

RECEIVED

By Tifani White at 10:54 am, 7/17/26

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	RUOCCO CHRISTOPHER D 9469 W HEREFORD LN CRYSTAL RIVER, FL 34428-6842
Property description	SEVEN RIVERS FARMS UNREC SUB LOT 61 DESC AS: SW1/4 OF NW1/4 OF SW1/4 OF NE1/4 OF SEC 28-17-17 LESS S (Full legal attached.)	Application date	Apr 09, 2026
		Certificate #	2024 / 5089
		Date certificate issued	06/01/2024
		Account number	1938384

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)
# 2024/5089	06/01/2024	1,006.47	154.33	1,160.80
→ Part 2: Total*				1,160.80

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)
# 2025/5461	06/01/2025	1,040.96	6.25	62.02	1,109.23
Part 3: Total*					1,109.23

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)	2,270.03
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,975.90
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)	255.19
7. Total Paid (Lines 1-6)	5,926.12

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 17th 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)	6,055.12
17. Redemption fee	6.25
18. Total amount to redeem	6,061.37
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.

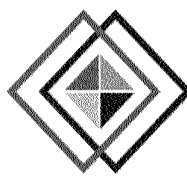
Clerk of Court (complete Part 5)

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)

SEVEN RIVERS FARMS UNREC SUB LOT 61 DESC AS: SW1/4 OF NW1/4 OF SW1/4 OF NE1/4 OF SEC 28-17-17 LESS S 25 FT FOR R/W



TAX DEED APPLICATION COVER LETTER

Account #: 1938384

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

RUOCCO CHRISTOPHER D
9469 W HEREFORD LN
CRYSTAL RIVER, FL 34428-6842

Additional Parties, Per Search

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

Lien Holder

CITRUS COUNTY CLERK OF COURT
(NO ADDRESS ON DOCUMENT)

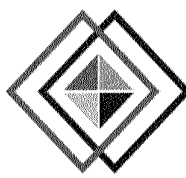
Lien Holder

CHRISTOPHER D. RUOCCO A/K/A
CHRISTOPHER DANIEL RUOCCO
9469 W. HEREFORD LANE
CRYSTAL RIVER, FL 34428

Title Holder

Certified By:

Christina Sedlak



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

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
1938384	17E17S28 1A000 0610	9469 W HEREFORD LN CRYSTAL RIVER 34428

Legal Description

SEVEN RIVERS FARMS UNREC SUB LOT 61 DESC AS: SW1/4 OF NW1/4 OF SW1/4 OF NE1/4 OF SEC 28-17-17 LESS S 25 FT FOR R/W

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5089	\$180,608	No	Yes	No

Owner of Record on Current Tax Roll

CHRISTOPHER D RUOCCO

Billing Name & Address

9469 W HEREFORD LN
CRYSTAL RIVER FL 34428-6842

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: 06/24/2026 Search covers 20 years through: 06/19/2026

Paul Evans
Title Examiner

General Examiner Comments:

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

CHRISTOPHER D. RUOCCO
9469 W. HEREFORD LANE
CRYSTAL RIVER FL 34428-6842

Document

Warranty Deed
Bk:2692 Pg:2122

Examiner Comments

Legal appears to have a typo
and states River instead of
Rivers.

Related Documents (for Reference)

Warranty Deed
Bk:1411 Pg:320

Warranty Deed
Bk:2051 Pg:1378

Certificate of Title
Bk:2463 Pg:1346

Quit Claim Deed (Releases any possible interest)
Bk:2475 Pg:1203

Warranty Deed
Bk:2475 Pg:1207

Order Determining Homestead
Bk:2682 Pg:1103

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

CITRUS COUNTY
CLERK OF COURT

Document

Judgment
Bk:2993 Pg:927

Examiner Comments

No address found on
document.

Judgment
Bk:2993 Pg:1568

Name & Address of Record	Document	Examiner Comments
CITRUS COUNTY CODE COMPLIANCE 3600 W SOVEREIGN PATH, SUITE 147 LEGANTO FL 34461	Judgment Bk:3154 Pg:410	
	Judgment Bk:3200 Pg:99	
	Order Bk:3611 Pg:1026	
	Order Bk:3611 Pg:1132	
	Order Bk:3625 Pg:2477	
	Order Bk:3625 Pg:2479	

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 and return to:
Marilyn J. O'Shea
Florida Registered Paralegal
STRAUGHN & TURNER, P.A.
255 Magnolia Avenue, SW
Winter Haven, FL 33880
863-293-1184
File Number: 11854-0002
Parcel Identification No.

[Space Above This Line for Recording Data]

Warranty Deed

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

This Indenture made this 1st day of June, 2015 between MICHAEL WOLFE and FALLYN DI PASQUALE, whose post office address is 823 South Glebe Road, Arlington, VA 22204, and 1823 70th Street, Brookley, NY 11204, respectively, grantor*, and CHRISTOPHER D. RUOCCO, whose post office address is 9469 W. Hereford Lane, Crystal River, FL 34428-6842, of the County of Citrus, State of Florida, grantee*.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida, to-wit:

Lot 61, SEVEN RIVER FARMS, an unrecorded subdivision further described as follows:

The Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 17 South, Range 17 East, Citrus County, Florida, LESS AND EXCEPT the South 25 feet thereof for road right-of-way.

