

RECEIVED

By Tifani White at 11:04 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	AKERS CURTIS GORDON 6291 W ORANGE LN CRYSTAL RIVER, FL 34429
Property description	CRYSTAL HEIGHTS DEV CO SEC 2 PB 2 PG 7 -LOTS 23 AND 24 BLK 16	Application date	Apr 09, 2026
		Certificate #	2024 / 6168
		Date certificate issued	06/01/2024
		Account number	2328339

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)
# 2024/6168	06/01/2024	705.16	111.50	816.66
→ Part 2: Total*				816.66

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)
# 2025/6630	06/01/2025	750.01	6.25	46.41	802.67
Part 3: Total*					802.67

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)	1,619.33
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	754.98
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)	125.97
7. Total Paid (Lines 1-6)	2,925.28

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)	3,054.28
17. Redemption fee	6.25
18. Total amount to redeem	3,060.53
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.

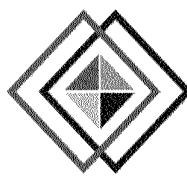
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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)



TAX DEED APPLICATION COVER LETTER

Account #: 2328339

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

AKERS CURTIS GORDON
6291 W ORANGE LN
CRYSTAL RIVER, FL 34429

Additional Parties, Per Search

SPECTOR LAND HOLDINGS #1 LLC
243 NE 7 ST
CRYSTAL RIVER, FL 34428

Mortgage Holder

SPECTOR LAND HOLDINGS #1, LLC
PO BOX 2410
CRYSTAL RIVER, FL 34423

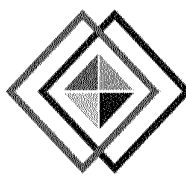
Mortgage Holder

SPECTOR LAND HOLDINGS #1, LLC
5730 S. SUNCOAST BLVD
HOMOSASSA, FL 34446

Mortgage Holder

JOHN S CLARDY III O/B/O REGISTERED AGENT
SPECTOR LAND HOLDINGS #1, LLC
PO BOX 2410
CRYSTAL RIVER, FL 34423

Mortgage Holder's
Agent/Rep



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

JOHN S. CLARDY, III, REGISTERED AGENT O/B/O
SPECTOR LAND HOLDINGS #1, LLC
243 NE 7TH ST
CRYSTAL RIVER, FL 34428

Mortgage Holder's
Agent/Rep

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

TitleExpress®

A service of **Grant Street Group**

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
2328339	17E18S360220 00160 0230	6291 W ORANGE LN CRYSTAL RIVER 34429

Legal Description

CRYSTAL HEIGHTS DEV CO SEC 2 PB 2 PG 7 -LOTS 23 & 24 BLK 16

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 6168	\$34,304	No	Yes	No

Owner of Record on Current Tax Roll

CURTIS GORDON AKERS

Billing Name & Address

6291 W ORANGE LN
CRYSTAL RIVER FL 34429

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

Karen LaBree
Title Examiner

General Examiner Comments:

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

CURTIS GORDON AKERS
6291 W ORANGE LANE
CRYSTAL RIVER FL 34429

Document

Warranty Deed
Bk:2726 Pg:129

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

Warranty Deed
Bk:2005 Pg:871

Quit Claim Deed
Bk:2035 Pg:1384

Warranty Deed
Bk:2631 Pg:1191

MORTGAGE HOLDER**Name & Address of Record**

SPECTOR LAND HOLDINGS #1, LLC
5730 S. SUNCOAST BLVD
HOMOSASSA FL 34446

Document

Mortgage
Bk:2726 Pg:130

Examiner Comments

SPECTOR LAND HOLDINGS #1, LLC
PO BOX 2410
CRYSTAL RIVER FL 34423

Sunbiz Mortgage

JOHN S. CLARDY, III, REGISTERED AGENT
O/B/O SPECTOR LAND HOLDINGS #1, LLC
243 NE 7TH ST
CRYSTAL RIVER FL 34428

Sunbiz Mortgage

Related Documents (for Reference)

None found.

