10025

ADRIAN ENACHIOAIE — Title Holder
3442 E DEER RUN LN
HERNANDO, FL 34442

ADRIAN ENACHIOAIE
3373 E BUFFALO LN
HERNANDO, FL 34442

Title Holder

ADRIAN ENACHIOAIE
1902 BURMUD CIR APT F3
COCONUT CREEK, FL 33066-2807

Title Holder

Certified By:

Cindy Truett

Tax Collector or Authorized Designee

TDA #: 923153

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
1596459	19E18S140030 00230 0060	3373 E BUFFALO LN HERNANDO 34442

Legal Description
APACHE SHORES UNIT 3 PB 4 PG 45 LOTS 6 & 7 BLK 23

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3527	$35,465	No	Yes	No

Owner of Record on Current Tax Roll
ADRIAN ENACHIOAIE

Billing Name & Address
2977 MORGAN DR
SAN RAMON CA 94583-2425

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: 06/15/2026 **Search covers** **20 years** **through:** 06/11/2026

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
ADRIAN ENACHIOAIE 55 W. 95TH STREET #31 NEW YORK NY 10025	Warranty Deed Bk:2767 Pg:942	

Related Documents (for Reference)

Warranty Deed
Bk:1973 Pg:931

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:3335 Pg:1846	Liens 3372-1324, 3335-1846, 3335-1849 are in compliance but not released.
	Order Bk:3335 Pg:1849	
	Order Bk:3349 Pg:653	
	Order Bk:3349 Pg:659	
	Order Bk:3372 Pg:1324	
	Order Bk:3387 Pg:597	

Related Documents (for Reference)

Order Acknowledging Compliance
Bk:3440 Pg:586

Order Acknowledging Compliance
Bk:3676 Pg:1095

Order Acknowledging Compliance
Bk:3676 Pg:1161

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2016029882 BK: 2767 PG: 942 7/1/2016 8:48 AM 1 Receipt: 2016025952
RECORDING $18.50 D DOCTAX PD $133.00

Prepared by and Return to:
Susan Gatto , an employee of
First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450

File No.: 85570-51

WARRANTY DEED

This indenture made on June 30, 2016, by **Rodney LaCoss and Lynette M. LaCoss, husband and wife** whose address is: 3941 S. Apopka Avenue, Inverness, FL 34452 hereinafter called the "grantor", to **Adrian Enachioaie** whose address is: 55 W. 95th Street # 31 New York, NY 10025 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Citrus** County, **Florida,** to-wit:

Lots 6 and 7, Block 23, APACHE SHORES UNIT 3, according to the Plat thereof, recorded in Plat Book 4, Page(s) 45 and 46 of the Public Records of Citrus County, Florida.

Together with that certain 1972 BUDDY mobile home, ID # BF3768F, situate thereon.

Parcel Identification Number: 1596459

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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 31st of 2015.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2016029882 BK: 2767 PG: 943 7/1/2016 8:48 AM 2 Receipt: 2016025952
RECORDING $18.50 D DOCTAX PD $133.00

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Rodney LaCoss

Lynette M. LaCoss

Signed, sealed and delivered in our presence:

Witness Signature
Print Name: Terri Stewart

Witness Signature
Print Name: Susan R Gatto

State of Florida
County of Citrus

The Foregoing Instrument Was Acknowledged before me on the 30 day of June, 2016, by **Rodney LaCoss and Lynette M. LaCoss, husband and wife** who is/are personally known to me or who has/have produced the following as identification: FL DL.

Notary Public
Printed Name: Susan R Gatto
My Commission expires:

SUSAN R. GATTO
Commission # FF 936156
Expires January 29, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Rec 10.00
Doc 238.00

THIS INSTRUMENT PREPARED BY:
Brenda L. Buta
Citrus Land Title
4065 N. Lecanto Hwy Suite 800
Beverly Hills, Florida 34465
Property Appraisers Parcel Identification (Folio) Numbers:
14 18S 19E 0030 00230 0060
File #06B06348

RETURN TO GRANTEE

2006012036 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $10 00
DOCUMENTARY TAX $238 00
2006012036 BK:1973 PG:931
02/15/2006 02:39 PM 1 PG
ATYRE,DC Receipt #007171

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 13 day of **February, 2006** by **Scott A. Fillbach, a single man** , herein called the grantor, to **Rodney Lacoss and Lynette M. Lacoss, husband and wife** whose post office address is 3373 E. Buffalo Lane Hernando FL, 34442, 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10 00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Citrus County, State of Florida, viz.:

Lots 6 and 7, Block 23, APACHE SHORES UNIT NO. 3, according to Plat thereof as recorded in Plat Book 4, pages 45 and 46, Public Records of Citrus County, Florida.

