

**RECEIVED**

By Tifani White at 1:16 pm, 7/21/26

**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<br>FIG 20, LLC FBO SEC PTY<br>PO BOX 12225<br>NEWARK, NJ 07101-3411 | Property Owner          | JOTZ ENTERPRISE<br>INC<br>5203 GREENWOOD ST<br>NEW PORT RICHEY,<br>FL 34653 |
| Property<br>description | CRYSTAL HGTS SEC 2 PB 2 PG 7 LOTS 27 AND 28 BLK<br>23                           | Application date        | Apr 09, 2026                                                                |
|                         |                                                                                 | Certificate #           | 2024 / 6190                                                                 |
|                         |                                                                                 | Date certificate issued | 06/01/2024                                                                  |
|                         |                                                                                 | Account number          | 2677058                                                                     |

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|----------------------------------------|----------------------|------------------------------------------|
| # 2024/6190                    | 06/01/2024                           | 739.92                                 | 117.00               | 856.92                                   |
| → Part 2: Total*               |                                      |                                        |                      | 856.92                                   |

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

| Column 1<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ 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<br>(*Total of Parts 2 + 3 above) | 856.92          |
| 2. Delinquent taxes paid by the applicant                                                                                           | 0.00            |
| 3. Current taxes paid by the applicant                                                                                              | 714.01          |
| 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)                                 | 89.82           |
| 7. <b>Total Paid (Lines 1-6)</b>                                                                                                    | <b>2,085.75</b> |

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                     | <u>Citrus</u> County, Florida |
| Signature, Tax Collector or Designee | Date 21st of July, 2026       |

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

| <b>Part 5: Clerk of Court Certified Amounts (Lines 8-15)</b>                                              |               |
|-----------------------------------------------------------------------------------------------------------|---------------|
| 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. <b>Total Paid (Lines 8-13)</b>                                                                        | <b>129.00</b> |
| 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)                                   | 2,214.75      |
| 17. Redemption fee                                                                                        | 6.25          |
| 18. Total amount to redeem                                                                                | 2,221.00      |
| 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.

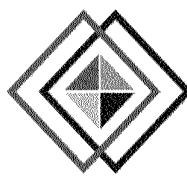
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

### 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 #:** 2677058

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**

JOTZ ENTERPRISE INC  
5203 GREENWOOD ST  
NEW PORT RICHEY, FL 34653

**Additional Parties, Per Search**

ROBERT L. SANDERS  
5203 GREENWOOD ST  
NEW PORT RICHEY, FL 34653

Mortgage Holder

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

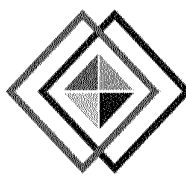
Lien Holder

AMOS PIERRE  
6391 W TANGERINE LN  
CRYSTAL RIVER, FL 34429

Title Holder

J.O.T.Z. ENTERPRISE INC  
360 CENTRAL AVE 800  
ST PETERSBURG, FL 33701

Title Holder



*Integrity • Innovation*

**Janice A. Warren, C.F.C.**

*Citrus County Tax Collector*

JOTZ ENTERPRISE INC  
6391 W TANGERINE LN  
CRYSTAL RIVER, FL 34429

Title Holder

J.O.T.Z. ENTERPRISE, LLC, REGISTERED AGENT  
O/B/O J.O.T.Z. ENTERPRISE, INC.  
360 CENTRAL AVE  
800  
ST PETERSBURG, FL 33701

Title 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](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto: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                           |
|-----------|-------------------------|--------------------------------------------|
| 2677058   | 17E18S360220 00230 0270 | 6391 W TANGERINE LN<br>CRYSTAL RIVER 34429 |

## Legal Description

CRYSTAL HGTS SEC 2 PB 2 PG 7 LOTS 27 & 28 BLK 23

## Other Parcel Info

| Certificate # | Assessed Value | Homestead? | Mobile Home? | Bankruptcy? |
|---------------|----------------|------------|--------------|-------------|
| 2024 - 6190   | \$34,510       | No         | Yes          | No          |

**Owner of Record on Current Tax Roll**  
JOTZ ENTERPRISE INC

## Billing Name & Address

5203 GREENWOOD ST  
NEW PORT RICHEY FL 34653

# 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**

*Christina Young*  
Title Examiner

---

**General Examiner Comments:**

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

JOTZ ENTERPRISE, INC.  
5203 GREENWOOD ST.  
NPR FL 34653

**Document**

Quit Claim Deed  
Bk:3390 Pg:2422

**Examiner Comments**

The correct city should be  
New Port Richey.

