

RECEIVED

By Tifani White at 11:35 am, 7/15/26

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	KIM E. WEIDE 12448 CARLIN LAKE DR PRESQUE ISLE, WI 54557	Property Owner	JOHNSON SAMUEL H JR 19039 SW 91ST LN DUNNELLON, FL 34432
Property description	HOMOSASSA HILLS UNIT 2 PB 4 PG 128 PCL C: S1/2 OF LOT 119 BLK 17	Application date	Jan 24, 2026
		Certificate #	2020 / 1112
		Date certificate issued	06/01/2020
		Account number	2227711

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)
# 2020/1112	06/01/2020	7,657.46	7,810.61	15,468.07
→ Part 2: Total*				15,468.07

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)
# 2025/896	06/01/2025	334.56	6.25	19.52	360.33
# 2024/808	06/01/2024	248.20	6.25	40.33	294.78
# 2023/856	06/01/2023	280.79	6.25	73.01	360.05
# 2022/862	06/01/2022	244.19	6.25	80.58	331.02
# 2021/826	06/01/2021	267.16	6.25	109.09	382.50
# 2019/1151	06/01/2019	244.61	6.25	97.84	348.70
Part 3: Total*					2,077.38

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)	17,545.45
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	308.67
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)	1,645.12
7. Total Paid (Lines 1-6)	19,924.24

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 15th 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)	20,053.24
17. Redemption fee	6.25
18. Total amount to redeem	20,059.49
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.

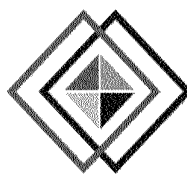
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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 #: 2227711

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

KIM E. WEIDE
12448 CARLIN LAKE DR
PRESQUE ISLE, WI 54557

Owner on Current Tax Roll

JOHNSON SAMUEL H JR
19039 SW 91ST LN
DUNNELLON, FL 34432

Additional Parties, Per Search

ALLIANCE FUNDING COMPANY Lien IIholder
A/K/A ALLIANCE FUNDING A DIVISION OF SUPERIOR
BANK FSB
1 RAMLAND ROAD
ORANGEBURG, NY 10962

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

SAMUEL H. JOHNSON, JR. Title Holder
6481 W. OST-WEST ST.
HOMOSASSA SPRINGS, FL 34446-2727

SAMUEL H. JOHNSON, JR. Title IIholder
6481 W. OST-WEST ST.
HOMOSASSA, FL 34446-2727



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®

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
2227711	18E20S070010 00170 1190	6481 W OST WEST ST HOMOSASSA 34446

Legal Description

HOMOSASSA HILLS UNIT 2 PB 4 PG 128 PCL C: S1/2 OF LOT 119 BLK 17

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 1112	\$14,823	No	No	No

Owner of Record on Current Tax Roll

SAMUEL H JOHNSON JR

Billing Name & Address

19039 SW 91ST LN
DUNNELLON FL 34432

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: 06/18/2026 Search covers 20 years through: 06/16/2026

Paul Evans
Title Examiner

General Examiner Comments:

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

SAMUEL H. JOHNSON, JR.
6481 W. OST-WEST ST.
HOMOSASSA SPRINGS FL 32647

Document

Re-Recorded
Warranty Deed
Bk:851 Pg:1563

Examiner Comments

SAMUEL H. JOHNSON, JR.
6481 W. OST-WEST ST.
HOMOSASSA FL 34446-2724

Quit Claim Deed
Bk:1326 Pg:185

Related Documents (for Reference)

Warranty Deed
Bk:848 Pg:560

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

ALLIANCE FUNDING COMPANY
1 RAMLAND ROAD
ORANGEBURG NY 10962

Document

UCC Financing
Statement
Bk:1326 Pg:200

Examiner Comments

No Sunbiz record found.

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

Lien
Bk:2033 Pg:1754

Lien
Bk:2090 Pg:94

Order
Bk:2318 Pg:1589

Name & Address of Record**Document****Examiner Comments**

Order
Bk:2337 Pg:203

Order
Bk:2398 Pg:2116

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

WARRANTY DEED

This Warranty Deed Made the 08th 1990 A. D. 19 90 by

Bennett L. O'Steen, Jr. and Mary Beth O'Steen, his wife,
hereinafter called the grantor, to

Samuel H. Johnson, Jr. and Betty Johnson, his wife, whose social security numbers are [redacted] and [redacted] respectively and whose postoffice address is 6481 W. Ost-West St., Homosassa Springs, FL 32647 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, hereby grants, bargains, sells, assigns, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz: ALTERNATE KEY No. 2227711

