

RECEIVED

By Tifani White at 11:37 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	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Property Owner	BLASZCZYK JAN 6097 SANDRA DR WEEKI WACHEE, FL 34607
Property description	LA JOLLA PALMS PB 8 PG 71 LOT 8 BLK A	Application date	Apr 09, 2026
		Certificate #	2024 / 5012
		Date certificate issued	06/01/2024
		Account number	1089891

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)
# 2024/5012	06/01/2024	1,956.18	299.95	2,256.13
→ Part 2: Total*				2,256.13

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)
# 2025/5374	06/01/2025	2,048.05	6.25	126.72	2,181.02
Part 3: Total*					2,181.02

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)	4,437.15
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,001.88
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)	308.88
7. Total Paid (Lines 1-6)	7,172.91

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	<u>Citrus</u> County, Florida
Signature, Tax Collector or Designee	Date <u>15th of July, 2026</u>

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)	7,301.91
17. Redemption fee	6.25
18. Total amount to redeem	7,308.16
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.

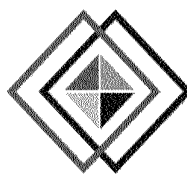
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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 #: 1089891

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

BLASZCZYK JAN
6097 SANDRA DR
WEEKI WACHIEE, FL 34607

Additional Parties, Per Search

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

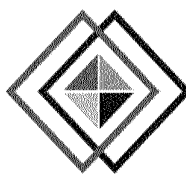
Lien Holder

HOLLY S SHEFFIELD AS TRUSTEE OF THE HOLLY S
SHEFFIELD TRUST DATED JUNE 12, 1995
5438 SPRING HILL DRIVE
SPRING HILL, FL 34606

Title Holder

JAN BLASZCZYK A/K/A
JAN A BLASZCZYK
6097 SANDRA DR
WEEKI WACHEE, FL 34607

Title Holder



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

JAN BLASZCZYK OR
HOLLY S SHEFFIELD AS TRUSTEE OF HOLLY S
SHEFFIELD TRUST DATED JUNE 12, 1995
1090 N FAN PALM PT
CRYSTAL RIVER, FL 34429

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
1089891	17E18S270020 000A0 0080	1090 N FAN PALM PT CRYSTAL RIVER 34429
Legal Description		
LA JOLLA PALMS PB 8 PG 71 LOT 8 BLK A		

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5012	\$105,258	No	No	No
Owner of Record on Current Tax Roll		Billing Name & Address		
JAN BLASZCZYK		HOLLY S SHEFFIELD		
6097 SANDRA DR WEEKI WACHEE FL 34607		HOLLY S SHEFFIELD TRUST DTD JUNE 12 1995 5438 SPRING HILL DR SPRING HILL FL 34606		

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: 06/12/2026

Karen LaBree
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
SHEFFIELD AS TRUSTEE OF THE HOLLY S SHEFFIELD TRUST DATED JUNE 12, 1995, HOLLY S 5438 SPRING HILL DRIVE SPRING HILL FL 34606	Certificate of Title Bk:3621 Pg:2474	It appears the name is arranged incorrectly, it should be "HOLLY S SHEFFIELD AS TRUSTEE OF THE HOLLY S SHEFFIELD TRUST DATED JUNE 12, 1995".

Related Documents (for Reference)

Warranty Deed
Bk:1331 Pg:899

Order of Summary Administration
Bk:3109 Pg:723

Warranty Deed
Bk:3110 Pg:1777

Warranty Deed
Bk:3119 Pg:1213

Florida Trust Certification Affidavit
Bk:3119 Pg:1217

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:2999 Pg:1414	

Name & Address of Record	Document	Examiner Comments
	Order Bk:3021 Pg:367	

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

CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS
COUNTY, FLORIDA

CASE NO: 2024 CA 000276 A

HOLLY S SHEFFIELD AS TRUSTEE OF THE HOLLY S SHEFFIELD TRUST DATED JUNE 12, 1995

Plaintiff

Vs

JAN A BLASZCZYK ; UNKNOWN SPOUSE OF JAN A BLASZCZYK

Defendant

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he or she executed and filed a certificate of sale in this action on Nov 06, 2025 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Citrus County, Florida:

Lot 8, Block A, La Jolla Palms, according to the map or plat thereof as recorded in Plat
Book 8, Page 71, Public Records of Citrus County, Florida

Parcel Identification Number: 17E18S270020 000A0 0080

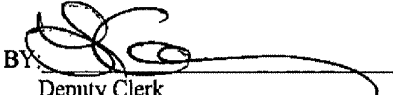
was sold to:

SHEFFIELD AS TRUSTEE OF THE HOLLY S SHEFFIELD TRUST DATED JUNE 12, 1995, HOLLY S
5438 SPRING HILL DRIVE
SPRING HILL, FL, 34606

WITNESS my hand and the seal of this court on Nov 19, 2025.



TRACI PERRY,
Clerk of the Circuit Court and Comptroller

BY: 
Deputy Clerk

NOV 19 '25 10:04AM

SERVICE LIST

24 CA 276

Jan A. Blaszczyk
6097 Sandra Drive 6097 Sandra Drive
Weeki Wachee, Florida 34607

Unknown Spouse of Jan A. Blaszczyk
6097 Sandra Drive 6097 Sandra Drive
Weeki Wachee, Florida 34607

Hengesbach & Hengesbach, PA
seton@naturecoastlaw.com

I HEREBY CERTIFY that a true and correct copy of the foregoing
has been furnished by electronic or U.S. Mail on 11/19/2025.

By 

10.00 Rec
119.00 Doc.
Prepared By and Return To:
Law Office Of David J. Stern, P.A. - RGA
801 S. University Drive #500
Plantation, FL 33324

Folio Number: 1089891-27-18S17E0020

Documentary Tax Paid
\$ 119.00
Intangible Tax Paid
\$ 0
Betty Striffler,
Clerk of Circuit Court,
Citrus County, Florida
Pv: RMC D.C.

Special Warranty Deed

THIS INDENTURE, made this 29 day of September, 1999, between BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE OF VENDEE MORTGAGE TRUST 1996-3, whose address is C/O NATIONSBANC MORTGAGE CORPORATION, 101 E. Main Street, Suite 400, Louisville, KY 40202, hereinafter called the Grantor, to THOMAS L. DOUGHERTY, A SINGLE MAN, hereinafter called the Grantee, whose mailing address is: 825 Buck ea, Monroeville, NJ 08343

(Wherever used herein the terms "Grantor and Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Citrus County, Florida, viz:

LOT 8 IN BLOCK A, OF LA JOLLA PALMS ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 71, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and Taxes for the current year and all subsequent years.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

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 warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

BK 1331 PS 0899

1999 DEC 22 AM 8:55

FILED & RECORDED
CITRUS COUNTY RECORDS
BETTY STRIFFLER, CLERK

1098819

VERIFIED BY:

DA

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.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

Signed, sealed and delivered
in our presence:

NATIONSBANC MORTGAGE CORPORATION
ATTORNEY-IN-FACT FOR
BANKERS TRUST COMPANY OF
CALIFORNIA, N.A., AS TRUSTEE OF
VENDEE MORTGAGE TRUST 1996-3

Kelly Miller
Kelly Miller
(Print Name)

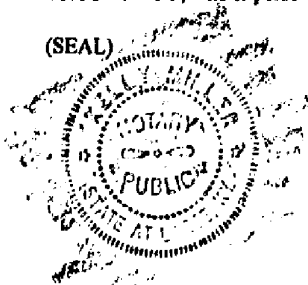
Virgil F. McCauley
BY: VIRGIL F. McCAULEY
VICE PRESIDENT
(CORPORATE SEAL)

Barbara Nichols
Barbara Nichols
(Print Name)

STATE OF Kentucky SS:
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 29 day of September, 1999 by
Virgil F. McCauley Vice President of Nationsbanc Mortgage Corporation Attorney-in-Fact for
BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE OF VENDEE MORTGAGE
TRUST 1996-3, who is personally known to me and who did not take an oath.

