

RECEIVED

By Tifani White at 3:37 pm, 7/22/26

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	PARIS ELVA GEAN 3001 E CHAPARRAL LN HERNANDO, FL 34442
Property description	COMMENCE AT THE NE CORNER OF THE SE1/4 OF SECTION 35, TOWNSHIP 17 SOUTH RANGE 19 EAST, THENCE S 89DE (Full legal attached.)	Application date	Apr 09, 2026
		Certificate #	2024 / 5932
		Date certificate issued	06/01/2024
		Account number	1577977

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)
# 2024/5932	06/01/2024	518.64	77.04	595.68
→ Part 2: Total*				595.68

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)
# 2025/6399	06/01/2025	534.94	6.25	33.10	574.29
Part 3: Total*					574.29

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)	1,169.97
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	543.55
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)	96.23
7. Total Paid (Lines 1-6)	2,234.75

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 22nd 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)	2,363.75
17. Redemption fee	6.25
18. Total amount to redeem	2,370.00
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)

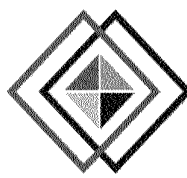
Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **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)

COMMENCE AT THE NE CORNER OF THE SE1/4 OF SECTION 35, TOWNSHIP 17 SOUTH RANGE 19 EAST, THENCE S 89DEG 52M 10S W ALONG THE NORTH LINE OF SAID SE1/4 A DISTANCE OF 366.81 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 200, SAID POINT BEING 50 FEET FROM, MEASURED AT A

RIGHT ANGLE TO, THE CENTERLINE OF SAID STATE ROAD NO20, THENCE S 41DEG 56M 56S W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 804.79 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 41DEG 56M 56S W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 145.22 FEET, THENCE S 44DEG 53M 25S E 124.07 FEET, THENCE N 22DEG 29M 23S E 130 FEET, THENCE N 44DEG 53M 25S W 40 FEET, THENCE N 45DEG 06M 33S E 25 FEET, THENCE N 44DEG 53M 25S W 42.08 FEET TO THE POINT OF BEGINNING; BEING LOT I, BLOCK B, ROYAL COACH VILLAGE, AN UNRECORDED SUBDIVISION.



TAX DEED APPLICATION COVER LETTER

Account #: 1577977

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

PARIS ELVA GEAN
3001 E CHAPARRAL LN
HERNANDO, FL 34442

Additional Parties, Per Search

CAROLYN BARRICK
3001 E CHAPARRAL LANE
HERNANDO, FL 34442

Other Party

ESTATE OF ELVA GEAN PARIS A/K/A
ELVA G PARIS, DECEASED
3001 EAST CHAPARRAL LANE
HERNANDO, FL 34442

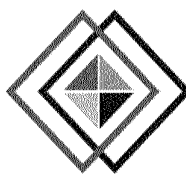
Title Holder

ESTATE OF ELVA GEAN PARIS A/K/A
ELVA PARIS, DECEASED
NO ADDRESS ON DOCUMENT

Title Holder

ESTATE OF ELVA GEAN PARIS, DECEASED
7085 N CARL G ROSE IIWY
HERNANDO, FL 34442

Title Holder



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450

Phone: 352-341-6500 | Fax: 352-341-6514

www.citrustc.us

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
1577977	19E17S35 2B0B0 00I0	7085 N CARL G ROSE HWY HERNANDO 34442

Legal Description

COMMENCE AT THE NE CORNER OF THE SE1/4 OF SECTION 35, TOWNSHIP 17 SOUTH RANGE 19 EAST, THENCE S 89DEG 52M 10S W ALONG THE NORTH LINE OF SAID SE1/4 A DISTANCE OF 366.81 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, SAID POINT BEING 50 FEET FROM, MEASURED AT A RIGHT ANGLE TO, THE CENTERLINE OF SAID STATE ROAD NO.20, THENCE S 41DEG 56M 56S W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 804.79 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 41DEG 56M 56S W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 145.22 FEET, THENCE S 44DEG 53M 25S E 124.07 FEET, THENCE N 22DEG 29M 23 S E 130 FEET, THENCE N 44DEG 53M 25S W 40 FEET, THENCE N 45DEG 06M 33S E 25 FEET, THENCE N 44DEG 53M 25S W 42.08 FEET TO THE POINT OF BEGINNING; BEING LOT I, BLOCK B, ROYAL COACH VILLAGE, AN UNRECORDED SUBDIVISION.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5932	\$19,809	No	Yes	No

