RECEIVED
By Tifani White at 11:03 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	EDDY MICAH T 1655 W LORRAINE DR CITRUS SPRINGS, FL 34434
Property description	LOTS 28, 29, 30, 31 AND 32 BLK 6 LOVELACE LODGES SEC A PB 2 PG 14	Application date	Apr 09, 2026
		Certificate #	2024 / 5914
		Date certificate issued	06/01/2024
		Account number	2308851

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)
# 2024/5914	06/01/2024	1,290.17	197.83	1,488.00
			→ **Part 2: Total***	**1,488.00**

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)	1,488.00
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	1,461.12
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)	151.84
7.	**Total Paid** (Lines 1-6)	3,525.96

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)	3,654.96
17.	Redemption fee	6.25
18.	Total amount to redeem	3,661.21
	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 #: 2308851

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
EDDY MICAH T
1655 W LORRAINE DR
CITRUS SPRINGS, FL 34434

Additional Parties, Per Search
EDDY MICAH T — Title Holder
1795 W NEW LENOX LN
DUNNELLON, FL 34434

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 #: 923201

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
2308851	18E16S350020 00060 0280	1795 W NEW LENOX LN DUNNELLON 34434

Legal Description
LOTS 28, 29, 30, 31 & 32 BLK 6 LOVELACE LODGES SEC A PB 2 PG 14

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5914	$75,428	No	No	No

Owner of Record on Current Tax Roll
MICAH T EDDY

Billing Name & Address

1655 W LORRAINE DR
CITRUS SPRINGS FL 34434

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

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
MICAH T. EDDY 1655 WEST LORRAINE DRIVE CITRUS SPRINGS FL 34434	Warranty Deed Bk:2976 Pg:199	

Related Documents (for Reference)

Warranty Deed
Bk:1519 Pg:2147

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
#2019024619 BK: 2976 PG: 199 5/14/2019 3:02 PM 1 Receipt: 2019022030
RECORDING $18.50 D DOCTAX PD $875.00

Prepared by and return to:
Tina M. Kudlack
Closing Agent
Clear Choice Title, Inc.
20668 W Pennsylvania Ave
Dunnellon FL 34431
352-489-3700
File Number: 19-031TK

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th day of May, 2019 between Donald C. Robinson and Donna M. Robinson, husband and wife whose post office address is 11444 North Terra Cotta Drive, Citrus Springs, FL 34434, grantor, and Micah T. Eddy, a married man whose post office address is 1655 West Lorraine Drive, Citrus Springs, FL 34434, grantee:

(Whenever 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, trusts and trustees)

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:

> **Lots 28, 29, 30, 31 and 32, Block 6, Lovelace Lodges Section A, according to the map or plat thereof, as recorded in Plat Book 2, Page 14, of the Public Records of Citrus County, Florida.**
>
> **Parcel ID: 18E-16S-35-0020-00060-0280**

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, 2018.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019024619 BK: 2976 PG: 200 5/14/2019 3:02 PM 2 Receipt: 2019022030
RECORDING $18.50 D DOCTAX PD $875.00

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 #1 Name: Madaline Evans

Witness #2 Name: Tina Kudlack

Donald C. Robinson

Donna M. Robinson

State of FLORIDA

County of MARION

The foregoing instrument was acknowledged before me this 13th day of May, 2019, by Donald C. Robinson and Donna M. Robinson, who [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:_____

My Commission Expires:_____

MARILYN T. KUDLACK
MY COMMISSION # GG117916
EXPIRES: August 20, 2021

Prepared by and return to:
CHRIS S. EGAN ESQ.
20761 Chestnut Street,
Dunnellon, Florida 34431

1270028 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $6.00
DOCUMENTARY TAX: $420.00
1270028 BK:1519 PG:2147-2147
07/16/2002 11:46 AM 1 PG
BTENNEY,DC Receipt #001083

WARRANTY DEED

THIS INDENTURE, made this 16th day of July, 2002, Between WESLEY W. WEISEMAN, a married man whose mailing address is: 1512 Sugar Camp Lane Independence, VA. , **GRANTOR, and** DONALD C. ROBINSON AND DONNA M. ROBINSON his wife, whose mailing address is : 11444 N. Terracotta Dr. Dunnellon, Florida 34434, **GRANTEES,**

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt whereof is hereby acknowledged,
has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to-wit:

Lots 28, 29, 30, 31 and 32, Block 6, LOVELACE LODGES, according to the plat thereof as recorded in Plat Book 2, Page 14, of the Public Records of Citrus County, Florida.

PARCEL ID. NO.18E16S350020-00060-0280

GRANTOR STATES THAT THE SUBJECT PROPERTY IN NOT HIS HOMESTEAD.