(SEAL)



Kelly Miller
NOTARY PUBLIC (Signature)
Print name and affix seal

KELLY MILLER
Notary Public, State of Large, KY
My commission expires June 26, 2002

PK 1331 PG 0900

1999 OCT 22 AM 8:57

Prepared By and Return To:

Richard B. Carey, Esq.
Carey Law Group, P.A.
1801 Indian Rd, Ste 103
West Palm Beach, FL 33409

Warranty Deed

This Warranty Deed made this 29 day of September 2020, by and between Sean Kalmey a Single^{male} having a mailing 336 W Coral Trace Circle Delray Beach FL 33445 hereinafter the Grantor and Nexovant Properties, LLC a Florida Limited Liability Company, Trustee 1090 N FAN PALM PT Land Trust dated September 29, 2020, with full power and authority to protect, conserve, sell, lease, encumber, or to otherwise manage and dispose of the real property hereinafter described, pursuant to Florida Statue 689.071 having a mailing address 801 Northpoint Parkway Suite 141, West Palm Beach, FL 33407 hereinafter called the Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby releases, remises, and quitclaims unto the Grantee, and Grantee's successors, heirs, and assigns forever, all the right, title, and interest of the Grantor in and to that certain parcel of land in the County of Citrus, State of Florida, to wit:

LOT 8 IN BLOCK A, OF LA JOLLA PALMS ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 71, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

a/ka/ 1090 N FAN PALM PT CRYSTAL RIVER, 34429

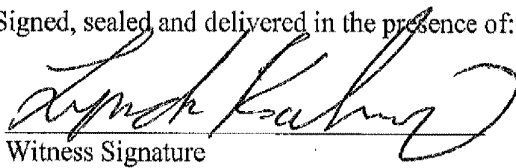
THIS IS NOT THE GRANTOR'S HOMESTEAD PROPERTY

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

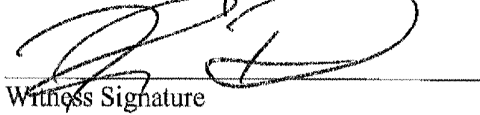
TO HAVE AND TO HOLD, the same in fee simple forever.

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

Signed, sealed and delivered in the presence of:

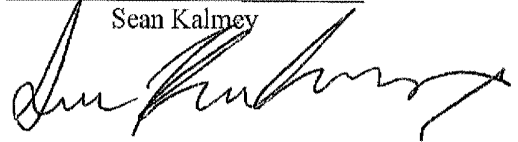

Witness Signature

Witness Name: Lynda KALMEY


Witness Signature

Witness Name: Rodney Dantes

Sean KALMEY
Sean Kalmey



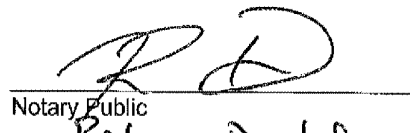
STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of September, 2020 by Sean Kalmey who is personally known to me or has produced Driver's License as identification.



Rodney Dantes
COMMISSION # GG282851
EXPIRES: December 9, 2022
Bonded Thru Aaron Notary

My commission expires: 12/9/2022


Notary Public
Rodney Dantes
Printed Notary Name

Prepared by and return to:

Erika Scarvers
Omni Title, LLC
1801 Indian Rd
Ste 103 & 104
West Palm Beach, FL 33409
(561) 247-1266
File No 20-272JB

Parcel Identification No 17E-18S-27-0020-000A0-0080

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 9th day of December, 2020 between Nexovant Properties, LLC a Florida Limited Liability Company, Trustee 1090 N FAN PALM PT Land Trust dated September 29, 2020, with full power and authority to protect, conserve, sell, lease, encumber, or to otherwise manage and dispose of the real property hereinafter described, pursuant to Florida Statute 689.071, whose post office address is 801 Northpoint Parkway, West Palm Beach, FL 33407, of the County of Palm Beach, State of Florida, Grantor, to Jan Blaszczyk, a married man, whose post office address is 6097 sandra dr, weeki wachee, FL 34607, of the County of Hernando, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

LOT 8, BLOCK A, LA JOLLA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 71, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Situate in the County of Citrus, State of Florida.

