RECEIVED
By Tifani White at 11:52 am, 7/16/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Property Owner	VEAL DONNA D 7142 W GRANT ST HOMOSASSA, FL 34448
Property description	VILLA TER UNIT 9 OF HOMOSASSA PG 1 PG 50 LOTS 2 & 3 BLK 318	Application date	Apr 09, 2026
		Certificate #	2024 / 4437
		Date certificate issued	06/01/2024
		Account number	1132746

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)
# 2024/4437	06/01/2024	1,505.08	223.57	1,728.65
			→ Part 2: Total*	**1,728.65**

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)
# 2025/4777	06/01/2025	1,634.08	6.25	97.36	1,737.69
				Part 3: Total*	**1,737.69**

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)	3,466.34
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	1,605.66
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)	247.37
7.	**Total Paid** (Lines 1-6)	5,744.37

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 16th 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)	5,873.37
17. Redemption fee	6.25
18. Total amount to redeem	5,879.62
Signature, Clerk of Court or Designee	Date of sale

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

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

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Total Paid Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

FULL LEGAL (If applicable)

Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 1132746

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
VEAL DONNA D
7142 W GRANT ST
HOMOSASSA, FL 34448

Additional Parties, Per Search

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

DONNA D VEAL A/K/A — Title Holder
DONNA A VEAL
7142 W. GRANT ST.
HOMOSASSA, FL 34448

DONNA D VEAL A/K/A — Title Holder
DONNA VEAL
10800 W. OLIVER ST.
HOMOSASSA, FL 34448

DONNA D. VEAL — Title Holder

Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

P.O. BOX 451
HOMOSASSA, FL 34487

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

TDA #: 923199

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
1132746	17E19S220090 03180 0020	7142 W GRANT ST HOMOSASSA 34448

Legal Description
VILLA TER UNIT 9 OF HOMOSASSA PG 1 PG 50 LOTS 2 & 3 BLK 318

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 4437	$90,984	No	Yes	No

Owner of Record on Current Tax Roll
DONNA D VEAL

7142 W GRANT ST
HOMOSASSA FL 34448

Billing Name & Address

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: 06/19/2026 **Search covers** **20 years** **through:** 06/16/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
DONNA D. VEAL P.O. BOX 451 HOMO FL 34487	Quit Claim Deed Bk:2564 Pg:658	Address is incomplete.
DONNA VEAL 10800 W. OLIVER ST. HOMO FL	Quit Claim Deed Bk:2564 Pg:658	Address is incomplete.

Related Documents (for Reference)

Warranty Deed
Bk:1195 Pg:217

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:3527 Pg:286 Order Bk:3553 Pg:1107	

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

Prepared By:
Fred Thomas 7142 W. Grant St. Homo. FL
Donna Veal 10800 W. Oliver St. Homo. FL

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $7.00
2013031813 BK:2564 PG:658
07/03/2013 03:08 PM 1 PG
GTOZER,DC Receipt #028947

2013031813 1 PG

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, *Executed the* 6/17/13 *day of* June 2013 (Date), *by* Frederick L. Thomas, *first party, to* Donna D. Veal, *whose post office address is* P.O. Box 451 Homo. FL 34487, *second party.*

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the first party, for and in consideration of the sum of* $ #1000 —, *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the 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, *State of* Florida, *to-wit:*

7142 W. Grant
Villa Ter. Unit 9 of Homosassa.
PG. 1 PG. 50 Lots 2 + 3 Blk 318

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:

Sandra L Senechal
Witness Signature (as to first Grantor)
SANDRA L. SENECHAL
Printed Name
Kristen L. Barr
Witness Signature (as to first Grantor)
Kristen L. Barr
Printed Name

Frederick Lee Thomas (L.S.)
Grantor Signature
FREDERICK LEE THOMAS
Printed Name
7142 W. Grant St
Homo. FL 34487
Post Office Address

Witness Signature (as to Co-Grantor, if any)
Printed Name
Witness Signature (as to Co-Grantor, if any)
Printed Name

Co-Grantor Signature, (if any) (L.S.)
Printed Name
Post Office Address

STATE OF Florida)
COUNTY OF Citrus)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Frederick Lee Thomas known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: United States Military Identification.