LIEN HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments**

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

R-10.00
DS-280.00

After Recording Return to:

RETURN TO GRANTEE

This Instrument Prepared by:

Brenda L. Buta

A-1 Title of the Nature Coast

7655 W. Gulf to Lake Hwy., Suite 4

Crystal River, FL 34429

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

36 18S 17E 0220 00160 0230

File No.: 1512321

WARRANTY DEED

This Warranty Deed, Made the 20th day of November, 2015, by **Robert J. Spector**, whose post office address is: **5730 S. Suncoast Blvd., Homosassa, FL 34446**, hereinafter called the "Grantor", to **Curtis Gordon Akers, a single man**, whose post office address is: **6291 W Orange Lane, Crystal River, FL 34429**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Forty Thousand Dollars and No Cents (\$40,000.00)** 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**, to wit:

Lots 23 and 24, Block 16, SECTION TWO PROPERTY OF THE CRYSTAL RIVER HEIGHTS DEVELOPMENT CO., according to the plat thereof recorded in Plat Book 2, Page 7, Public Records of Citrus County, Florida.

Together with a 1983 CHAMP singlewide mobile home, ID #063911S7493, and Retired MH Title #22126155, located on said premises.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 2015, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Pattie Colledge

Printed Name: PATTIE COLLEDGE

Witness Signature: Robert J. Spector

Witness Signature: Waron M. Kelly

Printed Name: WARON M. KELLY

State of Florida

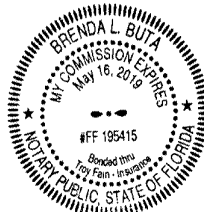
County of Citrus

The foregoing instrument was acknowledged before me this 20th day of November, 2015 by **Robert J. Spector**, who is/are personally known to me or has/have produced a valid driver license(s) as identification.

Notary Public Signature: Brenda L. Buta

Printed Name: BRENDA L. BUTA

My Commission Expires: 5/16/19
(SEAL)



Prepared by:
Kristen L. Etheridge
Pappas Title Corporation
547 W. Fort Island Trail, Suite E
Crystal River, Florida 34429

File Number: CR06-0427



2006034017 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$10 00
DOCUMENTARY TAX \$231 00
2006034017 BK:2005 PG:871
05/10/2006 02:01 PM 1 PG
DBERTOCH,DC Receipt #020390

General Warranty Deed

Made this May 9, 2006 A.D. By **ROBERT JAMES THOMAS and MARY LOU THOMAS, husband and wife**, whose address is: 6350 W. PATRIOT STREET, HOMOSASSA, FL 34448, hereinafter called the grantor, to **NATHAN J. TUSH and PATRICIA TUSH, SON AND MOTHER, AS TENANTS IN COMMON**, whose post office address is: PO BOX 273, CRYSTAL RIVER, FL 34423, 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:

Lots 23 and 24, Block 16, SECTION TWO PROPERTY OF THE CRYSTAL HEIGHTS DEVELOPMENT CO., according to the map or plat thereof as recorded in Plat Book 2, Page 7, of the Public Records of Citrus County, Florida.

Parcel ID Number: **R36 18S 17E 0220 00160 0230**

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, 2006.

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:

Kristen L. Etheridge
Witness Printed Name: Kristen L. Etheridge

Robert James Thomas (Seal)
ROBERT JAMES THOMAS
Address: 6350 W. PATRIOT STREET, HOMOSASSA, FL 34448

Willietha D. Winborne
Witness Printed Name: Willietha D. Winborne

Mary Lou Thomas (Seal)
MARY LOU THOMAS
Address: 6350 W. PATRIOT STREET, HOMOSASSA, FL 34448

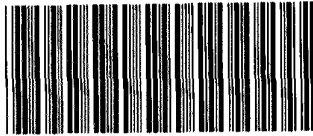
State of FLORIDA
County of CITRUS

The foregoing instrument was acknowledged before me this May 9, 2006, by ROBERT JAMES THOMAS and MARY LOU THOMAS, husband and wife, who is/are personally known to me or who has produced photo ID as identification.