TOGETHER WITH that certain mobile home located thereon as a fixture and appurtenance thereto: 1990 Shadow VIN #14605139A & 14605139B.

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Each Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of Grantor's homestead property. Each Grantor's residence and homestead address is the post office box shown above.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness Name: _____ (Seal)
MICHAEL WOLFE

Witness Name: _____

Witness Name: _____

Witness Name: ROBERT LAFRANKA

Fallyn DiPasquale
FALLYN DI PASQUALE

State of Virginia
County of Arlington

The foregoing instrument was acknowledged before me this ____ day of May, 2015 by MICHAEL WOLFE, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

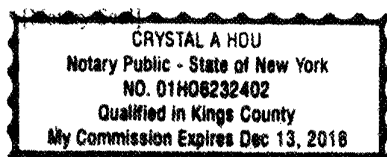
Notary Public

Printed Name: _____

My Commission Expires: _____

State of New York
County of Kings

The foregoing instrument was acknowledged before me this ^{29th} day of May, 2015 by FALLYN DI PASQUALE, who ☐ is personally known or ☒ has produced a driver's license as identification.



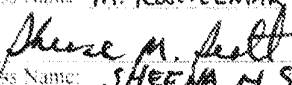
Notary Public

Printed Name: _____

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence:


Witness Name: M. KOSCIELNIAK

Witness Name: SHEREYA H. SCOTT


MICHAEL WOLFE (Seal)

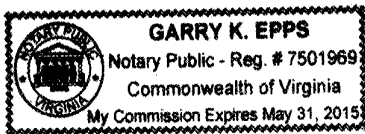
Witness Name: _____ (Seal)
FALLYN DI PASQUALE

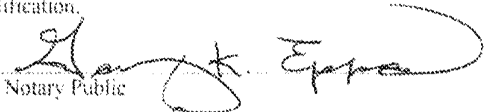
Witness Name: _____

State of Virginia
County of Arlington

The foregoing instrument was acknowledged before me this 27th day of May, 2015 by MICHAEL WOLFE, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: Garry K. Epps
My Commission Expires: May 31, 2015

State of New York
County of Kings

The foregoing instrument was acknowledged before me this _____ day of May, 2015 by FALLYN DI PASQUALE, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public
Printed Name: _____
My Commission Expires: _____

Doc 10-50
Ex-42-50
This instrument Prepared, by and Record and Return to:

SCOTT G. LYONS, PRESIDENT
NATURE COAST TITLE COMPANY, INC.

659 NE HIGHWAY 19

CRYSTAL RIVER, FLORIDA, 34429

File #: 01C10093

Property Appraisers Parcel Identification (FoRb) Numbers:

28 17S 17E 1A000 0610

Alternate Key #: 1938384

Grantee SS #s:

This instrument is prepared in connection with the issuance of a Title Insurance Policy

SPACE ABOVE THIS LINE FOR RECORDING DATA

Documentary Tax Paid

\$ 437.90

Intangible Tax Paid

\$

Betty Strifler,

Clerk of Circuit Court

Citrus County, Florida

By: ll D.C.

FILED & RECORDED

CITRUS COUNTY, FLORIDA

BETTY STRIFLER, CLERK OF COURTS

DATE 3-5-01 TIME 9:18 a.m.

FILE# 11-171090

VERIFIED BY: ll

BK 1411 PG 320

WARRANTY DEED

THIS WARRANTY DEED, made the 21st day of February, A.D. 2001, between

Marvin S. Allen and Moir M. Allen, his wife

herein called the grantors, and

Shelly A. Cunningham, a single woman

whose post office address is: 9469 W. Hereford Lane Crystal River, FL 34428

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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee all that certain land situate in Citrus County, State of Florida, viz:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 grantors hereby covenant with said grantee that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2000, subject to easements, restrictions, and/or reservations of Records.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Sheryl A. Lyons
Witness Signature

Sheryl A. Lyons
Printed Signature

Debra K. Malmstrom
Witness Signature

Debra K. Malmstrom
Printed Signature

Marvin S. Allen L.S.

Marvin S. Allen
9469 W. Hereford Ln., Hernando, FL 34428

Moir M. Allen L.S.

Moir M. Allen
9469 W. Hereford Ln., Hernando, FL 34428

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 21st day of February, 2001 by Marvin S. Allen and Moir M. Allen, his wife who ~~is/are~~ is/are ~~present~~ present or have produced driver's licenses as identification and did (did not) take an oath.

SEAL



Debra K. Malmstrom
Notary Signature
Debra K. Malmstrom
Printed Notary Signature
My Commission Expires:

BK	1411	PG	321
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EXHIBIT "A"

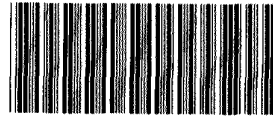
Lot 61, of SEVEN RIVERS FARMS, an unrecorded Subdivision, more particularly described as follows:

The Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 17 South, Range 17 East, LESS AND EXCEPT the South 25 feet thereof for road right-of-way.

Prepared by:
Kelley Paul, an employee of
Express Title Services of Citrus, Inc.,
706 N. Suncoast Blvd.
Crystal River, Florida 34429

RECORD & RETURN TO:
Express Title Services of Citrus, Inc.