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

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

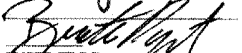
 Nexovant Properties, LLC a Florida Limited Liability Company, Trustee 1090 N FAN PALM PT Land
Trust dated September 29, 2020

WITNESS

PRINT

NAME: Rosalen

Rodriguez



WITNESS

PRINT

NAME: Britani Rognant

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of December, 2020, by Joshua Blanchard, Manager of Nexovant Properties, LLC a Florida Limited Liability Company, Trustee 1090 N FAN PALM PT Land Trust dated September 29, 2020.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Rosalen Rodriguez
Comm. #GG940197
Expires: Dec. 16, 2023
Bonded Thru Aaron Notary

Personally Known: ☒ OR Produced Identification: ☐

Type of Identification

Produced: _____

Prepared by and Return to:
Erika Scarvers
Omni Title, LLC
1801 Indian Rd
Ste 103 & 104
West Palm Beach, FL 33409

FLORIDA TRUST CERTIFICATION AFFIDAVIT PURSUANT TO F.S. 736.1017

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned authority, after having been duly sworn, personally appeared Joshua Blanchard as manager of Nexovant Properties, LLC a Florida Limited Liability Company as Trustee hereinafter referred to as the Affiant(s) herein, who, after being by me duly sworn on oath, depose(s) and state(s) as follows:

That Affiant(s) is/are the current trustee(s) of the 1090 N FAN PALM PT Land Trust dated September 29, 2020, hereinafter referred to as the "Trust";

That the trust exists, and the settlor (creator) of the trust was _____;

That Affiant(s) reside(s) at: 801 Northpoint Parkway
West Palm Beach, FL 33407

That the subject property ☐ is or ☐ is not affiant(s)', nor any member of affiant(s)' immediate family's homestead, nor is contiguous thereto;

That if subject property is affiant(s)' homestead his/her spouse will join in the conveyance this affidavit accompanies;

That this certification of trust pertains to the trust property located at: 1090 North Fan Palm Point, Crystal River, FL 34429;

That Affiant(s) is/are still acting Trustee and that no successor Trustee(s) has/have been appointed.

That Affiant(s) as Trustee(s) has/have full powers under the aforesaid trust via a general power of sale to sell, convey and to mortgage or encumber real and personal property of the trust, without obtaining consent of any other party(ies).

That the Trust is: ☐ Irrevocable, ☐ Revocable. The following individual(s) has/have power to revoke the trust:

_____.

That title to the property is currently shown in the last deed of record as: Deed recorded on _____, 20 ____ dated _____, 20 ____ with the Citrus Recording Office in Book #, Page#.

[If trustee has changed or died include copies of paragraphs showing successor trustee(s) as Exhibits]

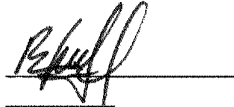
That this Affidavit is made for the purpose of inducing Omni Title, LLC and its respective underwriter to issue title insurance pursuant to File No.: 20-272JB insuring the following described property:

1090 North Fan Palm Point, Crystal River, FL 34429
LA JOLLA PALMS PB 8 PG 71 LOT 8 BLK A

Affiant(s) further state(s) that Affiant(s) is/are familiar with the nature of an oath, and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature and agree(s) to indemnify and hold harmless Omni Title, LLC and its respective underwriter from any loss or damage resulting from its issuance of title insurance as stated above based on the information given in this affidavit.

Further, Affiant (s) say(eth) naught.

Signed, sealed, and delivered
In the presence of these witnesses:

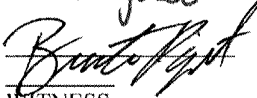


WITNESS

PRINT

NAME: Rosalen

Rodriguez



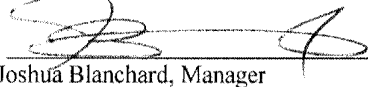
WITNESS

PRINT

NAME: Britani Poignant

—

Nexovant Properties, LLC a Florida Limited Liability Company, Trustee 1090 N FAN PALM PT Land Trust dated September 29, 2020

By: 

Joshua Blanchard, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to (or affirmed) and subscribed before me by means of (X) physical presence or () online notarization this 9th day of December, 2020, by Joshua Blanchard, Manager of Nexovant Properties, LLC a Florida Limited Liability Company, Trustee 1090 N FAN PALM PT Land Trust dated September 29, 2020.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Rosalen Rodriguez
Comm. #GG940197
Expires: Dec. 16, 2023
Bonded Thru Aaron Notary

Personally Known: ✓ OR Produced Identification: _____

Type of Identification _____

Produced: _____

**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.

Case No. 255717

THOMAS L. DOUGHERTY
1090 N. Fan Palm Point
Crystal River, Florida 34429
Respondent.