NOTARY PUBLIC-STATE OF FLORIDA
 **Kristen L. Etheridge**
Commission # DD546885
Expires: MAY 01, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Kristen L. Etheridge
Notary Public
Print Name: Kristen L. Etheridge
My Commission Expires: 5-1-10 / May 1, 2010

PREPARED BY
PATRICIA TUSH
PO BOX 273
CRYSTAL RIVER, FL
34423



2006054222 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$0.70
2006054222 BK: 2035 PG: 1384
08/03/2006 01:42 PM 2 PGS
DBERTOCH, DC Receipt #032413

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 8-2-07

Reference Number of Any Related Documents: R36 185 17E 0220 00160 02 30

Grantor:

Name NATHAN & PATRICIA TUSH (TENANTS IN COMMON)
Street Address 6291 W ORANGE LANE
City/State/Zip CRYSTAL RIVER, FL 34429

Grantee:

Name NATHAN & PATRICIA TUSH (JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP)
Street Address 6291 W. ORANGE LANE
City/State/Zip CRYSTAL RIVER, FL 34429

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): LOT 23-24, BLOCK 16 SECTION 2

PROPERTY OF CRYSTAL HEIGHTS DEVELOPMENT

Assessor's Property Tax Parcel/Account Number(s): _____

THIS QUITCLAIM DEED, executed this 8 3RD day of AUGUST,
20 06, by first party, Grantor, PATRICIA TUSH & NATHAN TUSH, whose
mailing address is ~~PO BOX 273~~ 6291 W ORANGE LN CRYSTAL RIVER FL 34429
second party, Grantee, PATRICIA AND NATHAN TUSH,
whose mailing address is 6291 W ORANGE LN 34429.

WITNESSETH that the said first party, for good consideration and for the sum of 10.00
Dollars (\$ _____) paid by the said second party, the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of CITRUS, State of FLORIDA to wit: _____

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness Lisa Freier
Print Name of Witness Lisa Freier

Signature of Witness Diana Bertoch
Print Name of Witness Diana Bertoch

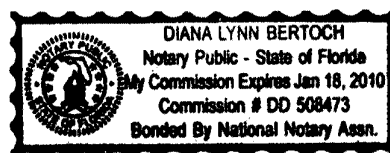
Signature of Grantor Patricia Tush Nathan Tush
Print Name of Grantor PATRICIA TUSH Nathan Tush

State of Florida
County of Citrus

On 8/3/06, before me, Diana Lynn Bertoch appeared Patricia + Nathan Tush, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

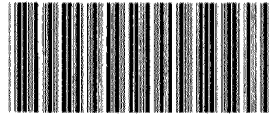
Diana Lynn Bertoch
Signature of Notary



Affiant Known ☒ Produced ID
Type of ID FDL
(Seal)

After Recording Return to:
Deborah L. Harden
Vesta Title Corp.
8546 W. Homosassa Trail, Ste. #8
Homosassa, FL 34448

This Instrument Prepared by:
Deborah L. Harden
Vesta Title Corp.
8546 W. Homosassa Trail, Ste. #8
Homosassa, FL 34448
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.



2014029718 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$126.00
2014029718 BK: 2631 PG: 1191
07/03/2014 01:02 PM 1 PG
KHUNT, DC Receipt #026587

Property Appraisers Parcel I.D. (Folio) Number(s):
17E18S360220 00160 0230
File No.: 214062622

WARRANTY DEED

This **Warranty Deed**, Made the 1st day of July, 2014, by **Patricia Tush, a married woman and Nathan Tush**, whose marital status is unmarried, whose post office address is: **P.O. Box 273, Crystal River, FL 34423**, hereinafter called the "Grantor", to **Robert J. Spector**, whose post office address is: **1522 N. Rabeck Ave., Lecanto, FL 34461**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Eighteen Thousand Dollars and No Cents (\$18,000.00)** 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**, to wit:

Lots 23 and 24, Block 16, SECTION TWO PROPERTY OF THE CRYSTAL HEIGHTS DEVELOPMENT CO., according to the plat thereof recorded in Plat Book 2, Page 7, Public Records of Citrus County, Florida.

Together with a 1983 CHAMP singlewide mobile home, ID# 063911S7493, and Retired MH Title# 22126155, located on said premises.

The property is not the homestead of Patricia Tush who resides at 6903 W. Stuckert Court, Crystal River, FL and is the homestead of Nathan Tush who is single.

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 2013, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]

Printed Name: Deborah L. Harden

[Signature]
Nathan Tush

Witness Signature: [Signature]

Printed Name: Denise macdonald

[Signature]
Patricia Tush

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 3rd day of July, 2014 by Nathan Tush and Patricia Tush, who is/are personally known to me or has/have produced driver license(s) as identification.