Parcel C of Lots 118 and 119, Block 17, HOMOSASSA HILLS, UNIT No. 2, according to the map or plat thereof as recorded in Plat Book 4, page 128, public records of Citrus County, Florida, as recorded in Plat Book 4, page 128, public records of Citrus County, Florida, Subject to a 10 foot wide easement along the East boundary thereof for road right of way. Mortgage executed by Bennett L. O'Steen, Jr. and Mary Beth O'Steen, his wife, in favor of Murl J. Stair and Tina Stair, his wife, dated Oct. 27, 1985 and filed Oct. 30, 1985 and recorded in Official Records Book 683, page 1251, public records of Citrus County, Florida, which the grantee herein agree to assume and pay.

This deed is being rerecorded to correct the legal.

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 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 31, 19 89 and easements of record.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Bennett L. O'Steen, Jr.

[Signature]
Mary Beth O'Steen

STATE OF Florida
COUNTY OF Citrus

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

Bennett L. O'Steen, Jr. and Mary Beth O'Steen,
his wife,

to me known to be the persons described in and who executed the foregoing instrument and have acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 08th day of March, A. D. 19 90

Notary Public
My Commission Expires: 11/1/91

This Instrument Prepared By:
William J. "Skip" Hudson, President
Land Title Insurance
of Citrus County, Inc.
P.O. Box 2049 - Homosassa Springs, FL 32647
521 W. Ft. Island Trail - Suite E - Crystal River, FL 32629
In Connection With The Issuance of a
Title Insurance Policy.

SPACE BELOW FOR RECORDERS USE

FILED & RECORDED
CITRUS COUNTY, FLORIDA
620790
90 APR 17 AM 9 14
VERIFIED BY: [Signature]
D.C.

STATE OF FLORIDA
DOCUMENTARY TAX
LAND TITLE FILE NO. 14930-064717

620790

6.50 kcal
67.00 PS

Prepared By And Kebab To: CAROL DRYDEN
SOUTHEAST TITLE GROUP, LLP
Address: Bank of Inverness Bldg.
101 N. Pine Avenue
Inverness, FL 34480

File #: 991-00016

Parcel I.D.#(s): 07-261022010 00170 1190

Owner(s) S.S.#(s)

QUIT CLAIM DEED

Documentary Tax Paid
\$ 61.60
Intangible Tax Paid
\$ 0
Betty Striker,
Clerk of Circuit Court,
Citrus County, Florida
By: SA D.C.

FILED & RECORDED
CITRUS COUNTY BOOK
BETTY STRIKER, CLERK

1093476

VERIFIED BY
DA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed executed this 17 day of September A.D. 1999 by BETTY C. JOHNSON, AN UNMARRIED WOMAN

first party, to SAMUEL H. JOHNSON, JR.
whose Post Office Address is 6481 W. OST-WEST ST., HOMOSASSA, FL. 34446-2724
second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so allows or requires.)

Witnesseth: That the said first party, for and in consideration of the sum \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of CITRUS County, State of FLORIDA, to-wit:

PARCEL C OF LOTS 118 AND 119, BLOCK 17, HOMOSASSA HILLS, UNIT NO. 2, FURTHER DESCRIBED AS FOLLOWS: THE SOUTH 1/2 OF LOT 119, BLOCK 17, HOMOSASSA HILLS, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 128, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. SUBJECT TO 10 FOOT WIDE EASEMENT ALONG THE EAST BOUNDARY THEREOF FOR ROAD RIGHT OF WAY.

To Have and to Hold the same together, with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Melody Sanders
Witness Signature

Melody Sanders
Printed Name

Judy Toombs
Witness Signature

Judy Toombs
Printed Name

Witness Signature

Printed Name

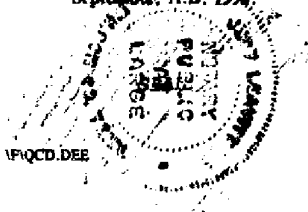
Betty C. Johnson
BETTY C. JOHNSON
Address P.O. BOX 874
MT. JULIE, TN 37121

Address:

STATE OF TENNESSEE
COUNTY OF Citrus

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared BETTY C. JOHNSON to me known to be the person(s) or who produced other persons' signatures Identification and who acknowledged that they executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of September, A.D. 1999.