Owner of Record on Current Tax Roll
ELVA GEAN PARIS

Billing Name & Address

3001 E CHAPARRAL LN
HERNANDO FL 34442

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: 07/20/2026 **Search covers** **20 years** **through:** 07/16/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
ESTATE OF ELVA GEAN PARIS, DECEASED 3001 EAST CHAPARRAL LANE HERNANDO FL 34442	Personal Representative's Deed Bk:3558 Pg:837	

Related Documents (for Reference)

Warranty Deed
Bk:557 Pg:1035

Quit Claim Deed
Bk:563 Pg:1656

Order of Summary Administration
Bk:3005 Pg:869

Letters of Administration
Bk:3053 Pg:1518

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record**

CAROLYN BARRICK
3001 E CHAPARRAL LANE
HERNANDO FL 34442

Document

Death Certificate
Bk:3026 Pg:2293

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

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

This instrument prepared by/Return to:
Megan T. Fitzpatrick
Fitzpatrick & Fitzpatrick, P.A.
213 North Apopka Avenue
Inverness, Florida 34450

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE is made on April 1, 2025, by and between **DEMETRA FERRELL**, the duly qualified and acting Personal Representative of the Estate of **HAROLD DEAN PETTRY**, deceased, whose address is 3001 East Chaparral Lane, Hernando, Florida 34442 ("Grantor"), and **ESTATE OF ELVA GEAN PARIS**, whose address is 3001 East Chaparral Lane, Hernando, Florida 34442 ("Grantee"):

WITNESSETH: That Grantor, in consideration of the sum of Ten Dollars (\$10.00) paid by Grantee, and pursuant to the power of sale set forth in the Last Will and Testament of the decedent dated May 14, 2003, and admitted to probate by Order entered April 13, 2020, In Re: Estate of Harold Dean Pettry in the Circuit Court for Citrus County, Florida, under Case No. 2019-CP-737, and Letters of Administration having been issued on April 13, 2020, Grantor does grant, bargain, sell, convey and transfer to Grantee and Grantee's heirs, successors and assigns forever the real property in Citrus County, Florida, described as:

COMMENCE AT THE NE CORNER OF THE SE1/4 OF SECTION 35, TOWNSHIP 17 SOUTH RANGE 19 EAST, THENCE S 89DEG52'10" W ALONG THE NORTH LINE OF SAID SE1/4 A DISTANCE OF 366.81 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, SAID POINT BEING 50 FEET FROM, MEASURED AT A RIGHT ANGLE TO, THE CENTERLINE OF SAID STATE ROAD NO.20, THENCE S 41DEG56'56" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 804.79 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 41DEG56'56" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 145.22 FEET, THENCE S 44DEG53'25" E 124.07 FEET, THENCE N 22DEG29'23" E 130 FEET, THENCE N 44DEG53'25" W 40 FEET, THENCE N 45DEG06'33" E 25 FEET, THENCE N 44DEG53'25" W 42.08 FEET TO THE POINT OF BEGINNING; BEING LOT I, BLOCK B, ROYAL COACH VILLAGE, AN UNRECORDED SUBDIVISION.

a/k/a 7085 North Carl G. Rose Highway, Hernando
Parcel ID #19E17S35 2B0B0 0010; Alt Key #1577977

SUBJECT TO easements, reservations and restrictions of record and taxes for 2024 and all subsequent years.

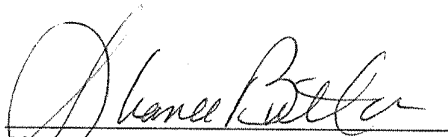
GRANTOR COVENANTS with Grantee that Grantor conveys the property free and clear of any personal representative's lien or any other right, claim, or demand which the personal representative now has, or may have, in the property.

This deed is prepared without benefit of title exam, title insurance, or opinion.