TOGETHER with a 1972 BUDDY Single-wide Mobile Home ID# BF3768F and Title# 4976803.

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

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

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants 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, 2005.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Brenda L Buta
Witness #1 Printed Name

Kristie B Snyder
Witness #2 Signature

Kristie B Snyder
Witness #2 Printed Name

Scott A. Fillbach **L.S.**
20350 S E 81st Terrace, Inglis, FL 34449

FLOOD HAZARD WARNING

This property may be subject to flooding you should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 13 day of **February, 2006** by **Scott A. Fillbach, a single man** who is personally known to me or has produced Driver's License as identification.

SEAL

NOTARY PUBLIC STATE OF FLORIDA
BRENDA L. BUTA
MY COMMISSION # DD 206414
EXPIRES: May 16, 2007
1-800-NOTARY FL Notary Discount Assoc. Co.

Notary Public

Brenda L Buta
Printed Notary Name

My Commission Expires:

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022077348 BK: 3335 PG: 1846 11/17/2022 4:28 PM 1 Receipt: 2022066207
RECORDING $27.00

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

CITRUS COUNTY, FLORIDA
a political subdivision of the State of Florida
Petitioner,
vs.
ADRIAN ENACHIOAIE
3442 E. Deer Run Ln.
Hernando, Florida
Respondent.

Case No. 2172851

FINDINGS OF FACT
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **November 16, 2022**, 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. EVIDENCE

After an investigation by Code Officer Alan Jonason, 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: miscellaneous junk and debris, discarded furniture.

The Respondent was not present despite notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on September 13, 2022, October 4, 2022 November 2, 2022 and November 15, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on September 13, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on October 4, 2022, November 2, 2022 and November 15, 2022. A Notice of Violation was issued on September 13, 2022. The Notice of Hearing was issued on October 4, 2022 and posted at the property and the Lecanto Government Building on November 2, 2022. He has not had contact with the Respondent. Upon his final inspection on November 15, 2022, the property remains in violation.

Janis Jorstad, the owner of a neighboring property, testified that this property has been a mess for at least five years. She stated that she wrote to the Respondent about a year ago in an effort to obtain cooperation in cleaning up the property, but a response to her letter was never received. She stated further that her tenant has advised that due to the conditions of this property, there are now rats and other vermin migrating from this property onto her property.

II. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 3442 E. Deer Run Ln., Hernando, Citrus County, a political subdivision of the State of Florida. The Property is described as Altkey: 1594120; APACHE SHORES PB 4 PG 39 LOT 1 BLK 3; Parcel ID: 19E18S14001A 00030 0010.

The Special Master finds that this property is in violation of junkyard conditions and that the rats and other vermin can cause health concerns and are thus aggravating factors.

III. 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

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022077348 BK: 3335 PG: 1847 11/17/2022 4:28 PM 2 Receipt: 2022066207
RECORDING $27.00

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: miscellaneous junk and debris, discarded furniture.

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

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

The Respondent shall abate the violation no later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of $300.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of ADRIAN ENACHIOAIE. 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 16th day of November, 2022, at Orlando, Florida.

BY: _____
Christian W. Waugh, 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 ADRIAN ENACHIOAIE, 1902 Burmud Cir., Apt. F3, Coconut Creek, FL 33066-2807, this 17 day of November, 2022.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

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.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022077348 BK: 3335 PG: 1848 11/17/2022 4:28 PM 3 Receipt: 2022066207
RECORDING $27.00

Citrus County vs. Enachioaie
Case No. 2172851

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 17 day of November, 2022, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

Frances H. Baird
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG972511
Expiration Date: July 5, 2024

FRANCES H. BAIRD
Commission # GG 972511
Expires July 5, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022077349 BK: 3335 PG: 1849 11/17/2022 4:28 PM 1 Receipt: 2022066208
RECORDING $18.50

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

CITRUS COUNTY, FLORIDA
a political subdivision of the State of Florida
Petitioner,
vs.
ADRIAN ENACHIOAIE
3442 E. Deer Run Ln.
Hernando, Florida
Respondent.

