

RECEIVED

By Tifani White at 9:14 am, 7/13/26

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	NORMAN MCKENZIE NORMAN MCKENZIE CORP. 12350 SW 132 CT SUITE 111 MIAMI, FL 33196	Property Owner	LEAN VICTOR C/O DAVID & ELENA DUNBAR 3725 WEETAMOO CIR ORLANDO, FL 32818
Property description	UNREC SUB OF BLK 24 CHARPIAS ADDITION TO CRYSTAL RIVER PB 1 PG 30, LOT 7, MORE PART DESC AS FOLLOWS: (Full legal attached.)	Application date	Jan 14, 2026
		Certificate #	2019 / 6993
		Date certificate issued	06/01/2019
		Account number	2245417

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)
# 2019/6993	06/01/2019	64.86	43.78	108.64
→ Part 2: Total*				108.64

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)
# 2025/4665	06/01/2025	55.00	6.25	6.42	67.67
# 2024/4320	06/01/2024	51.63	6.25	15.27	73.15
# 2023/4662	06/01/2023	49.30	6.25	22.68	78.23
# 2022/5123	06/01/2022	38.54	6.25	25.44	70.23
# 2021/5619	06/01/2021	52.51	6.25	33.08	91.84
# 2020/6988	06/01/2020	58.71	6.25	39.63	104.59
Part 3: Total*					485.71

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)	594.35
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	16.70
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)	93.24
7. Total Paid (Lines 1-6)	1,129.29

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 10th of July, 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)	1,258.29
17. Redemption fee	6.25
18. Total amount to redeem	1,264.54
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.

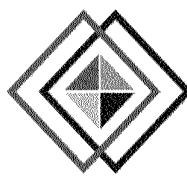
Clerk of Court (complete Part 5)

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)

UNREC SUB OF BLK 24 CHARPIAS ADDITION TO CRYSTAL RIVER PB 1 PG 30, LOT 7, MORE PART DESC AS FOLLOWS:
THE W 1/2 OF E 1/2 OF E 1/2 OF N 1/2 BLK 25 CHARPIAS ADDITION TO CRYSTAL RIVER PB 1 PG 30.



TAX DEED APPLICATION COVER LETTER

Account #: 2245417

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

NORMAN MCKENZIE
NORMAN MCKENZIE CORP.
12350 SW 132 CT SUITE 111
MIAMI, FL 33196

Owner on Current Tax Roll

LEAN VICTOR
C/O DAVID & ELENA DUNBAR
3725 WEETAMOO CIR
ORLANDO, FL 32818

Additional Parties, Per Search

VICTOR LEAN
3725 WEETAMOO CIR
ORLANDO, FL 32818

Title Holder

VICTOR LEAN
13 AVENIDA, 12 CALLE, S.O. #70
SAN PEDRO SULA
21104
HONDURAS

Title Holder

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
2245417	17E18S220030 00240 0070	1080 NE 1ST TER CRYSTAL RIVER 34429

Legal Description

UNREC SUB OF BLK 24 CHARPIA'S ADDITION TO CRYSTAL RIVER PB 1 PG 30, LOT 7, MORE PART DESC AS FOLLOWS: THE W 1/2 OF E 1/2 OF E 1/2 OF N 1/2 BLK 25 CHARPIA'S ADDITION TO CRYSTAL RIVER PB 1 PG 30.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2019 - 6993	\$626	No	No	No

Owner of Record on Current Tax Roll	Billing Name & Address
VICTOR LEAN	

C/O DAVID & ELENA DUNBAR
3725 WEETAMOO CIR
ORLANDO FL 32818

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: 06/16/2026 **Search covers** **20 years** **through:** 06/11/2026

Karen LaBree
Title Examiner

General Examiner Comments:

The legal description on the conveyance(s) or vesting deed(s) differ from the Property Appraiser records. The Property Appraiser includes "UNREC SUB OF BLK 24" and "LOT 7, MORE PART DESC AS FOLLOWS: THE W 1/2 OF E 1/2 OF E 1/2 OF N 1/2 BLK 25", which is not shown on the deed.

APPARENT TITLE HOLDER**Name & Address of Record**

VICTOR LEAN
13 AVENIDA, 12 CALLE, S.O. #70
SAN PEDRO SULA
HONDURAS

Document

Warranty Deed
Bk:574 Pg:1860

Examiner Comments

VICTOR LEAN
3725 WEETAMOO CIR
ORLANDO FL 32818

Property
Appraiser

Related Documents (for Reference)

None found.

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record**

None found.