Quit Claim Deed  
Bk:3413 Pg:1126

J.O.T.Z. ENTERPRISE, LLC, REGISTERED  
AGENT  
O/B/O J.O.T.Z. ENTERPRISE, INC.  
360 CENTRAL AVE  
800  
ST PETERSBURG FL 33701

Sunbiz Owner

AMOS PIERRE  
6391 W TANGERINE LN  
CRYSTAL RIVER FL 34429

Warranty Deed  
Bk:3325 Pg:1261

This party is being included  
as an apparent titleholders  
due to the possible invalidity  
of Deeds in 3390-2422 and  
3413-1126. The deeds don't  
have 2 witness signatures.

**Related Documents (for Reference)**

Warranty Deed  
Bk:2012 Pg:1803

Certificate of Title  
Bk:2546 Pg:1958

Warranty Deed  
Bk:2723 Pg:169

**MORTGAGE HOLDER****Name & Address of Record**

ROBERT L. SANDERS  
5203 GREENWOOD ST  
NEW PORT RICHEY FL 34653

**Document**

Mortgage  
Bk:3325 Pg:1263

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

None found.

**LIEN HOLDER****Name & Address of Record**

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

**Document**

Order  
Bk:3595 Pg:902

**Examiner Comments**

Order  
Bk:3607 Pg:1328

**Related Documents (for Reference)**

None found.

**OTHER PARTIES****Name & Address of Record**

None found.

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

None found.

**OTHER DOCUMENTS****Document Type**

Property Appraiser

## Quitclaim Deed

RECORDING REQUESTED BY \_\_\_\_\_

AND WHEN RECORDED MAIL TO:

JoTZ Enterprise, Inc, Grantee(s)

5203 Greenwood st

NPR FL 34653

Consideration: \$ 100.00

Property Transfer Tax: \$ 0

Assessor's Parcel No.: 17E185360220 00230 0270

PREPARED BY: Robert L Sanders certifies herein that he or she has prepared this Deed.

[Signature]  
Signature of Preparer

May 20, 2023  
Date of Preparation

Robert L Sanders

Printed Name of Preparer

THIS QUITCLAIM DEED, executed on May 20, 2023 in the County of

Citrus, State of Florida

by Grantor(s), Amos Pierre,

whose post office address is 6391 W. Tangerine Ln. Crystal River FL 34429

to Grantee(s), JoTZ Enterprise, Inc, 5203 Greenwood st, NPR FL 34653

whose post office address is 5203 Greenwood st NPR FL 34653,

WITNESSETH, that the said Grantor(s), Amos Pierre,

for good consideration and for the sum of one hundred dollars

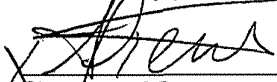
(\$ 100.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

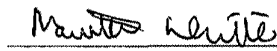
interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Citrus, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

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

**GRANTOR(S):**

  
Signature of Grantor  
Amos Pierce  
Print Name of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)  
\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

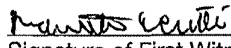
  
Signature of First Witness to Grantor(s)  
Matthew White  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)  
\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

  
Signature of Grantee  
Robert L SANDERS  
Print Name of Grantee

\_\_\_\_\_  
Signature of Second Grantee (if applicable)  
\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

  
Signature of First Witness to Grantee(s)  
Matthew White  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)  
\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

**NOTARY ACKNOWLEDGMENT**

State of Florida  
County of Pinellas  
On May 22nd, 2023, before me, Ember Eastlake, a notary  
public in and for said state, personally appeared, Robert Sanders, and  
Amos Pierre

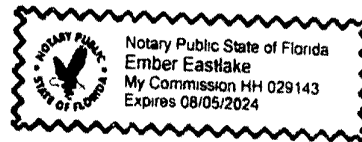
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons  
whose names are subscribed to the within instrument and acknowledged to me that they ex-  
ecuted the same in their authorized capacities, and that by their signatures on the instrument the  
persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

Ember Eastlake  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID ✓

Type of ID Driver License



(Seal)

Exhibit "A"

Subject Property: 6391 W. Fingersh Ln.  
Crystal River Fl. 34429

Parcel NO: 17E18S360220 00230 0270

## Quitclaim Deed

RECORDING REQUESTED BY \_\_\_\_\_

AND WHEN RECORDED MAIL TO:

JotZ Enterprise, Inc, Grantee(s)

5203 Greenwood st

NPR FL 34653

Consideration: \$ 100.00

Property Transfer Tax: \$ 0

Assessor's Parcel No.: 17E185360220 00230 0270

PREPARED BY: Robert L Sanders certifies herein that he or she has prepared this Deed.