File Number: 106-1496



2006065178 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$854.00
2006065178 BK: 2051 PG: 1378
09/20/2006 02:19 PM 2 PGS
LFREIER, DC Receipt #038929

General Warranty Deed

Made this September 8, 2006 A.D. By

Shelly A. Cunningham, a married woman, joined by Michael David Turner, her husband,

hereinafter called the grantor, to

Melanie D. Mott, an unmarried woman,

whose post office address is: 9191 52nd Way N, Pinellas Park, Florida 33782
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)

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

Lot 61 of SEVEN RIVERS FARMS, an unrecorded subdivision, more particularly described as follows:

The Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 17 South, Range 17 East, Citrus County, Florida, LESS AND EXCEPT the South 25 feet thereof for road right of way.

Together with a 1990 double wide mobile home, bearing ID Number 14605139A and 14605139B and Title Number 489484 and 4894998.

Parcel ID Number: 28 17S 17E 1A000 0610

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, 2005.

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

Signed, sealed and delivered in our presence:

Sign: Melanie L. Haag
Witness Printed Name Melanie L. Haag

Sign: Kelley Paul
Witness Printed Name Kelley Paul

Shelly A. Cunningham (Seal)
Shelly A. Cunningham
Address: 9469 W. Hereford Lane, Crystal River, Florida 34428

Michael David Turner (Seal)
Michael David Turner
Address: 9469 W. Hereford Lane, Crystal River, Florida 34428

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 8th day of September, 2006, by Shelly A. Cunningham, a married woman,
DEED Individual Warranty Deed - Legal on Face
Closers' Choice

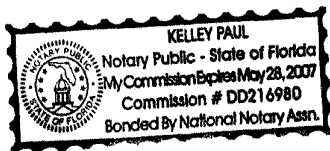
Prepared by:
Kelley Paul, an employee of
Express Title Services of Citrus, Inc.,
706 N. Suncoast Blvd.
Crystal River, Florida 34429

RECORD & RETURN TO:
Express Title Services of Citrus, Inc.

File Number: 106-1496

joined by Michael David Turner, her husband, who is/are personally known to me² or who has produced Driver's License as identification.

AFFIX NOTARY SEAL:



Notary Public

Print Name:

My Commission Expires:

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

CASE NO: 2010 CA 003736

BANK OF AMERICA NA
Plaintiff,
vs.

MELANIE D. MOTT, ET AL
Defendants

JAN 18 '12 13:39

CERTIFICATE OF TITLE

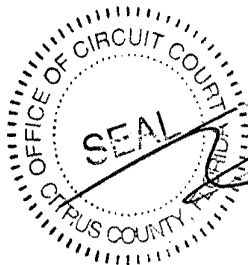
The undersigned clerk of the court certifies that he or she executed and filed a certificate of sale in this action on 1/5/2012 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Citrus County, Florida:

LOT 61 OF SEVEN RIVERS FARMS, AN UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY. TOGETHER WITH THAT CERTAIN MOBILE HOME LOCATED THEREON AS A FIXTURE AND APPURTENANCE THERETO: 1990 SHADOW VIN# 14605139A & 14605139B
A/K/A 9469 W HEREFORD LANE CRYSTAL RIVER, FL 34428

was sold to: **4R HOLDINGS**
3664 N.E. 67TH TERRACE
SILVER SPRINGS, FL 34488

WITNESS my hand and the seal of this court on 1/18/12.



BETTY STRIFLER, Clerk of Courts

Deputy Clerk, Clerk of Courts

CERTIFICATE OF SERVICE

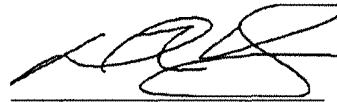
I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by U.S. Mail, Courthouse Box or Electronic Mail on this 19 day of JANUARY, 2012 to the following persons.

FLORIDA DEFAULT LAW GROUP PL PO BOX 25018 TAMPA, FL 33622

MELANIE D MOTT

UNDERWOOD AND UNDERWOOD LLC

4R HOLDINGS

A handwritten signature in black ink, appearing to be 'K. B. S.', written over a horizontal line.

Deputy Clerk, Clerk of Courts

Rec. 16.00
Doc. 178

This instrument was prepared by,
record and return to:
JON I. MCGRAW, ESQUIRE
610 S.E. 17th Street
Ocala, Florida 34471
(352) 732-8080



2012017178 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$10.00
DOCUMENTARY TAX \$0.70
2012017178 BK: 2475 PG: 1203
04/18/2012 11:06 AM 1 PG
JCARROLL.DC Receipt #016654

QUITCLAIM DEED

THIS INDENTURE, made the 13th day of April, 2012, between UNDERWOOD & UNDERWOOD, LLC, a Florida limited liability company, whose address is P.O. Box 640700, Beverly Hills, Florida 34464, hereinafter called the Grantor, and 4 R HOLDINGS, LLC, a Florida limited liability company, whose post office address is 3664 N.E. 67th Terrace, Silver Springs, Florida 34488, hereinafter called the Grantee,

WITNESS, that said Grantors, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, does remise, release and quitclaim to the said Grantees' heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to-wit:

Lot 61 of SEVEN RIVERS FARMS, an unrecorded subdivision, more particularly described as follows: the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 28. Township 17 South, Range 17 East, Citrus County, Florida, less and except the South 25 feet thereof for road right of way. Together with that certain mobile home located thereon as a fixture and appurtenance thereto: 1990 Shadow VIN #14605139A & 14605139B

SUBJECT TO: Ad Valorem Taxes for 2011 and subsequent years;

Property Appraiser's Parcel I.D. Number: 1938384

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

TO HAVE AND TO HOLD the same forever.