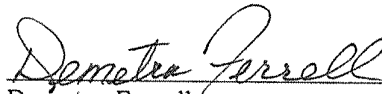
TOGETHER WITH all of the tenements, hereditaments, and appurtenances belonging or in any way appertaining to the property, and all the right, title, and interest whatsoever which Grantor has in and to the property.

TO HAVE and to hold the same to Grantee and Grantee's heirs, successors, and assigns, in fee simple forever.

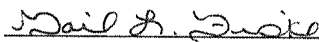
IN WITNESS WHEREOF, Grantor has hereunto set their hand and seal the day and year first above written.



Shance Button, Witness
213 North Apopka Avenue
Inverness, Florida 34450



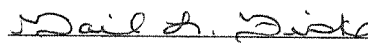
Demetra Ferrell
3001 East Chaparral Lane
Hernando, Florida 34442



Gail L. Fiske, Witness
213 North Apopka Avenue
Inverness, Florida 34450

STATE OF FLORIDA
COUNTY OF CITRUS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or
☐ online notarization on April 1, 2025, by Demetra Ferrell who ☐ is personally known to me
☒ who has produced Florida drivers license as identification.



NOTARY PUBLIC

My Commission Expires:



This Warranty Deed Made the 12th day of May A. D. 1980 by

VIRGINIA TRAVALENA
hereinafter called the grantor, to
✓ VIRGINIA TRAVALENA AND PATRICIA A. TRAVALENA

whose postoffice address is Rt. 4 Box 5194, Hernando, Florida 32642
hereinafter called the grantees:

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

Witnesseth: That the grantor, for and in consideration of the sum of ~~three~~ ^{love & affection} and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantees, all that certain land situate in County, Florida, viz:

Commence at the NE corner of the SE¼ of Section 35 Township 17 South, Range 19 East, thence S 89°52' 10" W along the North line of said SE¼ a distance of 366.81 feet to a point on the Southeasterly right-of-way line of State Road No. 200, said point being 50 feet from, measured at a right angle to, the centerline of said State Road No. 200, thence S 41°56'56" W along said right-of-way line a distance of 304.79 feet to the Point of Beginning, thence continue S 41°56'56" W along said right-of-way line a distance of 145.22 feet, thence S 44°53'25" E 124.07 feet, thence N 22°29'23" E 130 feet, thence N 44°53'25" W 40 feet, thence N 43°06'33" E 25 feet, thence N 44°53'25" W. 42.08 feet to the Point of Beginning; being lot I, Block B, Royal Coach Village, an unrecorded subdivision.

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 grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; 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, 1980

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:

James K. Kanyan
Joseph R. Kelly

Virginia Travalena
Patricia A. Travalena

STATE OF FLORIDA
COUNTY OF CITRUS

NOTARY PUBLIC CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments personally appeared

PATRICIA TRAVALENA
VIRGINIA TRAVALENA

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of May, A. D. 1980

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 26, 1981
BONDED BY FREEMAN FUND INSURANCE CO.

Joseph R. Kelly

RECORDED BY:

12 PM 12 32

& RECORDED

CITRUS COUNTY, FLORIDA
WALT CONNORS, CLERK

263692

BOOK 557 PAGE 1035

This Quit-Claim Deed, Executed this 9th day of Sept, A. D. 19 80, by
Patricia A. Travalena

first party, to Virginia Travalena

whose postoffice address is Rt. 4, Box 5194, Hernando, Florida 32642

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, joint, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$love & affection in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus State of Florida to-wit:
Commence at the NE corner of the SE $\frac{1}{4}$ of Section 35, Township 17 South, Range 19 East, thence S 89°52' 10" W along the North line of said SE $\frac{1}{4}$ a distance of 366.81 feet to a point on the Southeasterly right-of-way line of State Road No. 200, said point being 50 feet from, measured at a right angle to, the centerline of said State Road No. 200, thence S 41°56'56" W along said right-of-way line a distance of 804.79 feet to the Point of Beginning, thence continue S 41°56'56" W along said right-of-way line a distance of 145.22 feet, thence S 44°53'25" E 124.07 feet, thence N 22° 29'23" E 130 feet, thence N 44°53'25" W 40 feet, thence N 45°06'33" E 25 feet, thence N 44°53'25" W 42.08 feet to the Point of Beginning; being Lot I, Block B, Royal Coach Village, an unrecorded subdivision.