Judy Toombs
Notary Public: Judy Toombs
My Commission Number: 1000001
My Commission Expires: 1-01-2001

1999 SEP 21 PM 1:04
BK1326PG0185

WARRANTY DEED

This Warranty Deed Made the 5th day of March A. D. 19 90 by

Bennett L. O'Steen, Jr. and Mary Beth O'Steen, his wife,
hereinafter called the grantor, to

Samuel H. Johnson, Jr. and Betty Johnson, his wife, whose social security numbers are [redacted] and [redacted] respectively and whose postoffice address is 6481 W. Ost-West St., Homosassa Springs, FL 32647 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, hereby grants, bargains, sells, alienates, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz: ALTERNATE KEY No. 2227711

Parcel C of Lots 118 and 119, Block 17, HOMOSASSA HILLS, UNIT No. 2, according to the map or plat thereof as recorded in Plat Book 4, page 128, public records of Citrus County, Florida.
SUBJECT to a 10 foot wide easement along the East boundary thereof for road right of way.

Mortgage executed by Bennett L. O'Steen, Jr. and Mary Beth O'Steen, his wife, in favor of Murl J. Stair and Tina Stair, his wife, dated Oct. 27, 1985 and filed Oct. 30, 1985 and recorded in Official Records Book 683, page 1251, public records of Citrus County, Florida, which the grantees herein agree to assume and pay.

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 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 31, 19 89 and easements of record.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Notary Public

[Signature]
Bennett L. O'Steen, Jr.

[Signature]
Mary Beth O'Steen

STATE OF Florida
COUNTY OF Citrus

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

Bennett L. O'Steen, Jr. and Mary Beth O'Steen, his wife,

to me known to be the persons described in and who executed the foregoing instrument and have acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of March, A. D. 1990

Notary Public

My Commission Expires: 11/1/90

This Instrument Prepared By:

William J. "Skip" Hudson, President
Land Title Insurance
of Citrus County, Inc.

P.O. Box 2049 - Homosassa Springs, FL 32647
521 W. FL Island Trail - Suite E - Crystal River, FL 32629
In Connection With The Issuance of a
Title Insurance Policy.

SPACE BELOW FOR RECORDERS USE

STATE OF FLORIDA
COUNTY OF CITRUS

LAND TITLE FILE NO.

14930

20848P60560

620740

FILED & RECORDED
CITRUS COUNTY, FLORIDA
15 PM 3 46
REGISTERED CLERK

1500

1. PLEASE TYPE ALL INFORMATION, and sign with ball point pen. Signatures must be legible on Filing Office Copies.
2. Contact Filing Office for fee schedule or additional information.

Reform Systems Inc., St. Cloud, MN 56301 811774

STATE OF FLORIDA
UNIFORM COMMERCIAL CODE-FINANCING STATEMENT-FORM UCC-1 REV. 1987
THIS FINANCING STATEMENT is presented to a filing officer for filing pursuant to the Uniform Commercial Code:

DEBTOR Last Name First if a Person NAME SAMUEL E. JOHNSON, JR. 1A MAILING ADDRESS 6481 W. OST-WEST STREET HONOLULU, FL. 34446 CITY/STATE/ZIP MULTIPLE DEBTOR IF ANY? Last Name First if a Person NAME 1B MAILING ADDRESS CITY/STATE/ZIP MULTIPLE DEBTOR IF ANY? Last Name First if a Person NAME 1C MAILING ADDRESS CITY/STATE/ZIP SECURED PARTY Last Name First if a Person NAME ALLIANCE FUNDING COMPANY 2A MAILING ADDRESS 1 RAMLAND ROAD ORANGEBURG, NY 10962 CITY/STATE/ZIP MULTIPLE SECURED PARTY IF ANY? Last Name First if a Person NAME 2B MAILING ADDRESS CITY/STATE/ZIP ASSIGNEE OF SECURED PARTY IF ANY? Last Name First if a Person NAME 3 MAILING ADDRESS CITY/STATE/ZIP	THIS SPACE FOR USE OF FILING OFFICER Date, Time, Number & Filing Office FILED & RECORDED CITRUS COUNTY FLORIDA SETTY STRIFLER, CLERK 1093478 VERIFIED BY: M. D.C. <table border="1" style="width:100%; border-collapse: collapse; margin-top: 20px;"> <tr> <td style="width:50%;">AUCY</td> <td style="width:50%;">UPDATE</td> </tr> </table> VALIDATION INFORMATION	AUCY	UPDATE
AUCY	UPDATE		

FILED & RECORDED
CITRUS COUNTY FLORIDA
SETTY STRIFLER, CLERK

BR 1326 PG 0200

1993 SP 21 PM 1:08

4. This FINANCING STATEMENT covers the following types or names of property (include description of real property on which located and a cover of zoning when required. If more space is required, attach additional sheets 8 1/2" x 11")
SEE COPY OF LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