Grantors warrant that the property conveyed is not their homestead as described by the Constitution of the State of Florida

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

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witnesses:
Angela K Brown
Witness signature
Angela K. Brown
Printed Name
Sue Bobbitt
Witness Signature
Sue Bobbitt
Printed Name

WESLEY W. WEISEMAN

STATE OF
COUNTY OF
I HEREBY CERTIFY that before me, an officer duly qualified to take acknowledgements, personally appeared WESLEY WEISMAN who is personally known to me or provided Fla. Drivers License to be the persons named in the foregoing instrument and acknowledged before me the execution of same, on this 16th day of July, 2001.

Angela K Brown
Notary signature

My Expiration Date is
1-31-2005

Altkey: 2308851
EDDY MICAH T

Parcel ID: 18E16S350020 00060 0280
1795 W NEW LENOX LN , DUNNELLON, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	2500 - SERVICE SHOPS
Bldg Counts	Res 0 / MH 0 / Comm 1
Nbhd	0041 - HWY 41 DUNNELLON AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001200 - LOVELACE LODGES
Short Legal	LOTS 28, 29, 30, 31 & 32 BLK 6 LOVELACE LODGES SEC A PB 2 PG14
Est. Parcel Sqft	13,751
Est. Parcel Acres	.32
Map SC-TW-RG	35-16S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	EDDY MICAH T
Mailing Address	1655 W LORRAINE DR CITRUS SPRINGS FL 34434

All Owners

Name		Owner Type
EDDY MICAH T		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	$22,510	$63,922	$86,432	$75,428	$0	$75,428	$0	$1,418.56	Link
2024	$22,510	$47,280	$69,790	$68,571	$0	$68,571	$0	$1,221.36	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	$86,432	14.8298	$1,479.66

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	$144.00
0154	STORMWATER	$97.09

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
05/13/2019	$125,000	2976/0199	00-WARRANTY DEED	I
07/01/2002	$60,000	1519/2147	00-WARRANTY DEED	I
10/01/1989	$38,800	0834/0064	00-WARRANTY DEED	I
05/01/1987	$12,000	0741/1620	17-17	I
07/01/1984	$6,500	0646/1951	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
11/17/2004	200308904	METAL ADD TO EXIST BLDG(SITE & BLDG)CANCELLED	$8,568	
08/01/1984	50368	STORAGE BLDG	$16,000	10/01/1984

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	4000-INDUSTRIAL USE OFF HWY	S-SQUARE FOOT	13,750.00	.0				$22,510	IND

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1986	16	20	1	320	1,700
1	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1987	24	12	1	288	390
1	3	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1990	10	16	1	160	220
1	4	CHAIN LINK FENCE-[1-SF]	1990	6	150	1	900	460
1	5	PARK LOT LIGHT INCANDESCENT-[3-UNIT]	1990			1	1	280
1	6	CANOPY ALUM UNF W/O SLAB-[1-SF]	2015	24	10	1	240	1,220

Total Misc Value
4,270

Legal Description

Legal Description
LOTS 28, 29, 30, 31 & 32 BLK 6 LOVELACE LODGES SEC A PB 2 PG 14

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.

Commercial

Building Number	1
Improvement Name	D & D CUSTOM CABINETS
Year Built	1984
Area	1,440
Units	0
Total Stories	1
Base RCN	$108,060
Total RCNLD	$49,710
Cost Value	$59,652

Summary of Interior/Exterior Data

Building Number	Line Number	Section	From Floor	To Floor	Area	Use
1	1	01	01	01	1,440	25C-SERVICE SHOPS-NON-AUTO

Other Feature Details

Card	Line #	Code/Description	Measurement 1	Measurement 2	Identical Units
1	1	B3-BATHS THREE-FIX			1

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923201

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
2308851	2024/5914	06-01-2024
Legal Description		
LOTS 28, 29, 30, 31 AND 32 BLK 6 LOVELACE LODGES SEC A PB 2 PG 14		

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: 2308851
EDDY MICAH T

Parcel ID: 18E16S350020 00060 0280
1795 W NEW LENOX LN , DUNNELLON, 34434

Citrus County Property Appraiser, Cregg E. Dalton

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Subdivision	001200 - LOVELACE LODGES
Short Legal	LOTS 28, 29, 30, 31 & 32 BLK 6 LOVELACE LODGES SEC A PB 2 PG14
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Name	EDDY MICAH T
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All Owners

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2024	$22,510	$47,280	$69,790	$68,571	$0	$68,571	$0	$1,221.36	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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Project #	Description	Amount

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07/01/1984	$6,500	0646/1951	00-WARRANTY DEED	V

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Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
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Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	4000-INDUSTRIAL USE OFF HWY	S-SQUARE FOOT	13,750.00	.0					IND

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1	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1987	24	12	1	288	
1	3	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1990	10	16	1	160	
1	4	CHAIN LINK FENCE-[1-SF]	1990	6	150	1	900	
1	5	PARK LOT LIGHT INCANDESCENT-[3-UNIT]	1990			1	1	
1	6	CANOPY ALUM UNF W/O SLAB-[1-SF]	2015	24	10	1	240	

Total Misc Value