RECEIVED
By Tifani White at 9:27 am, 7/28/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Property Owner	LOPEZ MELISSA ANNE 4575 E WALKER ST INVERNESS, FL 34453
Property description	INVERNESS VILLAGE UNIT 4 PB 9 PG 17 - 21, LOT 28 BLK 15.	Application date	Apr 09, 2026
		Certificate #	2024 / 3247
		Date certificate issued	06/01/2024
		Account number	3525854

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)
# 2024/3247	06/01/2024	405.49	60.23	465.72
			→ **Part 2: Total***	**465.72**

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)
# 2025/3583	06/01/2025	153.06	6.25	13.68	172.99
				Part 3: Total*	**172.99**

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)	638.71
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	109.59
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)	52.80
7.	**Total Paid** (Lines 1-6)	1,226.10

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 28th of July, 2026

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)		
8.	Processing tax deed fee	129.00
9.	Certified or registered mail charge	0.00
10.	Advertising charge (see s.197.542, F.S.)	0.00
11.	Recording fee for certificate of notice	0.00
12.	Sheriff's fees	0.00
13.	Interest (see Clerk of Court Instructions, page 2)	0.00
14.	**Total Paid** (Lines 8-13)	129.00
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16.	Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	1,355.10
17.	Redemption fee	6.25
18.	Total amount to redeem	1,361.35
	Signature, Clerk of Court or Designee	Date of sale

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

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

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Total Paid Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

FULL LEGAL (If applicable)

Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 3525854

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
LOPEZ MELISSA ANNE
4575 E WALKER ST
INVERNESS, FL 34453

Additional Parties, Per Search
None

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450
Phone: 352-341-6500 | Fax: 352-341-6514
www.citrustc.us

TDA #: 923205

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
3525854	19E19S130040 00150 0280	4575 E WALKER ST INVERNESS 34453

Legal Description
INVERNESS VILLAGE UNIT 4 PB 9 PG 17 - 21, LOT 28 BLK 15.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3247	$5,400	No	No	No

Owner of Record on Current Tax Roll
MELISSA ANNE LOPEZ

4575 E WALKER ST
INVERNESS FL 34453

Billing Name & Address

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: 06/25/2026 **Search covers** **20 years** **through:** 06/22/2026

Nicole Burdick
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
MELISSA ANNE LOPEZ 4575 E WALKER ST INVERNESS FL 34453	Warranty Deed Bk:3258 Pg:2379	

Related Documents (for Reference)

Warranty Deed
Bk:1765 Pg:1525

Certificate of Title
Bk:2309 Pg:8

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022014846 BK: 3258 PG: 2379 3/2/2022 2:51 PM 1 Receipt: 2022012797
RECORDING $10.00 D DOCTAX PD $245.00

After Recording Return to:
Shari J Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446

This Instrument Prepared by:
Shari J Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
19E19S130040 00150 0160
File No.: 1576694

WARRANTY DEED

This Warranty Deed, Made the 23 **day of** FEBRUARY, **2022, by DT Villages Eleven, LLC, a Florida limited liability company,** having its place of business at: **P.O Box 1236, Hernando, FL 34441,** hereinafter called the "Grantor", to **Melissa Anne Lopez, a single woman,** whose post office address is: 4575 E WALKER ST INVERNESS, FL 34453, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Thirty Five Thousand Dollars and No Cents ($35,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Citrus** County, Florida, to wit:

Lot 28, Block 15, Inverness Village Unit 4, a subdivision according to the map or plat thereof, as recorded in Plat Book 9, Page 17, of the Public Records of Citrus County, Florida.

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, 2021, reservations, restrictions and easements of record, if any.
(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its manager or member or officer duly authorized the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED
4575 E Walker Street, Inverness, FL 34453

Witness Signature: _____
Printed Name: SHARI J JUSTICE

Witness Signature: _____
Printed Name: LINDA COLEMAN

DT Villages Eleven, LLC

_____
BY: Antonius VanUsen, Manager

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23 **day of** FEBRUARY, **2022** by **Antonius VanUsen as Manager of DT Villages Eleven, LLC.** He/She is/are personally known to me.

_____ My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name: Shari J Justice
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

SHARI J. JUSTICE
MY COMMISSION # GG 166506
EXPIRES: March 12, 2022
Bonded Thru Notary Public Underwriters

This Document Prepared By:

PHILIP F. KEIDAISH, JR., ESQUIRE
PHILIP F. KEIDAISH, JR., P.A.
320 W. Sabal Palm Place, Suite 300
Longwood, FL 32779
(407) 682-7711
F: 5084.2
Parcel Identification No.:
Numerous

2004067213 6 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $54.50
DOCUMENTARY TAX: $14,000.00
2004067213 BK:1765 PG:1525-1530
09/20/2004 04:53 PM 6 PGS
BHINKOFER,DC Receipt #042317

******THE SPACE ABOVE THIS LINE IS FOR RECORDING INFORMATION******

WARRANTY DEED

THIS WARRANTY DEED is made as of this 15th of September, 2004, by **Philip Frederic Keidaish, Jr., Trustee and not individually, David C. Roberts, a married man, Don Prewitt, as Trustee and not individually, and Richard Margolis, Trustee of the Margolis Living Trust dated March 13, 2003,** whose address is 320 W. Sabal Palm Place, Suite 300, Longwood, FL 32779 (hereinafter called the "Grantor") to **MARPAD, INC., a Florida corporation,** whose address is 1577 N. Florida Avenue, Hernando, FL 34442 (hereinafter called the "Grantee").
(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Citrus County, Florida, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THE HEREIN REFERENCED PROPERTY IS NOT THE HOMESTEAD OF ANY OF THE GRANTORS, AS DEFINED IN THE CONSTITUTION OF THE STATE OF FLORIDA; AND IS, IN FACT, VACANT LAND.