TARA J SMOTHERS
MY COMMISSION # EE225015
EXPIRES August 14, 2016
(407) 398-0153 FloridaNotaryService.com

Witness my hand and official seal in the County and State last aforesaid this 18th day of June 2013 (Date)
Tara J Smothers
Notary Signature
Tara J Smothers

© Form Design, Seminole Paper & Printing Co., Inc., 1994
11 02 95

6.00
255.50

This Warranty Deed

Made this 8th day of July A.D. 19 97
by EDWARD J. ANDREWS AND JANE B. ANDREWS, HIS WIFE

hereinafter called the grantor, to
FREDERICK L THOMAS AND LORNA M. DEMO, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

whose post office address is:

7142 W Grant Street
Homosassa, FL 34448
hereinafter called the grantee:

(Whenever used herein the term "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)

960004

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

'97 JUL 16 AM 8 15

VERIFIED BY: D.C.

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, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

LOTS 2 AND 3, BLOCK 318, PLAT OF VILLA TERRACE, UNIT NO. 9 OF HOMOSASSA, according to the plat thereof recorded in Plat Book 1, Page 50 of the public records of Citrus County, Florida.

TOGETHER WITH 1981 TWIN 19x60 354 19x60 355 MOBILE HOME ID NUMBERS T2529175A & B

SUBJECT TO EASEMENTS AND RESTRICTIONS of record.

Parcel Identification Number: 22 19S17E0090 03180 0020

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 96

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:

Witness signature of witness

Witness printed name of witness

Witness signature of witness

Witness printed name of witness

Edward J. Andrews (LS)
Witness's Address: EDWARD J. ANDREWS
5870 Pennsylvania St. Apt2B, Merrillville, IN

Jane B. Andrews (LS)
Witness's Address: JANE B. ANDREWS
5870 Pennsylvania St. Apt2B, Merrillville, IN

(LS)
Witness's Address:

(LS)
Witness's Address:

State of INDIANA
County of Lake

The foregoing instrument was acknowledged before me this 8th day of July, 19 97
by EDWARD J. ANDREWS AND JANE B. ANDREWS, HIS WIFE

who is personally known to me or who has produced [redacted]

Documentary Tax Paid
$ [redacted]
Intangible Tax Paid
$ [redacted]
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: D.C.

Notary Public
Print Name
My Commission Expires

NOTARIAL SEAL
INDIANA

PREPARED BY AND
RECORD AND RETURN TO:
DONNA JO MARLOWE
Crystal River Title Company
Post Office Box 1437
Crystal River, Florida 34423-1437
File No: C97-54079

WD-1
5/96

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

BK 1195 PG 0217

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024075329 BK: 3527 PG: 286 12/23/2024 12:41 PM 1 Receipt: 2024065209
RECORDING $18.50

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

CITRUS COUNTY, FLORIDA, a political subdivision of the State of Florida,
Petitioner, Case No. CE2024-01626

v.

DONNA A. VEAL
7142 W. Grant St.
Homosassa, Florida 34448
Respondent.
_____/

SPECIAL MASTER'S FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **December 18, 2024**, on Petitioner's Notice of Violation. The following parties were present before the Court:

Code Compliance Officer Julie Wilkinson on behalf of Petitioner.
Leland Nichols on behalf of the Respondent
Kimberly Harrison, Assistant County Attorney.

The Special Master heard testimony from the following witnesses:

Code Compliance Officer Julie Wilkinson
Leland Nicols (son of the Respondent)

Leland Nichols did not contest that there was a violation and therefore no documents were admitted into evidence.

FINDINGS OF FACT:
The Respondent is deceased and her son, Leland Nicols, is one of the occupants of the property.