Document**Examiner Comments**

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

None found.

This Warranty Deed Made and executed the 15 day of January A.D. 1981 by
INMOBILIARIA CENTRO Y SUR AMERICA, S.A., a Panamanian Corporation,

a corporation existing under the laws of _____, and having its principal place of
business at _____,
hereinafter called the grantor, to **VICTOR LEAN**

whose postoffice address is **13 Avenida, 12 Calle, S.O. #70**
SAN PEDRO SULA, HONDURAS
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Citrus
County, Florida, viz:

Lot 7, in Block 24, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as
recorded in Plat Book 1, Page 30, of the Public Records of Citrus
County, Florida;

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
12435
12431
APR 9 1981
\$58.60

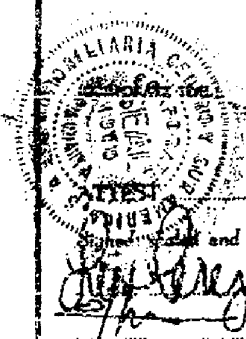
SUBJECT TO: Restrictions and easements of record.

FILE NO. 289396
FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT CONNORS, CLERK
APR 9 PM 12 55
VETERINARY
D.C.

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

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants 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 for the year 1980 and
subsequent years.



In Witness Whereof the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

INMOBILIARIA CENTRO Y SUR AMERICA, S.A.

Secretary

Witnessed and delivered in the presence of:

[Signature]

[Signature]
By **GABRIELA DE LA GUARDIA** President

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements,
personally appeared

GABRIELA DE LA GUARDIA

well known to me to be the President _____ respectively of the corporation named as grantor
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation;
WITNESS my hand and official seal in the County and State last aforesaid this 15 day of Jan

BOOK 574 PAGE 1860

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

This instrument prepared by:

Address

Law Offices
JUAN RAMIREZ, JR.
838 Ponce de Leon Blvd., Suite 300
Coral Gables, Fla. 33134

NOTARY PUBLIC, STATE OF FLORIDA
IN COMMISSION EXPIRES _____
BORNED THIS CENTRAL IN _____

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3360 - CRYSTAL RIVER (CITY OF) NON-WATERFRONT
Tax District	000R - CITY OF CRYSTAL RIVER
Subdivision	000259 - CHARPIA'S ADD. TO CRYSTAL RIVE
Short Legal	UNREC SUB OF BLK 24 CHARPIA'S ADDITION TO CRYSTAL RIVER PB 1PG 30, LOT 7, MORE PART DESC AS FOLLOWS:THE W 1/2 OF E 1/2 OF E 1/2 OF N 1/2 BLK 25 CHARPIA'S
Est. Parcel Sqft	8,432
Est. Parcel Acres	.19
Map SC-TW-RG	22-18S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	LEAN VICTOR
Mailing Address	3725 WEETAMOO CIR ORLANDO FL 32818

All Owners

Name	Owner Type
LEAN VICTOR	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	\$1,370	\$0	\$1,370	\$626	\$0	\$626	\$0	\$17.04	Link
2024	\$1,120	\$0	\$1,120	\$569	\$0	\$569	\$0	\$14.81	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	000R	CITY OF CRYSTAL RIVER	\$1,370	20.8418	\$28.55

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.

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
01/01/1981	\$15,000	0574/1860	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	79.00	79.0	104			\$1,370	R1

Total Misc Value

Legal Description

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UNREC SUB OF BLK 24 CHARPIA'S ADDITION TO CRYSTAL RIVER PB 1
PG 30, LOT 7, MORE PART DESC AS FOLLOWS:
THE W 1/2 OF E 1/2 OF E 1/2 OF N 1/2 BLK 25 CHARPIA'S
ADDITION TO CRYSTAL RIVER PB 1 PG 30.

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: 923113

To: Tax Collector of CITRUS COUNTY, Florida

I,
NORMAN MCKENZIE
NORMAN MCKENZIE CORP.
12350 SW 132 CT SUITE 111
MIAMI, FL 33196,

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
2245417	2019/6993	06-01-2019
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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
NORMAN MCKENZIE
NORMAN MCKENZIE CORP.
12350 SW 132 CT SUITE 111
MIAMI, FL 33196

01-14-2026
Application Date

Applicant's signature

Altkey: 2245417
LEAN VICTOR

Parcel ID: 17E18S220030 00240 0070
1080 NE 1ST TER , CRYSTAL RIVER, 34429

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 3360 - CRYSTAL RIVER (CITY OF) NON-WATERFRONT
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Total Misc Value