"Grantor" and "Grantee" are used for singular or plural as context requires.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence as to all:

UNDERWOOD & UNDERWOOD, LLC
a Florida limited liability company

Kimberly A. Taber
Kimberly A. Taber, Witness
(Print Name)

BY: Mitch Underwood
MITCH UNDERWOOD, as
Managing Member

Jon I. McGraw, Witness
(Print Name)

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared, MITCH UNDERWOOD, as Managing Member of UNDERWOOD & UNDERWOOD, LLC, a Florida limited liability company, who is personally known to me (Yes ☒ No ☐) to be the person described in and who executed the foregoing instrument OR who has produced _____ as identification and acknowledged before me that he executed same for the purposes expressed herein.

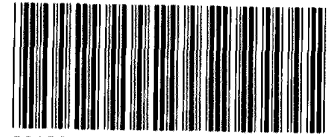
WITNESS my hand and official seal in the County and State last aforesaid this 13 day of April, 2012.



(Print Name)
Notary Public, State of Washington
My Commission Expires:

Rec. 18.50
Doc. 420.00

This instrument was prepared by,
record and return to:
R. WILLIAM FUTCH, P.A.
JON I. McGRAW, Esquire
610 S.E. 17th Street
Ocala, Florida 34471
(352) 732-8080



2012017181 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$420.00
2012017181 BK:2475 PG:1207
04/18/2012 11:06 AM 2 PGS
JCARROLL,DC Receipt #016654

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective this 13th day of April, 2011, between **4 R HOLDINGS, LLC, a Florida limited liability company**, whose address is 3664 N.E. 67th Terrace, Silver Springs, Florida 34488, Grantor, and **WARREN MICHAEL WOLFE, a single man**, whose post office address is 9469 W. Hereford Lane, Crystal River, Florida 34428, Grantees. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Citrus County, Florida, to-wit:

Lot 61 of SEVEN RIVERS FARMS, an unrecorded subdivision, more particularly described as follows: the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 28. Township 17 South, Range 17 East, Citrus County, Florida, less and except the South 25 feet thereof for road right of way. Together with that certain mobile home located thereon as a fixture and appurtenance thereto: 1990 Shadow VIN #14605139A & 14605139B

F.S. Section 689.02 required information:

Property Appraiser's Parcel I.D. Number: 1938384

TOGETHER, with all the tenanments, 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 Grantee that Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2011.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and

year first above written.

Signed, sealed and delivered
in our presence:

Kimberly A. Taber
Kimberly A. Taber Witness
(Print Name)

Jon I. McGraw Witness
(Print Name)

Kimberly A. Taber
Kimberly A. Taber Witness
(Print Name)

Jon I. McGraw Witness
(Print Name)

GRANTOR:

4 R HOLDINGS, LLC
a Florida limited liability company

BY [Signature]
JAMES D. RAY, as Manager

BY Patricia L. Ray
PATRICIA L. RAY, as Manager

STATE OF FLORIDA
COUNTY OF Marion

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **JAMES D. RAY and PATRICIA L. RAY, as Managers of 4 R HOLDINGS, LLC, a Florida limited liability company**, known to me (YES ☒ or NO ☐) to be the persons described in and who executed the foregoing instrument, OR who have produced _____ as identification and acknowledged before me that they executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of April, 2011.



[Signature]
(Print Name)
Notary Public, State of Florida
My Commission Expires:

IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA

STATE OF FLORIDA vs.

Case # 2019 MM 000409 A

RUOCCO, CHRISTOPHER DANIEL



Date of birth: 02/07/1986

JUDGMENT

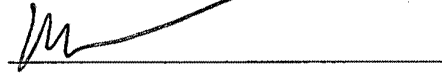
Pursuant to FS. 939.185

Assessment of Additional Court Costs and Surcharges

A \$65.00 assessment of additional court costs per count shall be recorded in the public record. Such record constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Ordered and adjudged that a lien of \$ 105.00 is rendered in favor of Angela Vick, Clerk of Courts, Citrus County, Florida and against the defendant in the sum of \$ 65.00 which let execution issue instanter pursuant to F.S. 922.02.

Done and Ordered in Inverness, Citrus County, Florida, on this 15th day of July, 2019.



JUDGE

JUL 15 '19 12:37PM

CERTIFICATE OF COSTS IMPOSED UNDER FS 939.185

To meet the 2009 legislative amendment to FS 939.185, the Citrus County Clerk's Office is attaching this certified document to the Final Judgment and Sentence rendered in this case to certify that the \$65.00 cost in FS 939.185 per count was imposed in this case.

This document constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Dated: July 23, 2019

By: _____



IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA

STATE OF FLORIDA vs.

Case # 2019 CF 000468 A

RUOCCO, CHRISTOPHER DANIEL



Date of birth: 02/07/1986

JUDGMENT

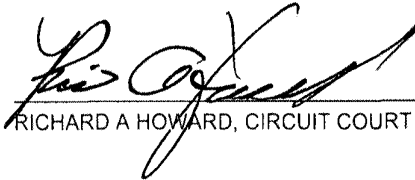
Pursuant to FS. 939.185

Assessment of Additional Court Costs and Surcharges

A \$65.00 assessment of additional court costs per count shall be recorded in the public record. Such record constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Ordered and adjudged that a lien of \$ 165.00 is rendered in favor of Angela Vick, Clerk of Courts, Citrus County, Florida and against the defendant in the sum of \$ 165.00 which let execution issue instanter pursuant to F.S. 922.02.