Respondent is the owner of the property located at 7142 W. Grant St., Floral City, Citrus County, Florida, described as Altkey: 1132746; VILLA TER UNIT 9 OF HOMOSASSA PG 1 PG 50 LOTS 2 & 3 BLK 318; Parcel ID: 17E19S220090 03180 0020.

CONCLUSIONS OF LAW:
The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 20, Article VI Section 20-61 of the Citrus County Code by allowing an accumulation of vegetative debris on the property.

The Respondent may abate the violation by removing the accumulation of vegetative debris from the property.

The fine amount of $100.00 per day recommended by the code compliance officer is reasonable taking into account the nature of the violation and Respondent's failure to take action to abate the violation.

ORDER:
Based on the foregoing findings of fact and conclusions of law, it is hereby ORDERED THAT:

Respondent shall abate the violation no later than 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of $100.00 per day will be imposed thereafter.

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.

Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of DONNA A. VEAL. The County Attorney's Office may seek to

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024075329 BK: 3527 PG: 287 12/23/2024 12:41 PM 2 Receipt: 2024065209
RECORDING $18.50

foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. Respondent shall be responsible for payment of all costs required by County ordinances or regulation, which may also be filed as a lien of record.

Respondents have the right to appeal this order to the circuit court within thirty (30) days of the date of the execution of this order.

DONE AND ORDERED this the 20th day of December, 2024, at Orlando, Florida.

BY: _____
Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. First Class Mail to DONNA A. VEAL, 7142 W. Grant St., Homosassa, FL 34448, this 23 day of December, 2024.

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

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

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

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 23 day of December, 2024, by **Laurie M. Speros**, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

JILLIAN NOCELLA
Commission # HH 320845
Expires October 11, 2026

NOTARY PUBLIC-STATE OF FLORIDA
Printed Name: Jillian Nocella
Commission No.: HH 320845
Expiration Date: October 11, 2026

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025019381 BK: 3553 PG: 1107 4/1/2025 9:33 AM 1 Receipt: 2025017077
RECORDING $18.50

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

CITRUS COUNTY, FLORIDA,
A political subdivision of the State of Florida
Petitioner,
vs.
DONNA A. VEAL
7142 W. Grant St.
Homosassa, Florida 34448
Respondent. /

Case No. CE2024-01626

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **December 18, 2024**, after due notice to Respondent DONNA A. VEAL, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to DONNA A. VEAL.

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

2. An Affidavit of Non-Compliance dated February 28, 2025 has been filed with the Special Master by Officer Julie Wilkinson, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 1132746; VILLA TER UNIT 9 OF HOMOSASSA PG 1 PG 50 LOTS 2 & 3 BLK 318; Parcel ID: 17E19S220090 03180 0020.

4. Accordingly, it has been brought to the Special Master's attention that Respondent DONNA A. VEAL has not complied with the Special Master's Order dated December 20, 2024.

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

5. Respondent DONNA A. VEAL shall pay to Citrus County, Florida, a fine of **$100.00** per day, plus administrative costs in the amount of **$243.19,** beginning on February 28, 2025 and continuing, with interest, until the violation has been abated as directed in the Order.

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

7. Respondent DONNA A. VEAL may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21st) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent file 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 10th day of March, 2025.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY: _____
Christian W. Waugh, Special Master

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025019381 BK: 3553 PG: 1108 4/1/2025 9:33 AM 2 Receipt: 2025017077
RECORDING $18.50

Citrus County vs. Veal
Case No. CE2024-01626

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: DONNA A. VEAL, 7142 W. Grant St., Homosassa, FL 34448, this 11th day of March, 2025.

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

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

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

CITRUS COUNTY)
STATE OF FLORIDA)

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

WITNESS my hand and official seal this 11 day of March, 2025.