[Signature]  
Signature of Preparer

May 20, 2023  
Date of Preparation

Robert L Sanders

Printed Name of Preparer

THIS QUITCLAIM DEED, executed on May 20, 2023 in the County of

Citrus, State of Florida

by Grantor(s), Amos Pierre,

whose post office address is 6391 W. Tangerine LN. Crystal River FL 34429

to Grantee(s), JotZ Enterprise, Inc, 5203 Greenwood st NPR FL 34653

whose post office address is 5203 Greenwood st NPR FL 34653,

WITNESSETH, that the said Grantor(s), Amos Pierre,

for good consideration and for the sum of one hundred dollars

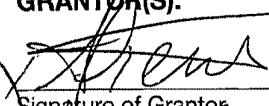
(\$ 100.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Citrus, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

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

**GRANTOR(S):**

  
\_\_\_\_\_  
Signature of Grantor

Amos Pierre  
\_\_\_\_\_  
Print Name of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

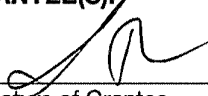
Matthew White  
\_\_\_\_\_  
Signature of First Witness to Grantor(s)

Matthew White  
\_\_\_\_\_  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

  
\_\_\_\_\_  
Signature of Grantee

Robert L SANDERS  
\_\_\_\_\_  
Print Name of Grantee

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

Matthew White  
\_\_\_\_\_  
Signature of First Witness to Grantee(s)

Matthew White  
\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

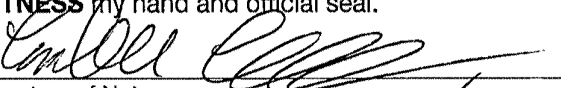
\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

**NOTARY ACKNOWLEDGMENT**

State of Florida  
County of Pinellas  
On May 22nd, 2023, before me, Ember Eastlake, a notary  
public in and for said state, personally appeared, Robert Sanders, and  
Amos Pierre

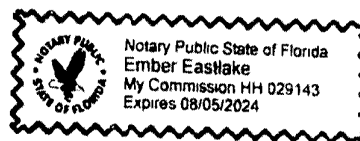
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons  
whose names are subscribed to the within instrument and acknowledged to me that they ex-  
ecuted the same in their authorized capacities, and that by their signatures on the instrument the  
persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID ✓

Type of ID Driver License



(Seal)

Exhibit "A"

Subject Property: 6391 W. Tangerine Ln.  
Crystal River Fl. 34429

Parcel No: 17E18S360220 00230 0270

Lots 27 and 28, Block 23, Crystal Heights Section 2,  
according to the plat thereof, as recorded in Plat  
Book 2, Page 7, of the Public Record of Citrus County  
Florida

Together with that certain 1970 Sout single  
wide mobile home ID # 7083K Title number 004230809

Parcel Identification number: 2677058 and 17E18S360220  
00230 0270



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

## Detail by Entity Name

Florida Profit Corporation

J.O.T.Z. ENTERPRISE, INC.

### Filing Information

|                             |                                     |
|-----------------------------|-------------------------------------|
| <b>Document Number</b>      | P08000027423                        |
| <b>FEI/EIN Number</b>       | 26-2220622                          |
| <b>Date Filed</b>           | 03/14/2008                          |
| <b>State</b>                | FL                                  |
| <b>Status</b>               | INACTIVE                            |
| <b>Last Event</b>           | ADMIN DISSOLUTION FOR ANNUAL REPORT |
| <b>Event Date Filed</b>     | 09/26/2025                          |
| <b>Event Effective Date</b> | NONE                                |

### Principal Address

360 Central Ave  
800  
St Petersburg, FL 33701

Changed: 05/05/2024

### Mailing Address

360 Central Ave  
800  
St Petersburg, FL 33701

Changed: 05/05/2024

### Registered Agent Name & Address

J.O.T.Z. ENTERPRISE LLC  
360 Central Ave  
800  
St Petersburg, FL 33701

Name Changed: 05/05/2024

Address Changed: 05/05/2024

### Officer/Director Detail

#### **Name & Address**

Title MGRM

SANDERS, ROBERT L  
360 Central Ave  
800  
St Petersburg, FL 33701

Title MGRM

RUSSELL, ROMARIO R  
360 Central Ave  
800  
St Petersburg, FL 33701

**Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2022               | 04/28/2022        |
| 2023               | 02/28/2023        |
| 2024               | 05/05/2024        |

**Document Images**

|                                                                |                                          |
|----------------------------------------------------------------|------------------------------------------|
| <a href="#"><u>05/05/2024 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>02/28/2023 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/28/2022 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>02/10/2021 -- REINSTATEMENT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>09/13/2019 -- Reg. Agent Change</u></a>         | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/30/2019 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/30/2018 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/30/2017 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/28/2016 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/30/2015 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/30/2014 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/30/2013 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>11/01/2012 -- REINSTATEMENT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>01/25/2012 -- Amendment and Name Change</u></a> | <a href="#">View image in PDF format</a> |
| <a href="#"><u>02/12/2011 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/01/2010 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>09/29/2009 -- REINSTATEMENT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>03/20/2008 -- Name Change</u></a>               | <a href="#">View image in PDF format</a> |
| <a href="#"><u>03/14/2008 -- Domestic Profit</u></a>           | <a href="#">View image in PDF format</a> |