5. Proceeds of collateral are covered as provided in Sections 979.203 and 979.206, F.S. 6. Filed with: 7. No. of additional sheets prepared 8. (Check ☐) ☒ All documentary items have been due and payable or so become due and payable pursuant to Section 201.32, F.S., have been paid ☐ Florida Documentary Stamp Tax is not assessed 9. This statement is filed without the debtor's signature to perfect a security interest in collateral ☐ security interest in a security interest in real property located in another jurisdiction when it was brought into this state or debtor's location changed to this state. ☐ which is proceeds of the original collateral described above in which a security interest was perfected. ☐ as to which the UCC has been ☐ acquired after a change of name, identity, or corporate structure of the ☐ debtor or ☐ secured party. 10. (Check ☐ if not) ☐ Debtor is a transmitting utility ☐ Proceeds of collateral are covered 11. SIGNATURE OF CREDITOR <i>Samuel E. Johnson Jr.</i> 12. SIGNATURE OF SECURED PARTY(IES) OR ASSIGNEE	13. PARTY FILED IN: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">NAME</td> <td style="width:50%;">SOUTHEAST TITLE GROUP, LLP</td> </tr> <tr> <td>ADDRESS</td> <td>101 N. PINE AVENUE</td> </tr> <tr> <td></td> <td>INVERNESS, FL. 34450</td> </tr> <tr> <td>CITY/STATE/ZIP</td> <td></td> </tr> </table>	NAME	SOUTHEAST TITLE GROUP, LLP	ADDRESS	101 N. PINE AVENUE		INVERNESS, FL. 34450	CITY/STATE/ZIP	
NAME	SOUTHEAST TITLE GROUP, LLP								
ADDRESS	101 N. PINE AVENUE								
	INVERNESS, FL. 34450								
CITY/STATE/ZIP									

"EXHIBIT A"

PARCEL C OF LOTS 118 AND 119, BLOCK 17, HOMOSASSA HILLS, UNIT NO. 2, FURTHER DESCRIBED AS FOLLOWS: THE SOUTH 1/2 OF LOT 119, BLOCK 17, HOMOSASSA HILLS, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 128, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. SUBJECT TO 10 FOOT WIDE EASEMENT ALONG THE EAST BOUNDARY THEREOF FOR ROAD RIGHT OF WAY.

TOGETHER WITH A 1983 ROYAL DOUBLEWIDE MOBILE HOME ID NOS. GULCFL50826062A and B

BK1326P60201

1993 SEP 21 PM 11:04

Schedule B

- (1) Debtor's rights to possession of the real property at Debtor's address indicated on this financing statement, including but not limited to any and all of Debtor's rights under any Lease by and between Debtor and Alliance Funding, a Division of Superior Bank FSB, all of the Debtor's contract rights and general intangibles arising therefrom and related thereto, and any proceeds of the foregoing.
- (2) 1983 ROYAL GDL CFL50826062A/B
Manufactured Home 24X52, serial # 0
all personal property sold therewith, including but not limited to appliances, heating and cooling systems, awnings, skirting, decking, porches, garage, and add-on rooms, and any and all replacements of any of the foregoing, any and all accessions to any of the foregoing, and any proceeds of any of the foregoing, including but not limited to insurance proceeds. This financing statement does not apply to nonpurchase money household goods as defined at 16 CFR § 444.1 (i) or any equivalent state law statute.

BK1326P60202

1999 SEP 21 PM 1:06

CODE ENFORCEMENT OF CITRUS COUNTY, FLORIDA

COUNTY OF CITRUS,

Petitioner,

Vs.

Case No.: 0508-047

Samuel H. Johnson, Jr.

6481 W. Ost West St.

Homosassa, FL

Respondent /

FIRST ORDER IMPOSING LIEN

THIS CAUSE came on December 1, 2005, after due notice to Samuel H. Johnson, Jr., Code Enforcement received evidence, and thereupon issued its written Orders furnished to Samuel H. Johnson, Jr.

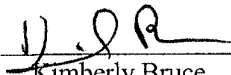
Said **ORDERS** required Samuel H. Johnson, Jr. to take certain corrective action by a time certain, as more specifically set forth in that **ORDER**.