Case No. 2172853

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **November 16, 2022**, 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. EVIDENCE

After an investigation begun by Code Officer Alan Jonason, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Chapter 20, Article VI Section 20-61, "It shall be unlawful for anyone owning, leasing, occupying or having control of any property subject to the provisions of this article to maintain weeds, grass and undergrowth in excess of 18" in height, or an accumulation of vegetative matter."

The Respondent was not present despite notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on September 13, 2022, October 4, 2022 November 2, 2022 and November 15, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on September 13, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on October 4, 2022, November 2, 2022 and November 15, 2022. A Notice of Violation was issued on September 13, 2022. The Notice of Hearing was issued on October 4, 2022 and posted at the property and the Lecanto Government Building on November 2, 2022. He has not had contact with the Respondent. Upon his final inspection on November 15, 2022, the property remains in violation.

Janis Jorstad, the owner of a neighboring property, testified that this property has been a mess for at least five years. She stated that she wrote to the Respondent about a year ago in an effort to obtain cooperation in cleaning up the property, but a response to her letter was never received. She stated further that her tenant has advised that due to the conditions of this property, there are now rats and other vermin migrating from this property onto her property.

The Respondent was not present despite notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

II. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 3442 E. Deer Run Ln., Hernando, Citrus County, a political subdivision of the State of Florida. The Property is described as Altkey: 1594120; APACHE SHORES PB 4 PG 39 LOT 1 BLK 3; Parcel ID: 19E18S14001A 00030 0010.

The Special Master finds that this property is in violation of overgrown/unkempt lawn and that the rats and other vermin can be a health risk are aggravating factors.

III. CONCLUSIONS OF LAW

Respondent is in violation of Citrus County Code of Ordinances, Chapter 20, Article VI Section 20-61, "It shall be unlawful for anyone owning, leasing, occupying or having control of any property subject to the provisions of this article to maintain weeds, grass and undergrowth in excess of 18" in height, or an accumulation of vegetative matter."

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022077349 BK: 3335 PG: 1850 11/17/2022 4:28 PM 2 Receipt: 2022066208
RECORDING $18.50

Citrus County vs. Enachioaie
Case No. 2172853

The Respondent can abate the violation by maintaining weeds/grass and undergrowth to a height of less than 18" and remove accumulation of vegetative matter.

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

The Respondent shall abate the violation no later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of $300.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of ADRIAN ENACHIOAIE. 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 16th day of November, 2022, at Inverness, Florida.

BY: _____
Christian W. Waugh, 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 ADRIAN ENACHIOAIE, 1902 Burmud Cir., Apt. F3, Coconut Creek, FL 33066-2807, this 17 day of November, 2022.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

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.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 17 day of November, 2022, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

FRANCES H. BAIRD
Commission # GG 972511
Expires July 5, 2024
Bonded Thru Troy Fain Insurance 800-365-7019

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG 972511
Expiration Date: July 5, 2024

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023003284 BK: 3349 PG: 653 1/18/2023 4:32 PM 1 Receipt: 2023003012
RECORDING $18.50

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

CITRUS COUNTY, FLORIDA,
A political subdivision of the State of Florida
Petitioner,

vs.

ADRIAN ENACHIOAIE
3442 E. Deer Run Ln.
Hernando, Florida
Respondent. /

Case No. 2172853

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **November 16, 2022**, after due notice to Respondent ADRIAN ENACHIOAIE, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to ADRIAN ENACHIOAIE.

1. The Order required Respondent ADRIAN ENACHIOAIE to take certain corrective action by a time certain as more specifically set forth in that Order.