Done and Ordered in Inverness, Citrus County, Florida, on this 3rd day of July, 2019.



RICHARD A HOWARD, CIRCUIT COURT JUDGE

CERTIFICATE OF COSTS IMPOSED UNDER FS 939.185

To meet the 2009 legislative amendment to FS 939.185, the Citrus County Clerk's Office is attaching this certified document to the Final Judgment and Sentence rendered in this case to certify that the \$65.00 cost in FS 939.185 per count was imposed in this case.

This document constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Dated: July 29, 2019

By: 



IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA

STATE OF FLORIDA vs.

Case # 2020 CT 001181

RUOCCO, CHRISTOPHER DANIEL
9469 W HEREFORD LN
CRYSTAL RIVER, FL 34428
Date of birth: 02/07/1986

JUDGMENT

Pursuant to FS. 939.185

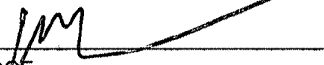
Assessment of Additional Court Costs and Surcharges

A \$65.00 assessment of additional court costs per count shall be recorded in the public record. Such record constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Ordered and adjudged that a lien of \$ 65.00 is rendered in favor of Angela Vick, Clerk of Courts, Citrus County, Florida and against the defendant in the sum of \$ 65.00 which let execution issue instanter pursuant to F.S. 922.02.

This imposed lien amount shall be paid subordinate in priority to other state-imposed costs, pursuant to F.S. 939.185(1)(C).

Done and Ordered in Inverness, Citrus County, Florida, on this 29th day of March, 2021.



JUDGE

CERTIFICATE OF COSTS IMPOSED UNDER FS 939.185

To meet the 2009 legislative amendment to FS 939.185, the Citrus County Clerk's Office is attaching this certified document to the Final Judgment and Sentence rendered in this case to certify that the \$65.00 cost in FS 939.185 per count was imposed in this case.

This document constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Dated: April 09, 2021

By: A. Gasperal



IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA

STATE OF FLORIDA vs.

Case # 2021 CF 000630 A

RUOCCO, CHRISTOPHER DANIEL
9469 W HEREFORD LN
CRYSTAL RIVER, FL 34428
Date of birth: 02/07/1986

JUDGMENT

Pursuant to FS. 939.185

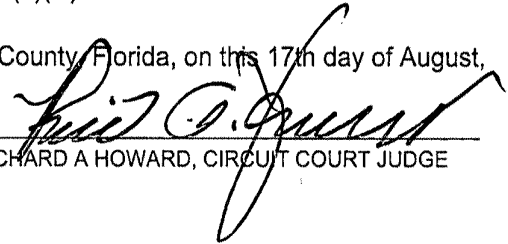
Assessment of Additional Court Costs and Surcharges

A \$65.00 assessment of additional court costs per count shall be recorded in the public record. Such record constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Ordered and adjudged that a lien of \$ 65.00 is rendered in favor of Angela Vick, Clerk of Courts, Citrus County, Florida and against the defendant in the sum of \$ 65.00 which let execution issue instanter pursuant to F.S. 922.02.

This imposed lien amount shall be paid subordinate in priority to other state-imposed costs, pursuant to F.S. 939.185(1)(C).

Done and Ordered in Inverness, Citrus County, Florida, on this 17th day of August, 2021.



RICHARD A HOWARD, CIRCUIT COURT JUDGE

CERTIFICATE OF COSTS IMPOSED UNDER FS939.185

To meet the 2009 legislative amendment to FS 939.185, the Citrus County Clerk's Office is attaching this certified document to the Final Judgment and Sentence rendered in this case to certify that the \$65.00 cost in FS 939.185 per count was imposed in this case.

This document constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Dated: August 25, 2021

By: *L Mack*



**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. CE2025-01405

v.

CHRISTOPHER D. RUOCCO

9469 W. Hereford Ln.

Crystal River, Florida 34428-6842

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 **October 15, 2025**, on Petitioner's Notice of Violation. The following parties were present before the Court:

Code Compliance Officer Cody Maguire on behalf of Petitioner
Kimberly Harrison, Assistant County Attorney

The Special Master heard testimony from the following witnesses:

Code Compliance Officer Cody Maguire

The Special Master admitted the following documents into evidence: Exhibit A: photographs taken on August 13, 2025, August 27, 2025, September 30, 2025 and October 14, 2025; Exhibit B: a copy of the Notice of Violation, Notice of Hearing, Pre-Hearing Order, posting affidavit and photograph of the posting at the property.

Having reviewed the documents admitted into evidence, and having determined the credibility of the witnesses and the weight to be accorded the evidence presented at hearing, the Special Master finds as follows:

FINDINGS OF FACT:

On August 13, 2025, Code Officer Cody Maguire inspected this property and observed an overgrown/unkempt lawn. A Notice of Violation was issued to the Respondent by certified mail on August 13, 2025 instructing Respondent to abate the violation by August 27, 2025. At Officer Maguire's corrective action inspection on August 27, 2025, the property remained in violation. A Notice of Hearing was sent to the Respondent by certified mail on August 27, 2025 and posted at the property and the Lecanto Government Building on October 3, 2025, notifying Respondent of the October 15, 2025 hearing before the Special Master. At the time of Officer Maguire's pre-hearing inspection on October 14, 2025, the property remained in violation.