Prepared by  
Michelle King, an employee of  
**First American Title Insurance Company**  
17724 Hunting Bow Circle, Suite 102  
Lutz, Florida 33558  
(813)371-8320

Return to: Grantee

File No.: 14111-2758598

### **WARRANTY DEED**

THIS INDENTURE, executed on **October 03, 2022**, between

**Robert L. Sanders, a married man**

whose mailing address is: 5203 Greenwood St, New Port Richey, FL 34653,  
hereinafter called the "grantor", and

**Amos Pierre, an unmarried person**

whose mailing address is: 6391 W Tangerine Ln, Crystal River, FL 34429,  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**WITNESSETH:** The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Citrus** County, **FL**, to-wit:

Lots 27 and 28, Block 23, CRYSTAL HEIGHTS SECTION 2, according to the plat thereof, as recorded in Plat Book 2, Page 7, of the Public Records of Citrus County, Florida.

Together with that certain 1970 SOUT single wide mobile home ID #7083R Title Number 004238809.

Parcel Identification Number: **2677058 and 17E18S360220 00230 0270**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

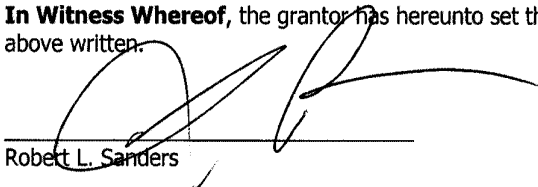
**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

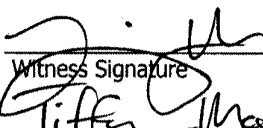
**To Have and to Hold**, the same in fee simple forever.

**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 31st of 2021.

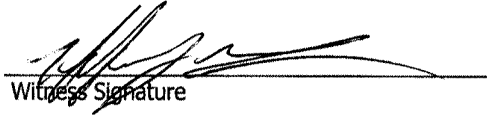
**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

  
Robert L. Sanders

*Signed, sealed and delivered in our presence:*

  
Witness Signature

Print Name

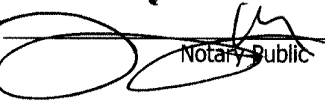
  
Witness Signature

Print Name

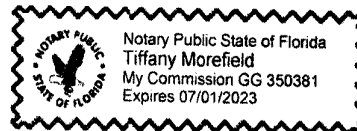
State of Florida

County of Polk

**The Foregoing Instrument Was Acknowledged** before me by means of ☒ physical presence or ☐ online notarization, on 10/3/2022, by **Robert L. Sanders, a married man.**

  
Notary Public

(Printed Name)



My Commission expires: \_\_\_\_\_

{Notarial Seal}

Personally Known ☐ OR Produced Identification ☒  
Type of Identification Produced a valid driver's license PC/PC

THIS INSTRUMENT WAS PREPARED INCIDENTAL TO  
THE WRITING OF A TITLE INSURANCE POLICY BY  
AND RETURN TO:

Judy Haag  
Advance Homestead Title, Inc.  
4771 South Suncoast Boulevard  
Homosassa, FL 34446

File Number: 066489-10



2006039072 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$210.00  
# 2006039072 BK:2012 PG:1803  
05/31/2006 05:08 PM 1 PG  
DBERTOCH, DC Receipt #023453

(Space Above This Line For Recording Data)

## Warranty Deed

This Warranty Deed made this 22 day of May, 2006, between Harold C. Simpson whose post office address is PO Box 2281, Crystal River, FL 34423, grantor, and Arthur Urban, Jr. whose post office address is 2420 S. Austin Blvd., Cicero, IL, grantee:

60684

(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 27 and 28, Block 23, of Crystal Heights, Section 2, according to the plat thereof, as recorded in Plat Book 2, Page(s) 7, of the Public Records of Citrus County, Florida.

Together with a 1970, SOUT, Single Wide Mobile Home ID#7083R.

Parcel Identification Number(s): (17E18S360220 00230 0270)

The property described in this instrument is not the homestead of the grantor(s) who maintain(s) their homestead at PO Box 2281 Crystal River, FL 34423, nor is the property contiguous thereto.