2. An Affidavit of Non-Compliance dated December 19, 2022 has been filed with the Special Master by Code Officer Alan Jonason, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 1594120; APACHE SHORES PB 4 PG 39 LOT 1 BLK 3; Parcel ID: 19E18S14001A 00030 0010.

4. Accordingly, it has been brought to the Special Master's attention that Respondent ADRIAN ENACHIOAIE has not complied with the Special Master's Order dated November 16, 2022.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

5. Respondent ADRIAN ENACHIOAIE shall pay to Citrus County, Florida, a fine of **$300.00** per day, plus administrative costs in the amount of **$45.50,** beginning on December 19, 2022, and continuing, with interest, until the violation has been abated as directed in the Order.

6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent ADRIAN ENACHIOAIE pursuant to Section 162.09, Florida Statutes.

7. Respondent ADRIAN ENACHIOAIE may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21st) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent files a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

DONE AND ORDERED this the 27th day of December, 2022.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY: _____
Christian W. Waugh, Special Master

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023003284 BK: 3349 PG: 654 1/18/2023 4:32 PM 2 Receipt: 2023003012
RECORDING $18.50

Citrus County vs. Enachioaie
Case No. 2172853

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: ADRIAN ENACHIOAIE, 1902 Burmud Cir., Apt. F3, Coconut Creek, FL 33066-2807, this 28 day of December, 2022.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Hernando, Florida 34429
(352) 527-5350

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, a political subdivision of the State of Florida.

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Hernando, Florida 34429
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **Laurie M. Speros**, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 28 day of December, 2022.

FRANCES H. BAIRD
Commission # GG 972511
Expires July 5, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Frances H. Baird
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG 972511
Expiration Date: July 5, 2024

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023003287 BK: 3349 PG: 659 1/18/2023 4:36 PM 1 Receipt: 2023003015
RECORDING $18.50

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

CITRUS COUNTY, FLORIDA,
A political subdivision of the State of Florida
Petitioner,

vs.

ADRIAN ENACHIOAIE
3442 E. Deer Run Ln.
Hernando, Florida
Respondent.

Case No. 2172851

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **November 16, 2022**, after due notice to Respondent ADRIAN ENACHIOAIE, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to ADRIAN ENACHIOAIE.

1. The Order required Respondent ADRIAN ENACHIOAIE to take certain corrective action by a time certain as more specifically set forth in that Order.

2. An Affidavit of Non-Compliance dated December 19, 2022 has been filed with the Special Master by Code Officer Alan Jonason, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 1594120; APACHE SHORES PB 4 PG 39 LOT 1 BLK 3; Parcel ID: 19E18S14001A 00030 0010.

4. Accordingly, it has been brought to the Special Master's attention that Respondent ADRIAN ENACHIOAIE has not complied with the Special Master's Order dated November 16, 2022.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

5. Respondent ADRIAN ENACHIOAIE shall pay to Citrus County, Florida, a fine of **$300.00** per day, plus administrative costs in the amount of **$284.78,** beginning on December 19, 2022, and continuing, with interest, until the violation has been abated as directed in the Order.

6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent ADRIAN ENACHIOAIE pursuant to Section 162.09, Florida Statutes.

7. Respondent ADRIAN ENACHIOAIE may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21st) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent files a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

DONE AND ORDERED this the 21st day of December, 2022.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY: _____
Christian W. Waugh, Special Master

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023003287 BK: 3349 PG: 660 1/18/2023 4:36 PM 2 Receipt: 2023003015
RECORDING $18.50

Citrus County vs. Enachioaie
Case No. 2172851

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: ADRIAN ENACHIOAIE, 1902 Burmud Cir., Apt. F3, Coconut Creek, FL 33066-2807, this 28 day of December, 2022.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Hernando, Florida 34429
(352) 527-5350

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, a political subdivision of the State of Florida.

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Hernando, Florida 34429
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **Laurie M. Speros**, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 28 day of December, 2022.

FRANCES H. BAIRD
Commission # GG 972511
Expires July 5, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Frances H. Baird
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG 972511
Expiration Date: July 5, 2024

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023023110 BK: 3372 PG: 1324 4/21/2023 3:07 PM 1 Receipt: 2023020751
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.
ADRIAN ENACHIOAIE
4505 N. Canyon Ter.
Hernando, Florida
Respondent.