Respondent is the owner of the property located at 9469 W. Hereford Ln., Crystal River, Citrus County, Florida, described as Altkey: 1938384; SEVEN RIVERS FARMS UNREC SUB LOT 61 DESC AS: SW1/4 OF NW1/4 OF SW1/4 OF NE1/4 OF SEC 28-17-17 LESS S 25 FT FOR R/W; Parcel ID: 17E17S28 1A000 0610.

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 the weeds/grass on the property to be over 18" tall.

The Respondent can abate the violation by maintaining the weeds/grass under 18" on the property.

The fine amount of \$250.00 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:

Citrus County vs. Ruocco
Case No. CE2025-01405

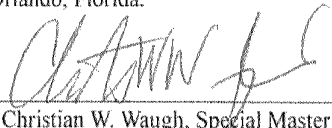
Respondent shall abate the violation no later than 14 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$250.00 per day will be imposed thereafter.

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 CHRISTOPHER D. RUOCCO. The County Attorney's Office may seek to 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.

Respondent has 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 16th day of October, 2025, at Orlando, Florida.

BY: 

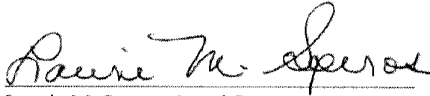
Christian W. Waugh, Special Master

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 CHRISTOPHER D. RUOCCO 9469 W. Hereford Ln., Crystal River, Florida 34428-6842, this 16th day of October, 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.

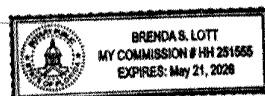


Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me by means of physical presence this 16th day of October, 2025, 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: **Brenda S. Lott**
Commission No.: HH 251555
Expiration Date: May 21, 2026



**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. CE2025-01391

v.
CHRISTOPHER D. RUOCCO
9469 W. Hereford Ln.
Crystal River, Florida 34428-6842
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 **October 15, 2025**, on Petitioner's Notice of Violation. The following parties were present before the Court:

Code Compliance Officer Cody Maguire on behalf of Petitioner
Kimberly Harrison, Assistant County Attorney

The Special Master heard testimony from the following witnesses:

Code Compliance Officer Cody Maguire

The Special Master admitted the following documents into evidence: Exhibit A: photographs taken on August 13, 2025, August 27, 2025, September 30, 2025 and October 14, 2025; Exhibit B: a copy of the Notice of Violation, Notice of Hearing, Pre-Hearing Order, posting affidavit and photograph of the posting at the property.

Having reviewed the documents admitted into evidence, and having determined the credibility of the witnesses and the weight to be accorded the evidence presented at hearing, the Special Master finds as follows:

FINDINGS OF FACT:

On August 13, 2025, Code Officer Cody Maguire inspected this property and observed discarded furniture, appliances, scrap wood, tarps and other miscellaneous junk and debris on the property. A Notice of Violation was issued to the Respondent by certified mail on August 13, 2025 instructing Respondent to abate the violation by August 27, 2025. At Officer Maguire's corrective action inspection on August 27, 2025, the property remained in violation. A Notice of Hearing was sent to the Respondent by certified mail on August 27, 2025 and posted at the property and the Lecanto Government Building on October 3, 2025, notifying Respondent of the October 15, 2025 hearing before the Special Master. At the time of Officer Maguire's pre-hearing inspection on October 14, 2025, the property remained in violation.

Respondent is the owner of the property located at 9469 W. Hereford Ln., Crystal River, Citrus County, Florida, described as Altkey: 1938384; SEVEN RIVERS FARMS UNREC SUB LOT 61 DESC AS: SW1/4 OF NW1/4 OF SW1/4 OF NE1/4 OF SEC 28-17-17 LESS S 25 FT FOR R/W; Parcel ID: 17E17S28 1A000 0610.

CONCLUSIONS OF LAW:

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

Respondent has violated Chapter 20, Article III Section 20-31(a) of the Citrus County Code, by causing or allowing the property to have an accumulation of junk and debris on the property.

The violation may be abated by removing the junk and debris on the property.

The fine amount of \$250.00 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:

Citrus County vs. Ruocco
Case No. CE2025-01391

Respondent shall abate the violation no later than 14 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$250.00 per day will be imposed thereafter.

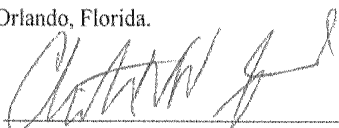
It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

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 CHRISTOPHER D. RUOCCO. The County Attorney's Office may seek to 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.

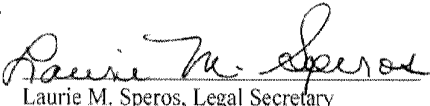
Respondent has the right to appeal this order to the circuit court within thirty (30) days of the date of the execution of this order.

DONE AND ORDERED this the 16th day of October, 2025, at Orlando, Florida.