SHANNON DELOACH
Commission # HH 594079
Expires September 16, 2028

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Shannon DeLoach
Commission No.: HH594079
Expiration Date: September 16, 2028

Altkey: 1132746
VEAL DONNA D

Parcel ID: 17E19S220090 03180 0020
7142 W GRANT ST , HOMOSASSA, 34448

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	3311 - VILLA TERRACE
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000979 - VILLA TERRACE U-9 OF HOMOSASSA
Short Legal	VILLA TER UNIT 9 OF HOMOSASSA PG 1 PG 50 LOTS 2 & 3 BLK 318
Est. Parcel Sqft	32,999
Est. Parcel Acres	.76
Map SC-TW-RG	23-19S-17E

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

Mailing Address

Name	VEAL DONNA D
Mailing Address	7142 W GRANT ST HOMOSASSA FL 34448

All Owners

Name		Owner Type
VEAL DONNA D		O - Owner

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	$30,900	$65,353	$96,253	$90,984	$0	$90,984	$0	$1,558.89	Link
2024	$33,000	$66,892	$99,892	$82,713	$0	$82,713	$0	$1,453.93	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	$96,253	14.8298	$1,562.83

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessments

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

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/01/2013	$1,000	2564/0658	01-CORRECTIVE/QC/TD/COT	I
07/01/1997	$36,500	1195/0217	00-WARRANTY DEED	I
10/01/1976	$2,500	0444/0550	16-LOT ADDED TO ANOTHER	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
12/01/1980	26977	MH	$23,000	12/01/1980

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	1.00	100.0	165			$15,450	MDRMH
2	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	1.00	100.0	165			$15,450	MDRMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1981
Total FLA	1,104
Total Under Roof	1,104
Exterior Wall	28 - ALUMINUM SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	137,504
RCNLD	59,043

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1981	1,104

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	TRLR NOT LIVBL AVERAGE-[1-SF]	1973	8	33	1	264	670
1	2	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	1972	10	12	1	120	710
1	3	SCRN PRCH ALUMINUM WITH DECK FLOOR-[1-SF]	1982	12	20	1	240	3,210
1	4	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1982	12	27	1	324	1,720

Total Misc Value
6,310

Legal Description

Legal Description
VILLA TER UNIT 9 OF HOMOSASSA PG 1 PG 50 LOTS 2 & 3 BLK 318

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.

1132746

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923199

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
1132746	2024/4437	06-01-2024
Legal Description		
VILLA TER UNIT 9 OF HOMOSASSA PG 1 PG 50 LOTS 2 & 3 BLK 318		

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

Applicant's signature

04-09-2026
Application Date

Altkey: 1132746
VEAL DONNA D

Parcel ID: 17E19S220090 03180 0020
7142 W GRANT ST , HOMOSASSA, 34448

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	3311 - VILLA TERRACE
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000979 - VILLA TERRACE U-9 OF HOMOSASSA
Short Legal	VILLA TER UNIT 9 OF HOMOSASSA PG 1 PG 50 LOTS 2 & 3 BLK 318
Est. Parcel Sqft	32,999
Est. Parcel Acres	.76
Map SC-TW-RG	23-19S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	VEAL DONNA D
Mailing Address	7142 W GRANT ST HOMOSASSA FL 34448

All Owners

Name		Owner Type
VEAL DONNA D		O - Owner

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	$30,900	$65,353	$96,253	$90,984	$0	$90,984	$0	$1,558.89	Link
2024	$33,000	$66,892	$99,892	$82,713	$0	$82,713	$0	$1,453.93	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	$96,253	14.8298	$1,608.83

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessments

Project #	Description	Amount

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

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/01/2013	$1,000	2564/0658	01-CORRECTIVE/QC/TD/COT	I
07/01/1997	$36,500	1195/0217	00-WARRANTY DEED	I
10/01/1976	$2,500	0444/0550	16-LOT ADDED TO ANOTHER	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
12/01/1980	26977	MH	$23,000	12/01/1980

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
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RCN	
RCNLD	

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1	3	SCRN PRCH ALUMINUM WITH DECK FLOOR-[1-SF]	1982	12	20	1	240	
1	4	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1982	12	27	1	324	

Total Misc Value