RECEIVED
By Tifani White at 11:00 am, 7/17/26

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	SUMMITT LARRY SUMMITT STACY 210 E NORTH E ST GAS CITY, IN 46933
Property description	CRYSTAL MANOR UNIT 1 PB 8 PG 82 LOT 9 BLK 13	Application date	Apr 09, 2026
		Certificate #	2024 / 3941
		Date certificate issued	06/01/2024
		Account number	1982987

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)
# 2024/3941	06/01/2024	371.83	62.36	434.19
			→ **Part 2: Total***	**434.19**

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)
# /					
				Part 3: Total*	**0.00**

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)	434.19
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	0.00
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)	38.66
7.	**Total Paid** (Lines 1-6)	897.85

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)	1,026.85
17.	Redemption fee	6.25
18.	Total amount to redeem	1,033.10
	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 #: 1982987

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
SUMMITT LARRY
SUMMITT STACY
210 E NORTH E ST
GAS CITY, IN 46933

Additional Parties, Per Search
None

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 #: 923178

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
1982987	17E17S200210 00130 0090	10771 W HEATH CT CRYSTAL RIVER 34428

Legal Description
CRYSTAL MANOR UNIT 1 PB 8 PG 82 LOT 9 BLK 13

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3941	$23,100	No	No	No

Owner of Record on Current Tax Roll
LARRY SUMMITT, STACY SUMMITT

Billing Name & Address

210 E NORTH E ST
GAS CITY IN 46933

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: 06/22/2026 **Search covers** **20 years** **through:** 06/19/2026

Karen LaBree
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
LARRY SUMMITT AND STACY SUMMITT 210 E. N E ST GAS CITY IN 46933	Warranty Deed Bk:3269 Pg:886	

Related Documents (for Reference)

Warranty Deed
Bk:1705 Pg:1636

Warranty Deed
Bk:3162 Pg:1108

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
None found.		

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

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022023063 BK: 3269 PG: 886 4/1/2022 8:55 AM 1 Receipt: 2022019729
RECORDING $10.00 D DOCTAX PD $196.00

This instrument prepared by:
Name: **Bill Hudson**
Return to: **Land Title of Citrus County, Inc.**
FILE NO. LT-36457A
Address: **109 NE 4th Street**
Crystal River, FL 34429
Property Appraisers Parcel Identification Number(s):
1982987
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED *made the* 30 *day of March, 2022 by* ***Justin Wright*** *whose street address is* **9275 W. Red Valley Ct, Crystal River, FL 34428**, *hereinafter called the grantor, to* ***Larry Summitt and Stacy Summitt, husband and wife*** *whose street address is* **210 E. N E St, Gas City, Indiana 46933** *hereinafter called the grantee:*

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

WITNESSETH, *that the grantor, for and in consideration of the sum $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, State of* ***FL,*** *is:*

Lot 9, Block 13, Crystal Manor Unit No.1, according to the map or plat thereof as recorded in Plat Book 8, Pages 82 through 92, Inclusive, Public Records of Citrus County, Florida.

THE GRANTORS HEREIN AVER AND ATTEST THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSITUTE THEIR LAWFUL HOMESTEAD, NOR ARE SAID CONTIGUOUS TO THE LANDS DESCRIBED AS THEIR HOMESTEAD IN THAT NEITHER THEY NOR ANY FAMILY MEMBER RESIDES THEREON.

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

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

And *the grantor hereby covenants with the 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, 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 accruing subsequent to December 31ST, 2021. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.*

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

Signed, sealed and delivered in the presence of:

Signature William S. Hudson
Printed Signature

Signature Beverly E. Sutton
Printed Signature

Justin Wright

Justin Wright

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of ☒ *physical presence or* ☐ *online notarization this* 30 ***day of March, 2022*** *by* ***Justin Wright,*** *who is personally known to me or who produced* VIAMD D.L *as identification and who did/did not take an oath.*

Notary Public
My Commission Expires:

WILLIAM S HUDSON [seal]
NOTARY PUBLIC
My Comm. Expires
April 30, 2023
No. GG 309433
STATE OF FLORIDA

2004022247 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Harold B. Stephens
825 North Citrus Avenue
Crystal River, Florida 34428
Parcel Identification (Folio) Numbers: 20 17S 17E 0210 00130 0090 NX

WARRANTY DEED

THIS WARRANTY DEED, made the 10th day of **March, 2004** by **John R. VanNorman, an unmarried Widower,** herein called the grantor, to **Edward Zetreune and Juliana Zetreune, husband and wife,** whose post office address is **161 NW 20th Street, Pompano Beach, FL 33060,** hereinafter called the Grantees:
(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)

W I T N E S S E T H: That the grantor, 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, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz.:

Lot 9, Block 13, Crystal Manor Unit Number 1, according to the plat thereof recorded in Plat Book 8, pages 82 through 92, inclusive, public records of Citrus County, Florida.

Radon Gas Testing
Radon is a naturally occurring radioactive gas that, When it has accumulated in a building in sufficient Quantities, may present health risks to persons who are exposed to it over time. Levels of Radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding Radon and Radon Testing may be obtained from your county public health unit.

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 ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

SAID PROPERTY IS A VACANT LOT.

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

SUBJECT TO CONDITIONS, RESTRICTIONS, EASEMENTS OF RECORD MORTGAGES, AND ZONING ORDINANCES, IF ANY, AND TAXES FOR THE YEAR 2004 AND SUBSEQUENT YEARS.