NUISANCE ABATEMENT NOTICE

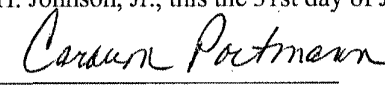
ORDERED that Samuel H. Johnson, Jr. pay to the County of Citrus a fine of \$305.16, for Respondent's violation and failure to correct same. This is a violation that has continued to exist on property more fully described (**Alt Key 2227711**) **HOMOSASSA HILLS UNIT 2 PCL C: S1/2 OF LOT 119 BLK 17**, public records of Citrus County, Florida. This Lien will be recorded and shall constitute a lien upon any real or personal property owned by Samuel H. Johnson, Jr., pursuant to Section 162.09, Florida Statutes.

DONE AND ORDERED this the 31st day of July, 2006 at Lecanto, Citrus County, Florida.

CODE ENFORCEMENT
CITRUS COUNTY, FLORIDA

BY: 
Kimberly Bruce
Code Enforcement Officer

I HEREBY CERTIFY that a true and correct copy of the above foregoing **FIRST ORDER IMPOSING LIEN** has been furnished via US Certified Mail to: Samuel H. Johnson, Jr., this the 31st day of July, 2006.


Recording Secretary

County of Citrus

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2006053089 BK:2033 PG:1754
07/31/2006 10:28 AM 3 PGS
LMORSE,DC Receipt #031722



2006053089 3 PGS

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Public Safety, 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 Enforcement records of Citrus County, Florida.

Carolyn Portmann

Recording Secretary
Citrus County Code Enforcement
Board for the Citrus County
Public Safety Division

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 26 day of July, 2006, by Carolyn Portmann, Recording Secretary, Citrus County Code Enforcement Board, who is personally known to me or who has produced _____ as identification.

Lorraine C. Watson

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name **Lorraine C. Watson**
Commission # **DD330321**
Expires **July 12, 2008**
Expiration Date Bonded Troy Parr Insurance, Inc. 800-385-7018

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 Carolyn Petmann, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 26 day of July, 2006.



Notary Public - Printed Name

Lorraine C. Watson
Notary Public - Signature

FOR RECORDING ONLY

Recording Secretary

County of Citrus
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 Carolyn Portmann, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 23rd day of January, 2007.



Lorraine C. Watson
Commission # DB330321
Expires July 12, 2008

Bonded Troy Parr Insurance, Inc. 800-385-7019

Notary Public - Printed Name

Lorraine C. Watson
Notary Public - Signature

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Public Safety, 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 Enforcement records of Citrus County, Florida.

Caryn Portman

Recording Secretary
Citrus County Code Enforcement
Board for the Citrus County
Public Safety Division

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 23rd day of January, 2007, by Caryn Portman Recording Secretary, Citrus County Code Enforcement Board, who is personally known to me or who has produced _____ as identification.

Lorraine C. Watson

NOTARY PUBLIC

Printed Name: _____

Commission No.: _____

Expiration Date: _____



Lorraine C. Watson
Commission # DD330321
Expires July 12, 2008

Bonded Title Plan Insurance, Inc. 800-385-7019

CODE ENFORCEMENT SPECIAL MASTER OF CITRUS COUNTY, FLORIDA

COUNTY OF CITRUS

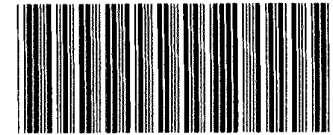
Petitioner,

Vs.

SAMUEL H. JOHNSON, JR.
6481 W. Ost West St.
Homosassa, FL 34446-2724
Respondent

Case No. 0908-83532

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2009047395 BK:2318 PG:1589
10/23/2009 08:58 AM 3 PGS
LMORSE,DC Receipt #036360



2009047395 3 PGS

**FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing before Citrus County Code Enforcement Special Master Michele L. Lieberman on October 21, 2009, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues her **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 6481 W. Ost West St., Homosassa, Citrus County, FL. The Property is described as ALT KEY: 2227711, HOMOSASSA HILLS UNIT 2 PCL C: S1/2 OF LOT 119 BLK 17: Parcel ID: 18E20S070010 00170 1190

After an investigation by Code Officer Marian Rogers, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Section 20-41, "It shall be a violation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway. To Wit: Red Pontiac and blue Ford 150 truck."

Code Officer Marian Rogers testified that one (1) vehicle does not have a license plate and the other has an expired license plate.

The Respondent was present and testified he does have the vehicles on his property and requested some time to remove the vehicles from the property.

Robert Lincoln was present and testified that the violator's property is in disarray and he is concerned about the rats that he has seen on the property.

II. CONCLUSIONS OF LAW:

Respondent is in violation of Citrus County Code of Ordinances, Section 20-41, "It shall be a violation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway. To Wit: Red Pontiac and blue Ford 150 truck."