**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, restrictions, reservations, covenants and easements of record.

**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: Judy L. Haag

Witness Name: Sherrie Johnson

Harold C. Simpson  
Harold C. Simpson  
PO Box 2281  
Crystal River, FL 34423

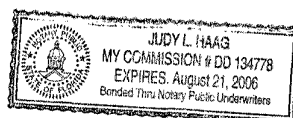
STATE OF Florida  
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 22 day of May, 2006, by Harold C. Simpson.  
Personally Known OR Produced Identification \_\_\_\_ Type of Identification Produced \_\_\_\_

(NOTARY SEAL)

Judy L. Haag  
Signature of Notary Public

Judy L. Haag  
Printed Name of Notary Public



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

CASE NO: 2012 CA 001772 A

SCHONBRUN, HARVEY TRUSTEE

Plaintiff

Vs

URBAN, ARTHUR J JR A/K/A ARTHUR URBAN JR. A/K/A  
ARTHUR URBAN

Defendant

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 Apr 04, 2013 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:

Lots 27 and 28, Block 23, of CRYSTAL HEIGHTS, Section 2, according to the plat thereof, as recorded in Plat Book 2, Page 7, of the Public Records of Citrus County, Florida. TOGETHER WITH that certain 1970 SOUT single wide mobile with ID #7083R.

was sold to:

HARVEY SCHONBRUN, TRUSTEE  
C/O HARVEY SCHONBRUN, P.A.  
1802 NORTH MORGAN STREET  
TAMPA, FL, 33602-2328

WITNESS my hand and the seal of this court on Apr 16, 2013.

COPIES TO:

Harvey Schonbrun

Arthur J Urban JR  
@ kingartyD@yahoo.com



ANGELA VICK, Clerk of Courts

Deputy Clerk, Clerk of Courts

Furnished by U.S. or Electronic Mail

pursuant to SC10-2101 this

day of April 2013

Citrus County Clerk of Court

By: Angela Vick  
Deputy Clerk

THIS INSTRUMENT PREPARED BY:  
HARVEY SCHONBRUN, P.A.  
1802 NORTH MORGAN STREET  
TAMPA FL 33602-2328

WARRANTY DEED

This Indenture, made this 9th day of October, 2015, between **HARVEY SCHONBRUN, individually and as trustee**, whose post office address is 1802 North Morgan Street, Tampa, FL 33602, grantor\*, and **ROBERT L. SANDERS, as Trustee**, whose post office address is 5203 Greenwood Street, New Port Richey, FL 34653, grantee\*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS, 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 27 and 28, Block 23, of CRYSTAL HEIGHTS, Section 2, according to the plat thereof, as recorded in Plat Book 2, Page 7, of the Public Records of Citrus County, Florida. Together with that certain 1970 SOUT mobile home bearing Vehicle Identification Number 7083R which is permanently affixed to the real property in accordance with Florida Statute 319.261.

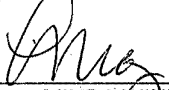
The Grantor does not reside upon the above described property and the above described property is therefore not the homestead of the Grantor.

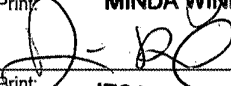
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

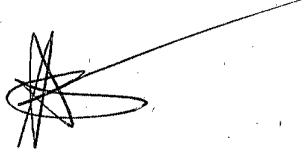
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

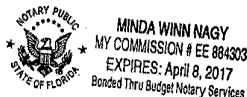
  
Print: **MINDA WINN NAGY**

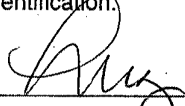
  
Print: **JESSICA BAXTER**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

  
**HARVEY SCHONBRUN, individually  
and as trustee**

The foregoing instrument was acknowledged before me on Oct. 9, 2015, by **HARVEY SCHONBRUN, individually and as trustee**, who is personally known to me or who has produced n/a as identification.



  
Print: **MINDA WINN NAGY**  
Notary Public, State of Florida  
Commission No.:  
My commission expires:

Prepared by  
Michelle King, an employee of  
First American Title Insurance Company  
17724 Hunting Bow Circle, Suite 102  
Lutz, Florida 33558

(813)371-8320

Return to: Mortgagee

### **MORTGAGE DEED**

**THIS MORTGAGE DEED**, executed on **October 03, 2022**, by

**Amos Pierre, an unmarried person**

whose address is: **6391 W Tangerine Ln, Crystal River, FL 34429**  
hereinafter called the "Mortgagor", to

**Robert L. Sanders**

whose address is: **5203 Greenwood St, New Port Richey, FL 34653**  
hereinafter called the "Mortgagee":

(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 that certain land of which the Mortgagor is now seized and in possession situate in Citrus County, Florida, viz:

Lots 27 and 28, Block 23, CRYSTAL HEIGHTS SECTION 2, according to the plat thereof, as recorded in Plat Book 2, Page 7, of the Public Records of Citrus County, Florida.

Together with that certain 1970 SOUT single wide mobile home ID #7083R Title Number 004238809.

**To have and to hold**, the same, together with the tenements, hereditaments and appurtenances thereto belonging and the rents, issue 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 of the current year, and any prior mortgages and/or liens as stated elsewhere herein.