Case No. 2180589

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **April 19, 2023** 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. EVIDENCE:

After an investigation by Code Officer Alan Jonason, 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: miscellaneous junk and debris, discarded furniture.

The Respondent was not present despite notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on January 30, 2023, February 28, 2023, and April 18, 2023; and Exhibit B: copies of the Notice of Violation, Notice of Hearing and certified mail return receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on January 30, 2023, at which time the violation was confirmed. Subsequent inspections were conducted on February 28, 2023 and April 18, 2023. The Notice of Violation was issued on January 30, 2023. The Notice of Hearing was issued on February 28, 2023. He has not had contact with the Respondent. Upon his final inspection on April 18, 2023, the property remains in violation.

II. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 4505 N. Canyon Ter., Hernando, Citrus County, a political subdivision of the State of Florida. The Property is described as Altkey: 1596190; APACHE SHORES UNIT 3 PB 4 PG 45 LOTS 13 & 14 BLK 18; Parcel ID: 19E18S140030 00180 0130.

The Special Master finds that the property is in violation of the ordinance listed above.

III. 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: miscellaneous junk and debris, discarded furniture.

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

IV. ORDER:

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

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023023110 BK: 3372 PG: 1325 4/21/2023 3:07 PM 2 Receipt: 2023020751
RECORDING $18.50

Citrus County vs. Enachioaie
Case No. 2180589

The Respondent shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of $150.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of ADRIAN ENACHIOAIE. 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 20th day of April, 2023, at Inverness, Florida.

BY: _____
Christian W. Waugh, 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 ADRIAN ENACHIOAIE, 2977 Morgan Dr., San Ramon, CA 94583-2425, this 21 day of April, 2023.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

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.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 21 day of April, 2023, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

JILLIAN NOCELLA
Commission # HH 320845
Expires October 11, 2026

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Jillian Nocella
Commission No.: HH 320845
Expiration Date: 10/11/26

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023034895 BK: 3387 PG: 597 6/15/2023 10:41 AM 1 Receipt: 2023030904
RECORDING $18.50

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

CITRUS COUNTY, FLORIDA,
A political subdivision of the State of Florida
Petitioner,
vs.
ADRIAN ENACHIOAIE
4505 N. Canyon Ter.
Hernando, Florida
Respondent. /

Case No. 2180589

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **April 19, 2023**, after due notice to Respondent ADRIAN ENACHIOAIE, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to ADRIAN ENACHIOAIE.

1. The Order required Respondent ADRIAN ENACHIOAIE to take certain corrective action by a time certain as more specifically set forth in that Order.

2. An Affidavit of Non-Compliance dated May 23, 2023 has been filed with the Special Master by Code Officer Alan C. Jonason, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 1596190; APACHE SHORES UNIT 3 PB 4 PG 45 LOTS 13 & 14 BLK 18; Parcel ID: 19E18S140030 00180 0130.

4. Accordingly, it has been brought to the Special Master's attention that Respondent ADRIAN ENACHIOAIE has not complied with the Special Master's Order dated April 20, 2023.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

5. Respondent ADRIAN ENACHIOAIE shall pay to Citrus County, Florida, a fine of **$150.00 per day**, plus administrative costs in the amount of **$231.90**, beginning on May 23, 2023, and continuing, with interest, until the violation has been abated as directed in the Order.

6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent ADRIAN ENACHIOAIE pursuant to Section 162.09, Florida Statutes.

7. Respondent ADRIAN ENACHIOAIE may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21st) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent files a timely request for a hearing. The hearing would be limited to consideration of only those new findings necessary to impose an appropriate fine.

DONE AND ORDERED this the 24th day of May, 2023.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY: _____
Christian W. Waugh, Special Master

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023034895 BK: 3387 PG: 598 6/15/2023 10:41 AM 2 Receipt: 2023030904
RECORDING $18.50

Citrus County vs. Enachioaie
Case No. 2180589

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: ADRIAN ENACHIOAIE, 2977 Morgan Dr., San Ramon, CA 94583-2425, this 25 day of May, 2023.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Hernando, Florida 34429
(352) 527-5350

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, a political subdivision of the State of Florida.