Citrus County v. Johnson, Jr.
Case No. 0908-83532

The Respondent can abate the violation by removing the vehicles/vessels from the property, registering them or placing them in a permitted enclosed structure. If not enclosed or removed, the vehicles must be operable and registered.

III. ORDER:

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

The Respondent is granted thirty (30) days from October 21, 2009 to abate the violation. 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 Samuel H. Johnson, Jr. 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. 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 Enforcement 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 within thirty (30) days of the date of the recording of this order in the public records of Citrus County pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162-11.

DONE AND ORDERED this the 21 day of October, 2009, at Lecanto, Florida.

BY: Michele L. Lieberman
Michele L. Lieberman, 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. Certified Mail to Samuel H. Johnson, Jr.; 6481 W. Ost West St.; Homosassa, FL 34446-2724, this the 22nd day of October, 2009.

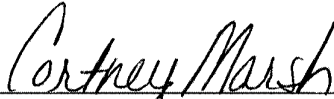
Cartney Marsh
Recording Secretary

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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 Enforcement records of Citrus County, Florida.

Cartney Marsh
Recording Secretary
Citrus County Code Enforcement
Hearing for Citrus County
Department of Development Services

FOR RECORDING ONLY

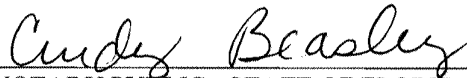
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Enforcement records of Citrus County, Florida.



Recording Secretary
Citrus County Code Enforcement Special Master
Hearing of Citrus County
Department of Development Services

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 22 day of October, 2009, by **Cortney Marsh**, Recording Secretary, Citrus County Code Enforcement Special Master Hearing, who is personally known to me.



NOTARY PUBLIC - STATE OF FLORIDA

Printed Name:

CINDY BEASLEY

Commission No.:

Commission DD 635492

Expiration Date:

Expires February 4, 2011

Bonded Thru TROY FAIN Insurance 800-365-7019

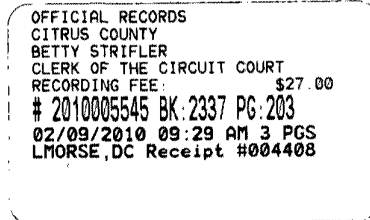
CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA

COUNTY OF CITRUS,
Petitioner,

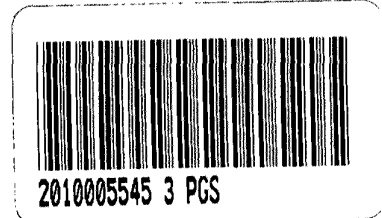
Vs.

Samuel H. Johnson, Jr.
6481 W. Ost West St.
Homosassa, FL 34446-2727

Respondent /



Case No.: 0908-83532



FIRST ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **October 21, 2009**, after due notice to Samuel H. Johnson, Jr., the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to Samuel H. Johnson, Jr.

Said **ORDER** required Samuel H. Johnson, Jr. to take certain corrective action by a time certain, as more specifically set forth in that **ORDER**.

An Affidavit of Non-Compliance, bearing the date of February 1, 2010, has been filed with the Special Master by the Code Officer, which Affidavit certifies under oath that the required corrective action has not been taken as ordered.

Accordingly, it has been brought to the Special Master's attention that compliance with the Special Master's Order dated October 21, 2009, was not made by Samuel H. Johnson, Jr., it is hereby

ORDERED that Samuel H. Johnson, Jr. pay to the County of Citrus a fine of \$10,950.00 for 73 days, November 21, 2009 through February 1, 2010, inclusive at \$150.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of **\$11,351.94**. This is a violation that has continued to exist on property more fully described Alt Key 2227711; HOMOSASSA HILLS UNIT 2 PCL C: S1/2 OF LOT 119 BLK 17 public records of Citrus County, Florida. This fine will be recorded and shall constitute a lien upon any real or personal property owned Samuel H. Johnson, Jr., pursuant to Section 162.09, Florida Statutes.

DONE AND ORDERED this the 4th day of February 2010 at Lecanto, Citrus County, Florida.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY, FLORIDA

BY: Michele L. Lieberman
Michele L. Lieberman, Special Master

I HEREBY CERTIFY that a true and correct copy of the above foregoing FIRST ORDER IMPOSING FINE has been furnished via US Certified Mail to: Samuel H. Johnson, Jr.; 6481 W. Ost West St.; Homosassa, FL 34446-2724 this the 8th day of February, 2010.