**Provided always**, that if said Mortgagor shall pay unto said Mortgagee all sums secured by the certain promissory note attached as Exhibit "A" hereto, and shall perform, comply with and abide by each and

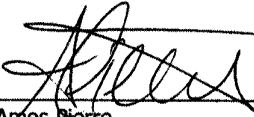
every agreement, stipulation, condition and covenant thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

**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 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 full insurable value 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 such surplus; to pay all costs, charges and expenses, including attorney's fees and title searches, reasonably incurred and 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 agreement, stipulation, condition and covenant 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.

**Mortgagee may require**, subject to applicable law, that Borrower/Mortgagor pay to Mortgagee on the day monthly payments are due under the note secured hereby, until said note is paid in full, a sum for (a) yearly taxes and assessments which may obtain priority over this security instrument; (b) hazard or property insurance; (c) flood insurance, and (d) for any other assessment or lien which may impair the lien or attain priority over this security instrument and the note secured hereby. These amounts shall be considered escrowed amounts. Waiver by Mortgagee to collect said escrowed amounts at any time shall not constitute a waiver to exercise Mortgagee's right to elect to collect said payment(s) at any later time while any sums of money due under this mortgage, or the note secured hereby, remain unpaid.

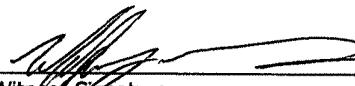
**If any sum** of money herein referred to be not promptly paid within **30** days after same becomes due or if each and every agreement, stipulation, condition, and covenant of said note and this mortgage, or either, is not fully performed, complied with and abided by, then the entire sum mentioned in said note and this mortgage, or the entire balance unpaid therein, shall forthwith or thereafter, at the option of the Mortgagee, become immediately 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 grantor has signed these presents the day and year first above written.

  
Amos Pierre

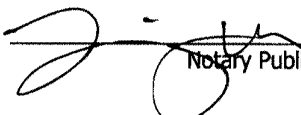
Signed, sealed and delivered in our presence:

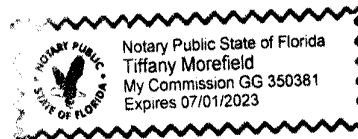
  
Witness Signature  
Print Name: Tiffany Morefield

  
Witness Signature  
Print Name: Tiffany Morgan

State of FLORIDA  
County of DUSCO

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on 10/3/2022, by **Amos Pierre, an unmarried person.**

  
Notary Public  
(Printed Name)



My Commission expires: \_\_\_\_\_

{Notarial Seal}

Personally Known ☐ OR Produced Identification ☒  
Type of Identification Produced a valid driver's license FL/PL

**Exhibit "A"**

(ATTACH COPY OF NOTE)

## MORTGAGE NOTE

**\$ 46,050.00**

**October 03, 2022**

**FOR VALUE RECEIVED**, the undersigned hereinafter **Amos Pierre**, promise to pay to the order of **Robert L. Sanders** the principal sum of **forty six thousand fifty and no/100 Dollars (\$46,050.00)** with interest thereon at the rate of **8.00000** per centum per annum from date until maturity, said interest being payable **as set forth below**, both principal and interest being payable in lawful money of the United States of America at **5203 Greenwood St, New Port Richey, FL 34653**, or at such other address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Payable in **360** consecutive monthly installments of **\$323.00**, including principal and interest commencing on **November 01, 2022** and continuing on the **1st** day of each month thereafter until the principal sum of **\$ 46,050.00** and the interest accrued thereon has been paid. Said installment when so paid shall be applied first to the interest then accrued and the balance thereof to the reduction of the principal hereof.

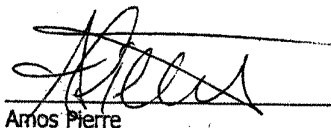
Any payment received more than **2** days after payment due date, shall include a late charge of **\$100.00**.

This note is to be construed and enforced according to the laws of the State of Florida, and is secured by mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within **30** days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectable without notice, time being the essence to this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, 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 counsel shall, after maturity of this note of default, hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage.

  
Amos Pierre

Maker's Address:

**6391 W Tangerine Ln Crystal River, FL 34429**

**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. CE2025-00420

v.  
JOTZ ENTERPRISE INC.  
6391 W. Tangerine Ln.  
Crystal River, Florida

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 **August 20, 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  
JOTZ ENTERPRISE INC.

The Special Master admitted the following documents into evidence: Exhibit A: photographs taken on March 20, 2025, April 3, 2025, May 23, 2025, June 12, 2025, June 27, 2025, July 24, 2025 and August 18, 2025; Exhibit B: a copy of the Notice of Violation, Notice of Hearing, Pre-Hearing Order, posting affidavit and photograph of the 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 March 20, 2025, Code Officer Cody Maguire inspected this property and observed discarded household items, furniture and other junk and debris on the property. A Notice of Violation was issued to the Respondent by certified mail on July 10, 2024 instructing Respondent to abate the violation by June 24, 2025. At Officer Maguire's corrective action inspection on July 24, 2025, the property remained in violation. A Notice of Hearing was sent to the Respondent by certified mail on July 24, 2025 and posted at the property and the Lecanto Government Building on August 5, 2025, notifying Respondent of the August 20, 2025 hearing before the Special Master. At the time of Officer Maguire's pre-hearing inspection on August 18, 2025, the property remained in violation.