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Hernando, Florida 34429
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **Laurie M. Speros**, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 25 day of May, 2023.

FRANCES H. BAIRD
Commission # GG 972511
Expires July 5, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Frances H. Baird
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG 972511
Expiration Date: July 5, 2024

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024004365 BK: 3440 PG: 586 1/25/2024 3:24 PM 1 Receipt: 2024004002
RECORDING $18.50

BEFORE THE CODE COMPLIANCE SPECIAL MASTER
IN AND FOR CITRUS COUNTY, FLORIDA
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA
a political subdivision of the State of Florida,
Petitioner,

vs. Case No. 2180589

ADRIAN ENACHIOAIE
4505 N. Canyon Ter.
Hernando, Florida 34442

Respondent.
_____/

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Compliance Special Master Christian W. Waugh upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer Alan Jonason pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162.07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondent ADRIAN ENACHIOAIE has come into compliance on January 22, 2024 with the Order issued by the Special Master on April 20, 2023, regarding a violation on property more fully described as Altkey: 1596190; APACHE SHORES UNIT 3 PB 4 PG 45 LOTS 13 & 14 BLK 18; Parcel ID: 19E18S140030 00180 0130.

DONE and ORDERED this 25th day of January, 2024.

Christian W. Waugh
Citrus County Code Compliance
Special Master

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024004365 BK: 3440 PG: 587 1/25/2024 3:24 PM 2 Receipt: 2024004002
RECORDING $18.50

Citrus County vs. Enachioaie
Case No. 2180589

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. First Class Mail to Ronald Donaldson, 2291 Gulf to Bay Blvd., Lot 147, Clearwater, FL 33765, this 25 day of January, 2024.

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461
(352) 527-5350

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, a political subdivision of the State of Florida.

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461
(352) 527-5350

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 25 day of January, 2024, by **Laurie M. Speros**, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me.

JILLIAN NOCELLA
Commission # HH 320845
Expires October 11, 2026

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Jillian Nocella
Commission No.: HH 320845
Expiration Date: 10/11/26

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026032838 BK: 3676 PG: 1095 6/4/2026 8:35 AM 1 Receipt: 2026028568
RECORDING $18.50

BEFORE THE CODE COMPLIANCE SPECIAL MASTER
IN AND FOR CITRUS COUNTY, FLORIDA
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA
a political subdivision of the State of Florida,
Petitioner,

vs. Case No. 2172853

ADRIAN ENACHIOAIE
3442 E. Deer Run Trl.
Hernando, Florida

Respondent.
_____/

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Compliance Special Master Christian W. Waugh upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer Alan Jonason pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162.07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondent ADRIAN ENACHIOAIE has come into compliance on June 3, 2026 with the Order issued by the Special Master on December 27, 2022 regarding a violation on property more fully described as Altkey: 1594120; APACHE SHORES PB 4 PG 39 LOT 1 BLK 3; Parcel ID: 19E18S14001A 00030 0010.

DONE and ORDERED this 3rd day of June, 2026.

Christian W. Waugh
Citrus County Code Compliance
Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. First Class Mail to Luis Boza & Dorota Wojslaw, 418 Westchester Hills Ln., Valrico, FL 33594 this 3rd day of June, 2026.

Brenda S. Lott, Legal Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida
(352) 527-5310

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026032838 BK: 3676 PG: 1096 6/4/2026 8:35 AM 2 Receipt: 2026028568
RECORDING $18.50

Citrus County vs. Enachioaie
Case No. 2172853

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, a political subdivision of the State of Florida.

Brenda S. Lott, Legal Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida
(352) 527-5310

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 4 day of June 2026 by BRENDA S. LOTT, as Legal Secretary for Citrus County Code Compliance who is personally known to me.