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

AND, the grantor hereby covenants with said grantees 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, 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 accruing subsequent to December 31, 2004.

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

Signed, sealed and delivered in the presence of:

Witness: Wanda L. Stephens

John R. VanNorman
7830 W. Tumblebrook Drive, Dunnellon, Florida 34433

Witness: Laura Downing

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 10th day of March, 2004 by John R. VanNorman who is personally known to me or has produced Florida Driver License as identification.

SEAL

Notary Public: Wanda L. Stephens

Wanda L Stephens
My Commission DD167491
Expires November 24, 2006

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $6.00
DOCUMENTARY TAX: $46.90
2004022247 BK:1705 PG:1636-1636
04/06/2004 11:56 AM 1 PG
CSMART,DC Receipt #814019

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021030461 BK: 3162 PG: 1108 5/7/2021 9:42 AM 1 Receipt: 2021025890
RECORDING $10.00 D DOCTAX PD $157.50

This instrument prepared by:
Name: **Bill Hudson**
Return to: **Land Title of Citrus County, Inc.**
FILE NO. LT-35877
Address: **109 NE 4th Street**
Crystal River, FL 34429
Property Appraisers Parcel Identification Number(s):
17E17S200210 00130 0090
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED *made the* 29 *day of April, 2021 by* ***Edward Zetrenne and Juliana Zetrenne, husband and wife*** *whose street address is* **1450 NW 47th Avenue, Coconut Creek, FL 33063**, *hereinafter called the grantor, to* ***Justin Wright*** *whose street address is* **9275 W. Red Valley Court, 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 grantor, for and in consideration of the sum $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, State of* ***FL,*** *is:*

Lot 9, Block 13, Crystal Manor Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 82 through 92, inclusive, of the Public Records of Citrus County, Florida.

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

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

And *the grantor hereby covenants with the 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, 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 accruing subsequent to December 31ST, 2020. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.*

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

Signed, sealed and delivered in the presence of:

Signature
Printed Signature

Signature
Printed Signature

Edward Zetrenne
Edward Zetrenne

Juliana Zetrenne
Juliana Zetrenne

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me, by means of ☑ *physical presence or* ☐ *online notarization this* 29 ***day of April, 2021*** *by* ***Edward Zetrenne and Juliana Zetrenne, husband and wife,*** *who is personally known to me or who produced* FL DL *as identification and who did/did not take an oath.*

Notary Public
My Commission Expires: Oct. 2, 2024

[seal]

DANIEL MORALES
Notary Public, State of Florida
Commission# HH 35617
My comm. expires Oct. 2, 2024

Altkey: 1982987
SUMMITT LARRY

Parcel ID: 17E17S200210 00130 0090
10771 W HEATH CT , CRYSTAL RIVER, 34428

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3540 - CRYSTAL MANOR UNIT 1 AREA & ACREAGE
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000526 - CRYSTAL MANOR UNIT 1
Short Legal	CRYSTAL MANOR UNIT 1 PB 8 PG 82 LOT 9 BLK 13
Est. Parcel Sqft	69,518
Est. Parcel Acres	1.60
Map SC-TW-RG	29-17S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	SUMMITT LARRY
Mailing Address	210 E NORTH E ST GAS CITY IN 46933

All Owners

Name	Owner Type
SUMMITT LARRY	HW - Husband And Wife
SUMMITT STACY	HW - Husband And Wife

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	$25,000	$0	$25,000	$23,100	$0	$23,100	$0	$379.07	Link
2024	$21,000	$0	$21,000	$21,000	$0	$21,000	$0	$315.53	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	$25,000	14.8298	$374.82

Buyer Beware!

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

Special Assessments

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/30/2022	$28,000	3269/0886	00-WARRANTY DEED	V
04/29/2021	$22,500	3162/1108	00-WARRANTY DEED	V
03/01/2004	$6,700	1705/1636	00-WARRANTY DEED	V
09/01/1999	$3,000	1325/2404	13-FROM DEVELOPERS	V
12/01/1988	$100	0800/1857	02-MIN DOC STAMP ($100)	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	150.0	424			$25,000	RUR

Total Misc Value

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923178

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
1982987	2024/3941	06-01-2024
Legal Description		
CRYSTAL MANOR UNIT 1 PB 8 PG 82 LOT 9 BLK 13		

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: 1982987
SUMMITT LARRY

Parcel ID: 17E17S200210 00130 0090
10771 W HEATH CT , CRYSTAL RIVER, 34428

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3540 - CRYSTAL MANOR UNIT 1 AREA & ACREAGE
Tax District	000X - WITHLACOOCHEE RIVER BASIN
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Est. Parcel Acres	1.60
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Name	SUMMITT LARRY
Mailing Address	210 E NORTH E ST GAS CITY IN 46933

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Name	Owner Type
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SUMMITT STACY	HW - Husband And Wife

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2024	$21,000	$0	$21,000	$21,000	$0	$21,000	$0	$315.53	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
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04/29/2021	$22,500	3162/1108	00-WARRANTY DEED	V
03/01/2004	$6,700	1705/1636	00-WARRANTY DEED	V
09/01/1999	$3,000	1325/2404	13-FROM DEVELOPERS	V
12/01/1988	$100	0800/1857	02-MIN DOC STAMP ($100)	V

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Total Misc Value