Respondent is the owner of the property located at 6391 W. Tangerine Ln., Crystal River, Citrus County, Florida, described as Altkey: 2677058; CRYSTAL HGTS SEC 2 PB 2 PG 7 LOTS 27 & 28 BLK 23; Parcel ID: 17E18S360220 00230 0270.

**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 \$300.00 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. Jotz  
Case No. CE2025-00420

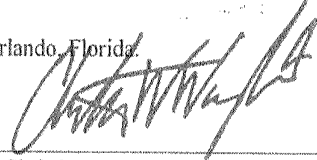
Respondent shall abate the violation no later than 14 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$300.00 per day will be imposed thereafter.

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 JOTZ ENTERPRISE INC.. 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 21<sup>st</sup> day of August, 2025, at Orlando, Florida.

BY: 

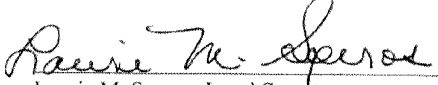
Christian W. Waugh, Special Master

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 JOTZ ENTERPRISE INC., 5203 Greenwood St., New Port Richey, Florida 34653, this 22 day of August, 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 22nd day of August, 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,  
vs.

Case No. CE2025-00420

JOTZ ENTERPRISE INC.  
6391 W. Tangerine Ln.  
Crystal River, Florida  
Respondent.

ORDER IMPOSING FINE

**THIS CAUSE** came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **August 21, 2025**, after due notice to Respondent JOTZ ENTERPRISE INC., the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to JOTZ ENTERPRISE INC.

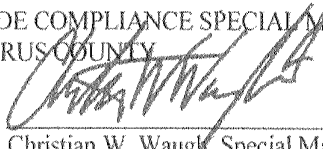
1. The Order required Respondent JOTZ ENTERPRISE INC. to take certain corrective action by a time certain as more specifically set forth in that Order.
2. An Affidavit of Non-Compliance dated September 5, 2025 has been filed with the Special Master by Officer Cody Maguire, which Affidavit certifies, 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: 2677058; CRYSTAL HGTS SEC 2 PB 2 PG 7 LOTS 27 & 28 BLK 23; Parcel ID: 17E18S360220 00230 0270.
4. Accordingly, it has been brought to the Special Master's attention that Respondent JOTZ ENTERPRISE INC. has not complied with the Special Master's Order dated August 21, 2025.

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

5. Respondent JOTZ ENTERPRISE INC. shall pay to Citrus County, Florida, a fine of **\$300.00** per day, plus administrative costs in the amount of **\$416.48**, beginning on September 5, 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 JOTZ ENTERPRISE INC. pursuant to Section 162.09, Florida Statutes.
7. Respondent JOTZ ENTERPRISE INC. 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 (21<sup>st</sup>) 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 11<sup>th</sup> day of September, 2025.

CODE COMPLIANCE SPECIAL MASTER OF  
CITRUS COUNTY

BY: 

Christian W. Waugh, Special Master

Citrus County vs. Jotz  
Case No. CE2025-00420

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: JOTZ ENTERPRISE INC., 5203 Greenwood St., New Port Richey, Florida 34653, this 11 day of September, 2025.



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

CITRUS COUNTY     )  
STATE OF FLORIDA    )

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 11th day of September, 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: 2677058  
JOTZ ENTERPRISE INC

Parcel ID: 17E18S360220 00230 0270  
6391 W TANGERINE LN , CRYSTAL RIVER, 34429

### 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 HGTS SEC 2 PB 2 PG 7 LOTS 27 & 28 BLK 23  
Est. Parcel Sqft 7,000  
Est. Parcel Acres .16  
Map SC-TW-RG 36-18S-17E

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

### Mailing Address

Name JOTZ ENTERPRISE INC  
Mailing Address 5203 GREENWOOD ST  
NEW PORT RICHEY FL 34653

### All Owners

| Name                | Owner Type       |
|---------------------|------------------|
| JOTZ ENTERPRISE INC | CO - Corporation |

### 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    | \$28,510   | \$34,510   | \$34,510          | \$0                 | \$34,510         | \$0            | \$693.21     | <a href="#">Link</a> |
| 2024 | \$6,600    | \$27,220   | \$33,820   | \$33,820          | \$0                 | \$33,820         | \$0            | \$637.01     | <a href="#">Link</a> |