MAXINE WYATT
Notary Public-State of Florida
Commission # HH 475247
My Commission Expires
September 13, 2027

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Maxine Wyatt
Commission No.: HH 475247
Expiration Date: 9/13/2027

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026032867 BK: 3676 PG: 1161 6/4/2026 9:23 AM 1 Receipt: 2026028595
RECORDING $18.50

BEFORE THE CODE COMPLIANCE SPECIAL MASTER
IN AND FOR CITRUS COUNTY, FLORIDA
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA
a political subdivision of the State of Florida,
Petitioner,

vs. Case No. 2172851

ADRIAN ENACHIOAIE
3442 E. Deer Run Trl.
Hernando, Florida

Respondent.
_____/

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Compliance Special Master Christian W. Waugh upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer Alan Jonason pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162.07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondent ADRIAN ENACHIOAIE has come into compliance on June 3, 2026 with the Order issued by the Special Master on December 27, 2022 regarding a violation on property more fully described as Altkey: 1594120; APACHE SHORES PB 4 PG 39 LOT 1 BLK 3; Parcel ID: 19E18S14001A 00030 0010.

DONE and ORDERED this 3rd day of June, 2026.

Christian W. Waugh
Citrus County Code Compliance
Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. First Class Mail to Luis Boza & Dorota Wojslaw, 418 Westchester Hills Ln., Valrico, FL 33594 this 3rd day of June, 2026.

Brenda S. Lott, Legal Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida
(352) 527-5310

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026032867 BK: 3676 PG: 1162 6/4/2026 9:23 AM 2 Receipt: 2026028595
RECORDING $18.50

Citrus County vs. Enachioaie
Case No. 2172851

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, a political subdivision of the State of Florida.

Brenda S. Lott, Legal Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida
(352) 527-5310

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 4 day of June 2026 by BRENDA S. LOTT, as Legal Secretary for Citrus County Code Compliance who is personally known to me.

MAXINE WYATT
Notary Public - State of Florida
Commission # HH 475247
My Commission Expires
September 13, 2027

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Maxine Wyatt
Commission No.: HH 475247
Expiration Date: 9/13/2027

Altkey: 1596459
ENACHIOAIE ADRIAN

Parcel ID: 19E18S140030 00230 0060
3373 E BUFFALO LN , HERNANDO, 34442

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	6822 - APACHE SHORES AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000033 - APACHE SHORES UNIT 3
Short Legal	APACHE SHORES UNIT 3 PB 4 PG 45 LOTS 6 & 7 BLK 23
Est. Parcel Sqft	6,454
Est. Parcel Acres	.15
Map SC-TW-RG	14-18S-19E

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

Mailing Address

Name	ENACHIOAIE ADRIAN
Mailing Address	2977 MORGAN DR SAN RAMON CA 94583 2425

All Owners

Name		Owner Type
ENACHIOAIE ADRIAN		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	$9,600	$47,131	$56,731	$35,465	$0	$35,465	$0	$821.15	Link
2024	$6,000	$45,804	$51,804	$32,241	$0	$32,241	$0	$718.13	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	$56,731	14.8298	$976.73

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
0030	SOLID WASTE, RESID IMPRVD	$27.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/30/2016	$19,000	2767/0942	00-WARRANTY DEED	I
02/01/2006	$34,000	1973/0931	00-WARRANTY DEED	I
12/01/2005	$21,000	1953/0915	00-WARRANTY DEED	I
11/01/2005	$100	1941/0850	11-11	I
07/01/1978	$5,500	0508/0104	00-WARRANTY DEED	I

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	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	2.00	80.0	80			$9,600	LDRMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1972
Total FLA	720
Total Under Roof	720
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	95,638
RCNLD	41,791

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1972	720

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1973	12	23	1	276	1,470
1	2	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1973	9	12	1	108	850
1	3	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1973	12	20	1	240	2,190
1	4	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	1973	8	14	1	112	670
1	5	CHAIN LINK FENCE-[1-SF]	1975	4	80	1	320	160

Total Misc Value
5,340

Legal Description

Legal Description
APACHE SHORES UNIT 3 PB 4 PG 45 LOTS 6 & 7 BLK 23

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: 923153

To: Tax Collector of____CITRUS COUNTY_____, Florida

I,

FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
1596459	2024/3527	06-01-2024
Legal Description		
APACHE SHORES UNIT 3 PB 4 PG 45 LOTS 6 AND 7 BLK 23		

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Applicant's signature

04-09-2026
Application Date

Altkey: 1596459
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