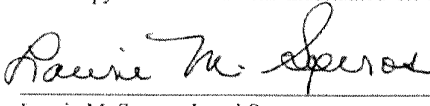
BY:


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 CHRISTOPHER D. RUOCCO 9469 W. Hereford Ln., Crystal River, Florida 34428-6842, this 16th day of October, 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.


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 by means of physical presence this 16th day of October, 2025, 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: Brenda S. Lott

Commission No.: HH 251555

Expiration Date: May 21, 2026



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. CE2025-01391

vs.

CHRISTOPHER D. RUOCCO
9469 W. Hereford Ln.
Crystal River, Florida 34428-6842
Respondent.

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **October 15, 2025**, after due notice to Respondent CHRISTOPHER D. RUOCCO, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to CHRISTOPHER D. RUOCCO.

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

2. An Affidavit of Non-Compliance dated November 13, 2025 has been filed with the Special Master by Officer Cody Maguire, 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: 1938384; SEVEN RIVERS FARMS UNREC SUB LOT 61 DESC AS: SW1/4 OF NW1/4 OF SW1/4 OF NE1/4 OF SEC 28-17-17 LESS S 25 FT FOR R/W; Parcel ID: 17E17S28 1A000 0610.

4. Accordingly, it has been brought to the Special Master's attention that Respondent CHRISTOPHER D. RUOCCO has not complied with the Special Master's Order dated October 16, 2025.

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

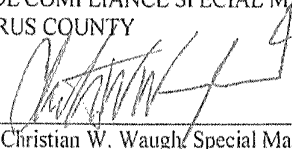
5. Respondent CHRISTOPHER D. RUOCCO shall pay to Citrus County, Florida, a fine of **\$250.00** per day, plus administrative costs in the amount of **\$326.49**, beginning on November 6, 2025, and continuing, with interest, until the violation has been abated as directed in the Order.

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 CHRISTOPHER D. RUOCCO pursuant to Section 162.09, Florida Statutes.

7. Respondent CHRISTOPHER D. RUOCCO 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.

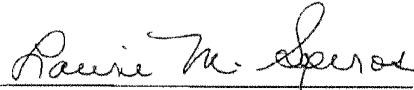
DONE AND ORDERED this the 17th day of November, 2025.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY: 
Christian W. Waugh, Special Master

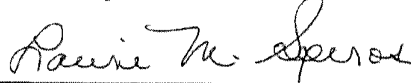
Citrus County vs. Ruocco
Case No. CE2025-01391

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: CHRISTOPHER D. RUOCCO, 9469 W. Hereford Ln., Crystal River, FL 34428-6842 this 17 day of November, 2025.



Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Crystal River, Florida 34428-6842 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
Crystal River, Florida 34428-6842 34461
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 17th day of November, 2025 by LAURIE M. SPEROS, as Legal Secretary for Citrus County Code Compliance who is personally known to me.



NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: Brenda S. Lott

Commission No.: HH 251555

Expiration Date: May 21, 2026



**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. CE2025-01405

vs.

CHRISTOPHER D. RUOCCO
9469 W. Hereford Ln.
Crystal River, Florida 34428-6842
Respondent.

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **October 15, 2025**, after due notice to Respondent CHRISTOPHER D. RUOCCO, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to CHRISTOPHER D. RUOCCO.

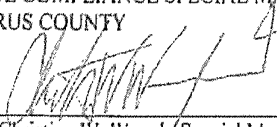
1. The Order required Respondent CHRISTOPHER D. RUOCCO to take certain corrective action by a time certain as more specifically set forth in that Order.
2. An Affidavit of Non-Compliance dated November 13, 2025 has been filed with the Special Master by Officer Cody Maguire, which Affidavit certifies, 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: 1938384; SEVEN RIVERS FARMS UNREC SUB LOT 61 DESC AS: SW1/4 OF NW1/4 OF SW1/4 OF NE1/4 OF SEC 28-17-17 LESS S 25 FT FOR R/W; Parcel ID: 17E17S28 1A000 0610.
4. Accordingly, it has been brought to the Special Master's attention that Respondent CHRISTOPHER D. RUOCCO has not complied with the Special Master's Order dated October 16, 2025.

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

5. Respondent CHRISTOPHER D. RUOCCO shall pay to Citrus County, Florida, a fine of **\$250.00** per day, plus administrative costs in the amount of **\$37.00**, beginning on November 6, 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 CHRISTOPHER D. RUOCCO pursuant to Section 162.09, Florida Statutes.
7. Respondent CHRISTOPHER D. RUOCCO 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.

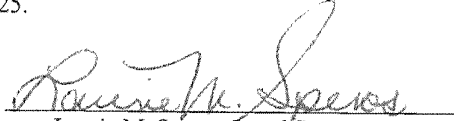
DONE AND ORDERED this the 17th day of November, 2025.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

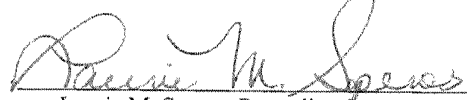
BY: 
Christian W. Waugh, Special Master

Citrus County vs. Ruocco
Case No. CE2025-01405

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: CHRISTOPHER D. RUOCCO, 9469 W. Hereford Ln., Crystal River, FL 34428-6842 this 17 day of November, 2025.


Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Crystal River, Florida 34428-6842 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
Crystal River, Florida 34428-6842 34461
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 17th day of November, 2025 by LAURIE M. SPEROS, as Legal Secretary for Citrus County Code Compliance who is personally known to me.


NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Brenda S. Lott
Commission No.: HH 251555
Expiration Date: May 21, 2026



Altkey: 1938384
RUOCCO CHRISTOPHER D

Parcel ID: 17E17S28 1A000 0610
9469 W HEREFORD LN , CRYSTAL RIVER, 34428

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0200 - MOBILE HOME
Bldg Counts Res 0 / MH 1 / Comm 0
Nbhd 6601 - MINI FARMS WEST
Tax District 000X - WITHLACOOCHEE RIVER BASIN
Subdivision 002074 - SEVEN RIVERS FARMS UNR(SEC 28)
Short Legal SEVEN RIVERS FARMS UNREC SUB LOT 61 DESC AS: SW1/4 OF NW1/4OF SW1/4 OF NE1/4 OF SEC 28-17-17 LESS S 25 FT FOR R/W
Est. Parcel Sqft 101,610
Est. Parcel Acres 2.33
Map SC-TW-RG 28-17S-17E

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

Mailing Address

Name RUOCCO CHRISTOPHER D
Mailing Address 9469 W HEREFORD LN
CRYSTAL RIVER FL 34428 6842

All Owners

Name	Owner Type
RUOCCO CHRISTOPHER D	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	\$59,840	\$120,768	\$180,608	\$180,608	\$0	\$180,608	\$0	\$2,889.22	Link
2024	\$50,600	\$115,020	\$165,620	\$91,464	\$50,000	\$41,464	\$74,156	\$913.39	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000X	WITHLACOOCHEE RIVER BASIN	\$180,608	14.8298	\$2,843.22

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
05/29/2015	\$57,000	2692/2122	00-WARRANTY DEED	I
04/07/2015	\$100	2682/1103	01-CORRECTIVE/QC/TD/COT	I
04/01/2012	\$100	2475/1203	01-CORRECTIVE/QC/TD/COT	I
01/01/2012	\$26,000	2463/1346	01-CORRECTIVE/QC/TD/COT	I
04/01/2011	\$60,000	2475/1207	00-WARRANTY DEED	I

09/01/2006	\$122,000	2051/1378	00-WARRANTY DEED	I
02/01/2001	\$62,500	1411/0320	00-WARRANTY DEED	I
07/01/1989	\$9,000	0823/0598	17-17	V
03/01/1987	\$6,000	0735/1290	17-17	V
09/01/1980	\$6,500	0566/0857	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
04/30/2021	202106091	AC CHANGE OUT 3 TON 14 SEER HP PKG UNIT ; N.O.C. REQUIRED	\$7,623	
08/01/2000	200006213	REROOF (SHINGLES)--NOC I	\$3,600	
04/01/2000	200002768	25X40 CARPORT----NOC IN	\$15,000	
05/01/1992	9203826	POOL	\$13,975	
11/01/1989	8908231	SLAB SCREEN RM & CARPORT	\$4,032	
11/01/1989	8908664	SCRN & STORAGE RM CARPORT	\$6,992	
10/01/1989	8908170	MH	\$34,000	11/01/1989

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	A-ACREAGE	2.20	335.0	304			\$59,840	AGR

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1990
Total FLA	1,568
Total Under Roof	1,568
Exterior Wall	29 - VINYL SIDING
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	3/2/
Addl Fixtures	
FPL: Stacks/Openings	1 / 1
RCN	169,355
RCNLD	93,928

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BUILDING	1990	1,568

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1989	24	24	1	576	3,060
1	2	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1989	10	24	1	240	2,190
1	3	SWIMMING POOL CONCRETE-[1-SF]	1992	16	32	1	512	14,580

1	4	CHAIN LINK FENCE-[1-SF]	1992	4	850	1	3,400	1,730
1	6	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1989	8	20	1	160	220
1	7	DECKING WOOD-[1-SF]	1989	8	10	1	80	310
1	8	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1995			1	112	880
1	9	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	2000	25	40	1	1,000	3,610
1	10	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	2004	8	8	1	64	100
1	11	OPEN POLE LOW END	2004	10	10	1	100	160

								Total Misc Value
								26,840

Legal Description

Legal Description
SEVEN RIVERS FARMS UNREC SUB LOT 61 DESC AS: SW1/4 OF NW1/4 OF SW1/4 OF NE1/4 OF SEC 28-17-17 LESS S 25 FT FOR R/W

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.

1938384

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923238

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
1938384	2024/5089	06-01-2024
Legal Description		
SEVEN RIVERS FARMS UNREC SUB LOT 61 DESC AS: SW1/4 OF NW1/4 OF SW1/4 OF NE1/4 OF SEC 28-17-17 LESS S 25 FT FOR R/W		

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: 1938384
RUOCCO CHRISTOPHER D

Parcel ID: 17E17S28 1A000 0610
9469 W HEREFORD LN , CRYSTAL RIVER, 34428

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PC Code	0200 - MOBILE HOME
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Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	1 / 1

RCN
RCNLD

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1	6	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1989	8	20	1	160	
1	7	DECKING WOOD-[1-SF]	1989	8	10	1	80	
1	8	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1995			1	112	
1	9	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	2000	25	40	1	1,000	
1	10	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	2004	8	8	1	64	
1	11	OPEN POLE LOW END	2004	10	10	1	100	

Total Misc Value