FILED AND INDEXED
CITRUS COUNTY, FLORIDA
WALT COTTON, CLERK
80 SEP 18 AM 9 27
NOTARIES BY:
D.C.

FILE NO. 273210

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in presence of:

Richard Travalena

Patricia A. Travalena
Patricia A. Travalena

Wendy J. Kuhn

STATE OF Pennsylvania
COUNTY OF Fayette

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Patricia A. Travalena

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of September A. D. 1980.

This instrument was prepared by:

Chris. B. Fitzpatrick
Attorney at Law
213 N. Alaska Ave.
Lawrence, Mo. 64500
Tel. # 726-1821

Emm K. Van Kuyck
Notary Public, K. VAN KUYCK
WASHINGTON, D.C. 20001
My comm. exp. January 7, 1983

Altkey: 1577977
PARIS ELVA GEAN

Parcel ID: 19E17S35 2B0B0 0010
7085 N CARL G ROSE HWY , HERNANDO, 34442

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	6830 - RIVER LAKES AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001619 - ROYAL COACH VILLAGE (2B000)
Short Legal	COMMENCE AT THE NE CORNER OF THE SE1/4 OF SECTION 35, TOWNSHIP 17 SOUTH RANGE 19 EAST, THENCE S 89DEG52'10" WALONG THE NORTH LINE OF SAID SE1/4 A DISTANCE OF 366.81 FEET
Est. Parcel Sqft	13,305
Est. Parcel Acres	.31
Map SC-TW-RG	35-17S-19E

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

Mailing Address

Name	PARIS ELVA GEAN
Mailing Address	3001 E CHAPARRAL LN HERNANDO FL 34442

All Owners

Name	Owner Type
PARIS ELVA GEAN	EO - Estate Of

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	\$7,020	\$22,606	\$29,626	\$19,809	\$0	\$19,809	\$0	\$527.72	Link
2024	\$5,560	\$21,749	\$27,309	\$18,008	\$0	\$18,008	\$0	\$452.21	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000X	WITHLACOOCHEE RIVER BASIN	\$29,626	14.8298	\$574.77

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
04/01/2025	\$100	3558/0837	27-TO/FROM TSTEE'S BANKRUPT/EXEC/GUARD	I
09/17/2019	\$100	3005/0869	01-CORRECTIVE/QC/TD/COT	I
09/09/1980	\$175	0563/1656	03-SAME FAMILY/DEED FOL	I
05/01/1980	\$100	0557/1035	03-SAME FAMILY/DEED FOL	I

05/01/1977

\$4,000 0464/0461

00-WARRANTY DEED

I

DISCLAIMER

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

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	1.00	86.0	138			\$7,020	MDRMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1975
Total FLA	672
Total Under Roof	672
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	006 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	02 - METAL
Fuel	2 - GAS
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	82,122
RCNLD	18,076

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BUILDING	1975	672

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1978	11	18	1	198	1,810
1	2	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1978	12	23	1	276	1,470
1	3	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1979	10	17	1	170	900
1	4	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1978	4	11	1	44	350

Total Misc Value

4,530

Legal Description**Legal Description**

COMMENCE AT THE NE CORNER OF THE SE1/4 OF SECTION 35,
TOWNSHIP 17 SOUTH RANGE 19 EAST, THENCE S 89DEG52'10" W
ALONG THE NORTH LINE OF SAID SE1/4 A DISTANCE OF 366.81 FEET
TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE
ROAD NO. 200, SAID POINT BEING 50 FEET FROM, MEASURED AT A

RIGHT ANGLE TO, THE CENTERLINE OF SAID STATE ROAD NO.20,
THENCE S 41DEG56'56" W ALONG SAID RIGHT-OF-WAY LINE A
DISTANCE OF 804.79 FEET TO THE POINT OF BEGINNING, THENCE
CONTINUE S 41DEG56'56" W ALONG SAID RIGHT-OF-WAY LINE A
DISTANCE OF 145.22 FEET, THENCE S 44DEG53'25" E 124.07 FEET,
THENCE N 22DEG29'23" E 130 FEET, THENCE N 44DEG53'25" W 40
FEET, THENCE N 45DEG06'33" E 25 FEET, THENCE N 44DEG53'25" W
42.08 FEET TO THE POINT OF BEGINNING; BEING LOT I, BLOCK B,
ROYAL COACH VILLAGE, AN UNRECORDED SUBDIVISION.