### 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 | \$34,510     | 14.8298      | \$647.20     |

### Buyer Beware!

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

### Special Assessments

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

### Sales

| Sale Date  | Sale Price | Book/Page | Instr Type              | V/I |
|------------|------------|-----------|-------------------------|-----|
| 05/22/2023 | \$100      | 3413/1126 | 01-CORRECTIVE/QC/TD/COT |     |
| 05/22/2023 | \$100      | 3390/2422 | 01-CORRECTIVE/QC/TD/COT |     |
| 10/03/2022 | \$44,000   | 3325/1261 | 00-WARRANTY DEED        |     |
| 10/09/2015 | \$8,900    | 2723/0169 | 00-WARRANTY DEED        |     |
| 04/01/2013 | \$2,600    | 2546/1958 | 01-CORRECTIVE/QC/TD/COT |     |
| 05/01/2006 | \$30,000   | 2012/1803 | 00-WARRANTY DEED        |     |

|            |                    |                              |   |
|------------|--------------------|------------------------------|---|
| 01/01/1998 | \$14,000 1224/1981 | 00-WARRANTY DEED             | I |
| 04/01/1995 | \$16,900 1222/1519 | 01-CORRECTIVE/QC/TD/COT      | I |
| 04/01/1995 | \$15,900 1077/0802 | 12-CONTRACT/AGREEMENT DEED   | I |
| 04/01/1992 | \$2,000 0936/0994  | 04-TO OR FROM BANKS/LOAN CO. | 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 |
|-------------|---------------|--------------------|---------|----------------|
| 09/01/1992  | X206727       | ADDRESS ASSIGNMENT | \$0     |                |
| 09/01/1992  | 9206727       | 1970 MH 12X60      | \$1,000 | 10/01/1992     |

**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                     | 1970                         |
| Total FLA                      | 672                          |
| Total Under Roof               | 672                          |
| Exterior Wall                  | 18 - METAL SIDING WD FRAME   |
| 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                           | 4 - NONE                     |
| Bedrooms/Full Baths/Half Baths | 3/1/1                        |
| Addl Fixtures                  |                              |
| FPL: Stacks/Openings           | /                            |
| RCN                            | 76,813                       |
| RCNLD                          | 27,650                       |

**Additions to Base Area**

| Building | Description   | Year Built | Area |
|----------|---------------|------------|------|
| 1        | MAIN BUILDING | 1970       | 672  |

**Miscellaneous Improvements**

| Building # | Line | Description                                    | Year Built | L | W   | Units | Area | Value |
|------------|------|------------------------------------------------|------------|---|-----|-------|------|-------|
| 1          | 2    | CHAIN LINK FENCE-[1-SF]                        | 1996       | 5 | 40  | 1     | 200  | 100   |
| 1          | 3    | CHAIN LINK FENCE-[1-SF]                        | 1996       | 4 | 185 | 1     | 740  | 380   |
| 1          | 4    | OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF] | 1999       | 6 | 8   | 1     | 48   | 380   |

Total Misc Value

860

**Legal Description****Legal Description**

CRYSTAL HGTS SEC 2 PB 2 PG 7 LOTS 27 &amp; 28 BLK 23

**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.

2677058

# APPLICATION FOR TAX DEED

512  
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923187

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       |
|----------------------------------------------------|-----------------|------------|
| 2677058                                            | 2024/6190       | 06-01-2024 |
| Legal Description                                  |                 |            |
| CRYSTAL HGTS SEC 2 PB 2 PG 7 LOTS 27 AND 28 BLK 23 |                 |            |

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: 2677058  
JOTZ ENTERPRISE INC

Parcel ID: 17E18S360220 00230 0270  
6391 W TANGERINE LN , CRYSTAL RIVER, 34429

### 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 HGTS SEC 2 PB 2 PG 7 LOTS 27 & 28 BLK 23 |
| Est. Parcel Sqft  | 7,000                                            |
| Est. Parcel Acres | .16                                              |
| Map SC-TW-RG      | 36-18S-17E                                       |

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

### Mailing Address

|                 |                                               |
|-----------------|-----------------------------------------------|
| Name            | JOTZ ENTERPRISE INC                           |
| Mailing Address | 5203 GREENWOOD ST<br>NEW PORT RICHEY FL 34653 |

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| Foundation                     | 6 - MINIMAL                  |
| HVAC                           | 001 - NONE                   |
| Stories                        | 1                            |
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| Roof Frame                     | 07 - MINIMAL/MOBILE          |
| Roof Cover                     | 02 - METAL                   |
| Fuel                           | 4 - NONE                     |
| Bedrooms/Full Baths/Half Baths | 3/1/1                        |
| Addl Fixtures                  |                              |
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RCN

RCNLD

**Additions to Base Area**

| Building | Description  | Year Built | Area |
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|  |  |  |  |  |  |  |  |                         |
|--|--|--|--|--|--|--|--|-------------------------|
|  |  |  |  |  |  |  |  | <b>Total Misc Value</b> |
|--|--|--|--|--|--|--|--|-------------------------|