Cortney Marsh
Recording Secretary

County of Citrus
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 Cortney Marsh, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 8 day of February, 2010.



CINDY BEASLEY
Commission DD 635492
Expires February 4, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

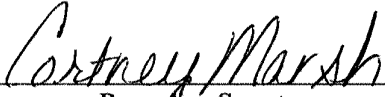
Notary Public - Printed Name

Cindy Beasley

Notary Public - Signature

FOR RECORDING ONLY

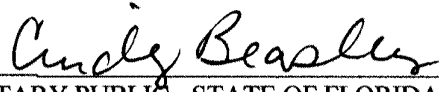
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.



Recording Secretary
Citrus County Code Compliance Special Master
Hearing of Citrus County
Department of Development Services

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 8 day of February, 2010, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: CINDY BEASLEY
Commission No.: Commission DD 635492
Expiration Date: Expires February 4, 2011
Bonded Thru Troy Fair Insurance 800-385-7019

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA

COUNTY OF CITRUS,
Petitioner,

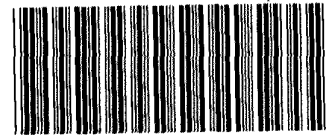
Vs.

Samuel H. Johnson, Jr.
6481 W. Ost West St.
Homosassa, FL 34446-2724

Respondent /

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2011002601 BK: 2398 PG: 2116
01/20/2011 08:15 AM 3 PGS
LMORSE, DC Receipt #002345

Case No.: 0908-83532



2011002601 3 PGS

SECOND ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **October 21, 2009**, after due notice to Samuel H. Johnson, Jr., the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to Samuel H. Johnson, Jr.

Said **ORDER** required Samuel H. Johnson, Jr. to take certain corrective action by a time certain, as more specifically set forth in that **ORDER**.

An Affidavit of Non-Compliance, bearing the date of January 11, 2011, has been filed with the Special Master by the Code Officer, which Affidavit certifies under oath that the required corrective action has not been taken as ordered.

Accordingly, it has been brought to the Special Master's attention that compliance with the Special Master's Order dated October 21, 2009, was not made by Samuel H. Johnson, Jr., it is hereby

ORDERED that Samuel H. Johnson, Jr. pay to the County of Citrus a fine of \$51,600.00 for 344 days, February 2, 2010 through January 11, 2011, inclusive at \$150.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of **\$51,812.98**. This is a violation that has continued to exist on property more fully described Alt Key 2227711; HOMOSASSA HILLS UNIT 2 PCL C: S1/2 OF LOT 119 BLK 17 public records of Citrus County, Florida. This fine will be recorded and shall constitute a lien upon any real or personal property owned Samuel H. Johnson, Jr., pursuant to Section 162.09, Florida Statutes.

DONE AND ORDERED this the 18th day of January 2011 at Lecanto, Citrus County, Florida.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY, FLORIDA

BY:

Michele L. Lieberman, Special Master

I HEREBY CERTIFY that a true and correct copy of the above foregoing SECOND ORDER IMPOSING FINE has been furnished via US Certified Mail to: Samuel H. Johnson, Jr.; 6481 W. Ost West St.; Homosassa, FL 34446-2724 this the 19 day of January, 2011.

Cortney Marsh
Recording Secretary

County of Citrus
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 Cortney Marsh, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 19th day of January, 2011.



S. Kimberly Corbin
Notary Public Printed Name

S. Kimberly Corbin
Notary Public Signature

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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.

Cortney Marsh

Recording Secretary
Citrus County Code Compliance Special Master
Hearing of Citrus County
Department of Development Services

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 19th day of January, 2011, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



S. Kimberly Corbin

NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: S. Kimberly Corbin

Commission No.: EE 043691

Expiration Date: 1/20/2015

Altkey: 2227711
JOHNSON SAMUEL H JR

Parcel ID: 18E20S070010 00170 1190
6481 W OST WEST ST, HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 5601 - GREEN ACRES ST & GROVER CLEVELAND AREA
Tax District 0000 - COASTAL RIVERS BASIN
Subdivision 000961 - HOMOSASSA HILLS UNIT 2
Short Legal HOMOSASSA HILLS UNIT 2 PB 4 PG 128 PCL C: S1/2 OF LOT 119BLK 17
Est. Parcel Sqft 49,444
Est. Parcel Acres 1.14
Map SC-TW-RG 06-20S-18E