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

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Gregg R. Brennan on **August 21, 2019**, 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. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 1090 N. Fan Palm Pt., Crystal River, Citrus County, a political subdivision of the State of Florida. The Property is described as Altkey: 1089891; LA JOLLA PALMS PB 8 PG 71 LOT 8 BLK A; Parcel ID: 17E18S270020 000A0 0080.

After an investigation by Code Officer J.C. Charlton, 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 J.C. Charlton testified that his initial inspection was conducted on June 27, 2019 at which time the violation was confirmed. Subsequent inspections were conducted on July 11, 2019, July 23, 2019, July 30, 2019 and August 20, 2019. The Notice of Violation was issued on June 27, 2019. The Notice of Hearing was issued on July 24, 2019 and posted at the property on July 30, 2019. He has not had contact with the Respondent. Upon his final inspection on August 20, 2019, the property remains in violation.

II. 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."

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.

III. ORDER:

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

The Respondent is granted 30 days from the date of this order to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Thomas L. Dougherty. 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

Citrus County vs. Dougherty
Case No. 255717

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.

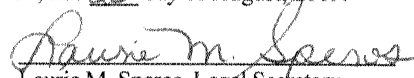
It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

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 22nd day of August, 2019, at Lecanto, Florida.

BY: 
Gregg R. Brennan, 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 Thomas L. Dougherty, 1090 N. Fan Palm Pt., Crystal River, FL 34429, this 23 day of August, 2019.

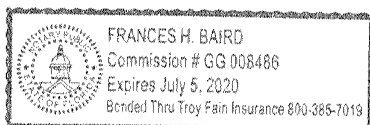

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

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

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 23 day of August, 2019, by **Laurie M. Speros**, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.




NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG008486
Expiration Date: July 5, 2020

**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,

Case No. 255717

vs.

THOMAS L. DOUGHERTY
1090 N. Fan Palm Pt.
Crystal River, Florida 34429
Respondent. _____ /

FIRST ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, a political subdivision of the State of Florida, on **August 21, 2019**, after due notice to THOMAS L. DOUGHERTY, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to THOMAS L. DOUGHERTY.

Said **ORDER** required THOMAS L. DOUGHERTY 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 October 31, 2019 has been filed with the Special Master by Code Officer J.C. Charlton, 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 August 22, 2019 was not made by THOMAS L. DOUGHERTY, it is hereby

ORDERED that THOMAS L. DOUGHERTY pay to Citrus County, Florida, a political subdivision of the State of Florida, a fine of \$1,850.00 for 38 days, September 24, 2019 through October 31, 2019, inclusive at \$50.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of **\$2,209.10**. This is a violation that has continued to exist on property more fully described as Altkey: 1089891; LA JOLLA PALMS PB 8 PG 71 LOT 8 BLK A; Parcel ID: 17E18S270020 000A0 0080, in the public records of Citrus County, Florida, a political subdivision of the State of Florida. This 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 THOMAS L. DOUGHERTY pursuant to Section 162.09, Florida Statutes.

The Respondent may request a hearing to challenge the fine within twenty (20) days from the date of this order. This order will be recorded after twenty (20) days from the date of this order and constitute a lien, 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 sixth day of November, 2019 at Lecanto, Citrus County, Florida, a political subdivision of the State of Florida.

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

BY: _____


Gregg R. Brennan Special Master

Citrus County v. Dougherty
Case No. 255717

I HEREBY CERTIFY that a true and correct copy of the above foregoing FIRST ORDER IMPOSING FINE has been furnished via US First Class Mail to: THOMAS L. DOUGHERTY, 1090 N. Fan Palm Pt., Crystal River, Florida 34429, this 7 day of November, 2019.