[Signature]
Notary Public Signature

Printed Name: Deborah L. Harden

My Commission Expires: _____
(SEAL)



R-27.00
P.T-140.00
S-80.00

This Instrument Prepared by and Return to:
Brenda L. Buta of
A-1 Title of the Nature Coast
7655 W. Gulf to Lake Hwy., Suite 4
Crystal River, FL 34429
as necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
36 18S 17E 0220 00160 0230
File No.: 1512321

THIS MORTGAGE DEED

Executed the 24th day of November, 2015 by **Curtis Gordon Akers, a single man, hereinafter called the mortgagor, whose mailing address is 6291 W Orange Lane, Crystal River, FL 34429 to Spector Land Holdings #1, LLC., a Florida Limited Liability Company, hereinafter called the mortgagee, whose mailing address is 5730 S. Suncoast Blvd., Homosassa, FL 34446.**

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

Witnesseth, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in **Citrus County, Florida, viz:**

Lots 23 and 24, Block 16, SECTION TWO PROPERTY OF THE CRYSTAL RIVER HEIGHTS DEVELOPMENT CO., according to the plat thereof recorded in Plat Book 2, Page 7, Public Records of Citrus County, Florida.

Together with a 1983 CHAMP singlewide mobile home, ID #063911S7493, and Retired MH Title #22126155, located on said premises.

To Have and to Hold the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

And the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances except taxes accruing subsequent to 2015, restrictions and easements of record, if any.

THIS IS A PURCHASE MONEY MORTGAGE.

Provided Always, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to-wit:

Proof annually that property taxes are paid and current.

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

And the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than **\$40,000.00** in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred to paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

MORTGAGE NOTE

Crystal River, Florida
November 24, 2015

\$40,000.00

FOR VALUE RECEIVED, the undersigned, (jointly and severally, if more than one) promises to pay **Spector Land Holdings #1, LLC., a Florida Limited Liability Company** or order, in the manner hereinafter specified, the principal sum of **Forty Thousand Dollars and No Cents (\$40,000.00)** with interest from November 24, 2015 at the rate of Five Percent (5.00%) on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at 5730 S. Suncoast Blvd., Homosassa, FL 34446 or at such place as may be hereafter be designated by written notice from the holder to the maker hereof, on the date and in the manner following:

Payable in 599 equal consecutive monthly payments of principal and interest in the amount of \$181.66 each, the first of which shall be due and payable on the 24th of December, 2015, with a like payment due each and every calendar month thereafter, with a final payment of \$170.11, due November 24, 2065, for a total of 600 payments, when the entire unpaid remaining balance together with accrued interest thereon shall be due and payable. There shall be no pre-payment penalty.

Mortgagee herein requests paid receipts for ~~homeowners insurance and~~ property taxes on an annual basis.

This note with interest is secured by a mortgage on real estate, of even date herewith, made by the maker hereof in favor of the said Payee, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any of the sums or interest mentioned herein or in said mortgage for a period of 30 days, or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Option is hereby given to the undersigned to pay more or the entire principal sum remaining unpaid at any time hereafter, with interest to date of payment only.

Each person liable hereon whether maker or endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Whenever used herein the terms "holder", "maker" and "payee" shall be construed in the singular or plural as the context may require or admit.

*

Maker's Address

6291 W Orange Lane
Crystal River, FL 34429


Curtis Gordon Akers

• **If** any sum of money herein referred to be not promptly paid within 30 days after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

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

Signed, sealed and delivered in our presence.

Wawn M. Kelly
Witness Wawn M. Kelly

Curtis Gordon Akers
Curtis Gordon Akers

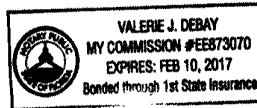
Valerie J. DeBay
Witness Valerie J. DeBay

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 24th day of November, 2015 by Curtis Gordon Akers, a single man, who is/are personally known to me or has/have produced a valid driver license(s) as identification.