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.

1577977

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923151

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
1577977	2024/5932	06-01-2024
Legal Description		
COMMENCE AT THE NE CORNER OF THE SE1/4 OF SECTION 35, TOWNSHIP 17 SOUTH RANGE 19 EAST, THENCE S 89DEG 52M 10S W ALONG THE NORTH LINE OF SAID SE1/4 A DISTANCE OF 366.81 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 200, SAID POINT BEING 50 FEET FROM, MEASURED AT A RIGHT ANGLE TO, THE CENTERLINE OF SAID STATE ROAD NO20, THENCE S 41DEG 56M 56S W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 804.79 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 41DEG 56M 56S W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 145.22 FEET, THENCE S 44DEG 53M 25S E 124.07 FEET, THENCE N 22DEG 29M 23S E 130 FEET, THENCE N 44DEG 53M 25S W 40 FEET, THENCE N 45DEG 06M 33S E 25 FEET, THENCE N 44DEG 53M 25S W 42.08 FEET TO THE POINT OF BEGINNING; BEING LOT I, BLOCK B, ROYAL COACH VILLAGE, AN UNRECORDED SUBDIVISION.		

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Signature on File
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Applicant's signature

04-09-2026
Application Date

Altkey: 1577977
PARIS ELVA GEAN

Parcel ID: 19E17S35 2B0B0 0010
7085 N CARL G ROSE HWY , HERNANDO, 34442

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0200 - MOBILE HOME
Bldg Counts Res 0 / MH 1 / Comm 0
Nbhd 6830 - RIVER LAKES AREA
Tax District 000X - WITHLACOOCHEE RIVER BASIN
Subdivision 001619 - ROYAL COACH VILLAGE (2B000)
Short Legal COMMENCE AT THE NE CORNER OF THE SE1/4 OF SECTION 35, TOWNSHIP 17 SOUTH RANGE 19 EAST, THENCE S 89DEG52'10" WALONG THE NORTH LINE OF SAID SE1/4 A DISTANCE OF 366.81 FEET

Est. Parcel Sqft 13,305
Est. Parcel Acres .31
Map SC-TW-RG 35-17S-19E

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

Mailing Address

Name PARIS ELVA GEAN
Mailing Address 3001 E CHAPARRAL LN
HERNANDO FL 34442

All Owners

Name	Owner Type
PARIS ELVA GEAN	EO - Estate Of

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	\$7,020	\$22,606	\$29,626	\$19,809	\$0	\$19,809	\$0	\$527.72	Link
2024	\$5,560	\$21,749	\$27,309	\$18,008	\$0	\$18,008	\$0	\$452.21	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000X	WITHLACOOCHEE RIVER BASIN	\$29,626	14.8298	\$620.77

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
04/01/2025	\$100	3558/0837	27-TO/FROM TSTEEES BANKRUPT/EXEC/GUARD	
09/17/2019	\$100	3005/0869	01-CORRECTIVE/QC/TD/COT	
09/09/1980	\$175	0563/1656	03-SAME FAMILY/DEED FOL	
05/01/1980	\$100	0557/1035	03-SAME FAMILY/DEED FOL	
05/01/1977	\$4,000	0464/0461	00-WARRANTY DEED	

DISCLAIMER

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

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON- WATERFRONT	U-UNIT	1.00	86.0	138				MDRMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1975
Total FLA	672
Total Under Roof	672

Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	006 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	02 - METAL
Fuel	2 - GAS
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/

RCN
RCNLD

Additions to Base Area

Building	Description	Year Built	Area
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1

MAIN BUILDING

1975

672

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1978	11	18	1	198	
1	2	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1978	12	23	1	276	
1	3	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1979	10	17	1	170	
1	4	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1978	4	11	1	44	

Total Misc Value