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

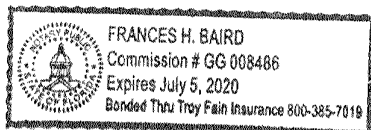
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of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


Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461

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 7 day of November, 2019.




NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG008486
Expiration Date: July 5, 2020

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	3349 - LA JOLLA PALMS
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	001118 - LA JOLLA PALMS
Short Legal	LA JOLLA PALMS PB 8 PG 71 LOT 8 BLK A
Est. Parcel Sqft	10,567
Est. Parcel Acres	.24
Map SC-TW-RG	28-18S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	BLASZCZYK JAN
Mailing Address	6097 SANDRA DR WEEKI WACHEE FL 34607

All Owners

Name	Owner Type
BLASZCZYK JAN	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	\$8,000	\$129,360	\$137,360	\$105,258	\$0	\$105,258	\$0	\$1,943.57	Link
2024	\$8,000	\$133,956	\$141,956	\$95,689	\$0	\$95,689	\$0	\$1,831.22	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	\$137,360	14.8298	\$2,201.86

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
0030	SOLID WASTE, RESID IMPRVD	\$27.00
0131	FIRE SERVICES ASSESSMENT	\$125.00
0154	STORMWATER	\$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
11/19/2025	\$64,100	3621/2474	26-TO/FROM FED/STATE/LOCAL GOVT/TIITF	I
12/09/2020	\$47,900	3119/1213	00-WARRANTY DEED	I

11/15/2020	\$100 3109/0723	01-CORRECTIVE/QC/TD/COT	I
09/29/2020	\$5,000 3110/1777	00-WARRANTY DEED	I
10/01/1999	\$17,000 1331/0899	04-TO OR FROM BANKS/LOAN CO.	I
01/01/1999	\$100 1285/2436	01-CORRECTIVE/QC/TD/COT	I
04/01/1979	\$100 0536/1477	02-MIN DOC STAMP (\$100)	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
01/21/2021	202100602	ROOF REPLACEMENT (APPROX 1,650 SQFT) + LOW SLOPE 400 SQFT NOC FOR REROOF IN OR 3	\$5,995	
08/01/1996	199604804	-- HOME OCC -- OFFICE ONL	\$10	08/01/1996

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	132			\$8,000	CLR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1972
Total FLA	1,152
Total Under Roof	1,686
Exterior Wall	16 - BOARD & BATTEN
Foundation	2 - CONCRETE BLOCK/STEM
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/1/2 Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	165,846
RCNLD	129,360

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1972	1,152
1	ENCLOSED PORCH	1972	234
1	UTLY STOR UNFINISHED	1972	120
1	CARPORT UNFN	1972	180

Total Misc Value

Legal Description

Legal Description

LA JOLLA PALMS PB 8 PG 71 LOT 8 BLK A

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: 923149

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
1089891	2024/5012	06-01-2024
Legal Description		
LA JOLLA PALMS PB 8 PG 71 LOT 8 BLK A		

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

04-09-2026
Application Date

Applicant's signature

Altkey: 1089891
SHEFFIELD HOLLY S

Parcel ID: 17E18S270020 000A0 0080
1090 N FAN PALM PT , CRYSTAL RIVER, 34429

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0100 - SINGLE FAMILY
Bldg Counts Res 1 / MH 0 / Comm 0
Nbhd 3349 - LA JOLLA PALMS
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Map SC-TW-RG 28-18S-17E

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

Mailing Address

Name SHEFFIELD HOLLY S
Mailing Address 5438 SPRING HILL DR
SPRING HILL FL 34606

All Owners

Name	Owner Type
SHEFFIELD HOLLY S	TR - Trustee
HOLLY S SHEFFIELD TRUST DTD JUNE 12 1995	UT - Under Trust

Value Hlstory 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
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Total Under Roof	1,452

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Foundation	2 - CONCRETE BLOCK/STEM
HVAC	001 - NONE
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	4 - NONE
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	

FPL: Stacks/Opening /

RCN
RCNLD**Additions to Base Area**

Building	Description	Year Built	Area
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