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

Mailing Address

Name JOHNSON SAMUEL H JR
Mailing Address 19039 SW 91ST LN
DUNNELLON FL 34432

All Owners

Name	Owner Type
JOHNSON SAMUEL H JR	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	\$21,410	\$5,640	\$27,050	\$14,823	\$0	\$14,823	\$0	\$314.97	Link
2024	\$19,840	\$5,290	\$25,130	\$13,475	\$0	\$13,475	\$0	\$269.59	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	0000	COASTAL RIVERS BASIN	\$27,050	14.8298	\$408.60

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
0131	FIRE SERVICES ASSESSMENT	\$26.33
0154	STORMWATER	\$3.38

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
09/01/1999	\$8,800	1326/0185	01-CORRECTIVE/QC/TD/COT	I
04/01/1990	\$100	0851/1563	03-SAME FAMILY/DEED FOL	I
03/01/1990	\$31,700	0848/0560	00-WARRANTY DEED	I
10/01/1985	\$34,500	0683/1250	17-17	I
04/01/1982	\$18,500	0594/1447	00-WARRANTY DEED	I
08/01/1981	\$4,000	0583/0262	00-WARRANTY DEED	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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
02/03/2015	201501026	DEMOLITION OF MOBILE HOME & ALL ATTACHMENTS * NOC N/A	\$3,500	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0078-MISCL-RES-NON-WTR	A-ACREAGE	1.14	176.0	294			\$21,410	RURMH

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	5	SEPTIC TANK THREE BEDR-[3-UNIT]	2015			1	1	2,360
1	6	WELL 4"-[3-UNIT]	2015			1	1	2,470
1	7	CONCRETE PATIO NO FOOTER-[1-SF]	2015	20	12	1	240	810

Total Misc Value

5,640

Legal Description

Legal Description

HOMOSASSA HILLS UNIT 2 PB 4 PG 128 PCL C: S1/2 OF LOT 119

BLK 17

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.

2227711

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923120

To: Tax Collector of CITRUS COUNTY, Florida

I,
KIM E. WEIDE
12448 CARLIN LAKE DR
PRESQUE ISLE, WI 54557,

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
2227711	2020/1112	06-01-2020
Legal Description		
HOMOSASSA HILLS UNIT 2 PB 4 PG 128 PCL C: S1/2 OF LOT 119 BLK 17		

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
KIM E. WEIDE
12448 CARLIN LAKE DR
PRESQUE ISLE, WI 54557

01-24-2026
Application Date

Applicant's signature

Altkey: 2227711
JOHNSON SAMUEL H JR

Parcel ID: 18E20S070010 00170 1190
6481 W OST WEST ST , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 5601 - GREEN ACRES ST & GROVER CLEVELAND AREA
Tax District 0000 - COASTAL RIVERS BASIN
Subdivision 000961 - HOMOSASSA HILLS UNIT 2
Short Legal HOMOSASSA HILLS UNIT 2 PB 4 PG 128 PCL C: S1/2 OF LOT 119BLK 17
Est. Parcel Sqft 49,444
Est. Parcel Acres 1.14
Map SC-TW-RG 06-20S-18E

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

Mailing Address

Name JOHNSON SAMUEL H JR
Mailing Address 19039 SW 91ST LN
DUNNELLON FL 34432

All Owners

Name	Owner Type
JOHNSON SAMUEL H JR	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	\$21,410	\$5,640	\$27,050	\$14,823	\$0	\$14,823	\$0	\$314.97	Link
2024	\$19,840	\$5,290	\$25,130	\$13,475	\$0	\$13,475	\$0	\$269.59	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	0000	COASTAL RIVERS BASIN	\$27,050	14.8298	\$430.86

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
-----------	-------------	--------

0131	FIRE SERVICES ASSESSMENT	\$26.33
0154	STORMWATER	\$3.38

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
09/01/1999	\$8,800	1326/0185	01-CORRECTIVE/QC/TD/COT	I
04/01/1990	\$100	0851/1563	03-SAME FAMILY/DEED FOL	I
03/01/1990	\$31,700	0848/0560	00-WARRANTY DEED	I
10/01/1985	\$34,500	0683/1250	17-17	I
04/01/1982	\$18,500	0594/1447	00-WARRANTY DEED	I
08/01/1981	\$4,000	0583/0262	00-WARRANTY DEED	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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
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Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0078-MISCL-RES-NON-WTR A-ACREAGE		1.14	176.0	294				RURMH

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	5	SEPTIC TANK THREE BEDR-[3-UNIT]	2015			1	1	
1	6	WELL 4"-[3-UNIT]	2015			1	1	
1	7	CONCRETE PATIO NO FOOTER-[1-SF]	2015	20	12	1	240	

Total Misc Value