Valerie J. DeBay
Notary Public Signature
Printed Name: Valerie J. DeBay

My Commission Expires: 2/10/17





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

SPECTOR LAND HOLDINGS #1, LLC

Filing Information

Document Number	L15000108255
FEI/EIN Number	N/A
Date Filed	06/22/2015
Effective Date	06/22/2015
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/15/2018
Event Effective Date	NONE

Principal Address

243 NE 7 ST
Crystal River, FL 34428

Changed: 06/11/2020

Mailing Address

P.O. Box 2410
Crystal River, FL 34423

Changed: 06/11/2020

Registered Agent Name & Address

CLARDY, JOHN S, III
243 NE 7TH ST
CRYSTAL RIVER, FL 34428

Name Changed: 10/15/2018

Address Changed: 10/15/2018

Authorized Person(s) Detail

Name & Address

Title MGR

CLARDY, JOHN S, III
P.O. Box 2410
Crystal River, FL 34423

Annual Reports

Report Year	Filed Date
2024	02/09/2024
2025	04/29/2025
2026	04/17/2026

Document Images

<u>04/17/2026 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/27/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/23/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/11/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/15/2018 -- LC Amendment</u>	View image in PDF format
<u>04/24/2018 -- LC Amendment</u>	View image in PDF format
<u>03/05/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/31/2018 -- LC Amendment</u>	View image in PDF format
<u>01/11/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/22/2015 -- Florida Limited Liability</u>	View image in PDF format

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	3641 - CRYSTAL HEIGHTS DEVELOPMENT
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000516 - CRYSTAL HEIGHTS DEV/SEC 2
Short Legal	CRYSTAL HEIGHTS DEV CO SEC 2 PB 2 PG 7 -LOTS 23 & 24 BLK 16
Est. Parcel Sqft	7,106
Est. Parcel Acres	.16
Map SC-TW-RG	36-18S-17E

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

Mailing Address

Name	AKERS CURTIS GORDON
Mailing Address	6291 W ORANGE LN CRYSTAL RIVER FL 34429

All Owners

Name	Owner Type
AKERS CURTIS GORDON	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	\$6,000	\$36,310	\$42,310	\$34,304	\$0	\$34,304	\$0	\$732.99	Link
2024	\$6,600	\$34,000	\$40,600	\$31,185	\$0	\$31,185	\$0	\$648.22	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	0000	COASTAL RIVERS BASIN	\$42,310	14.8298	\$762.87

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

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
11/20/2015	\$40,000	2726/0129	00-WARRANTY DEED	I
07/01/2014	\$18,000	2631/1191	00-WARRANTY DEED	I
08/01/2006	\$100	2035/1384	01-CORRECTIVE/QC/TD/COT	I
05/01/2006	\$33,000	2005/0871	00-WARRANTY DEED	I
03/01/2002	\$7,500	1484/0049	00-WARRANTY DEED	I
11/01/1993	\$6,000	1465/2419	01-CORRECTIVE/QC/TD/COT	I
11/01/1993	\$17,900	1006/1549	00-WARRANTY DEED	V
12/01/1990	\$2,000	0881/0288	13-FROM DEVELOPERS	V
04/01/1984	\$2,300	0639/1538	18-REVERTED BACK TO SELLER	V
02/01/1979	\$100	0603/1225	03-SAME FAMILY/DEED FOL	V

DISCLAIMER

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Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
02/01/1991	9100963	MH 14X50	\$8,500	02/01/1991

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	2.00	50.0	145			\$6,000	LDRMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1983
Total FLA	644
Total Under Roof	644
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	002 - WALL HEATERS
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	80,714
RCNLD	32,290

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1983	644

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1991	6	12	1	72	570
1	3	CHAIN LINK FENCE-[1-SF]	1992	4	432	1	1,728	880
1	4	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1996	12	20	1	240	2,190
1	5	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	1996	8	8	1	64	380

Total Misc Value
4,020

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923180

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
2328339	2024/6168	06-01-2024
Legal Description		
CRYSTAL HEIGHTS DEV CO SEC 2 PB 2 PG 7 -LOTS 23 AND 24 BLK 16		

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: 2328339
AKERS CURTIS GORDON

Parcel ID: 17E18S360220 00160 0230
6291 W ORANGE LN , CRYSTAL RIVER, 34429

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
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Foundation	6 - MINIMAL
HVAC	001 - NONE
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/

RCN
RCNLD

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Total Misc Value