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 the Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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, 2003, easements, restrictions and other agreements of record, such reference shall not serve to reimpose same.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the date first above set forth.

Signed, sealed and delivered
in the presence of:

By: _____ Trustee
Philip Frederic Keidaish, Jr., Trustee

Tamarah R. Chiriani
(print name)

JUDITH A. BORRE
(print name)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 15th day of September, 2004, by Philip Frederic Keidaish, Jr., as Trustee, who is personally known to me or who produced _____ as identification and who did/did not take an oath.

Tamarah R. Chiriani
(print name)

Notary Public
My Commission Expires:
(SEAL)

Tamarah R Chiriani
My Commission DD327516
Expires August 12, 2006

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the date first above set forth.

Signed, sealed and delivered
in the presence of:

Don Prewitt, Trustee

Tamarah R. Chiriani
(print name)

JUDITH A. BORRE
(print name)

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 15th day of September, 2004, by Don Prewitt, as Trustee, who is personally known to me or who produced __ _____ as identification and who did/did not take an oath.

Tamarah R. Chiriani
(print name)

Notary Public
My Commission Expires:
(SEAL)

Tamarah R Chiriani
My Commission DD327516
Expires August 12, 2008

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the date first above set forth.

Signed, sealed and delivered
in the presence of:

THE MARGOLIS LIVING TRUST
DATED MARCH 13, 2003

By: _____, Trustee
Richard Margolis, Trustee

RICHARD MARGOLIS

(print name) J.D. Carroll

Susan Marsten

SUSAN MARSTEN
(print name)

STATE OF CALIFORNIA
COUNTY OF CALAVERAS

The foregoing instrument was acknowledged before me this 14 day of September, 2004, by Richard Margolis, as Trustee of The Margolis Living Trust dated March 13, 2003, , who is personally known to me or who produced DRIVERS LICENSE as identification and who did/did not take an oath.

TIM FOLENDORF
Commission # 1470273
Notary Public - California
Calaveras County
My Comm. Expires Mar 11, 2006

TIM FOLENDORF
(print name)

Notary Public
My Commission Expires:
(SEAL)

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the date first above set forth.

Signed, sealed and delivered
in the presence of:

Tamarah R. Chiriani

(print name)

David C. Roberts

JUDITH A. BORRE

(print name)

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 15th day of September, 2004, by David C. Roberts, who is personally known to me or who produced _____ _____ as identification and who did/did not take an oath.

Tamarah R. Chiriani

(print name)

Notary Public
My Commission Expires:
(SEAL)

Tamarah R Chiriani
My Commission DD327516
Expires August 12, 2008

EXHIBIT "A"

PARCEL A

LOTS 12, 13, 14, 15, 16, 17, 18 AND 19, BLOCK 1
LOTS 18, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31 AND 34, BLOCK 2
LOTS 12, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK 3
LOTS 1, 2, 3, 4, 5, 15, 16, 17, 18, 19 AND 21, BLOCK 5
LOTS 1, 2, 4, 13, 14, 15, 16, BLOCK 6
LOTS 1, 2, 3, 4, 14, 15 AND 16, BLOCK 7
LOTS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20 21, 22, 23, 24, 25, 26, 27 AND 28, BLOCK 13
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, BLOCK 14
LOTS 1 THROUGH 49, BLOCK 15
LOTS 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 41, 42, 43, 44 AND 45, BLOCK 16
LOTS 1 THROUGH 41, BLOCK 17
LOTS 1, 2, 3, 5 THROUGH 37, BLOCK 18
LOTS 1 THROUGH 32, BLOCK 19
LOTS 1, 2, 4 THROUGH 28, BLOCK 20
LOTS 1 THROUGH 23, BLOCK 21
LOTS 14, 15, 16, 17, BLOCK 22
LOTS 5 THROUGH 44, BLOCK 23, INVERNESS VILLAGE UNIT 4, according to the map or plat thereof recorded in Plat Book 9, Pages 17 to 21, inclusive, Public Records of Citrus County, Florida.

AND

PARCEL A-I

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 20, BLOCK 1
LOTS 25, 32 AND 33, BLOCK 2
LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 20, BLOCK 5
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13, BLOCK 22
LOTS 1, 2, 3 AND 4, BLOCK 23, INVERNESS VILLAGE UNIT 4, according to the map or plat thereof recorded in Plat Book 9, Pages 17 to 21, inclusive, Public Records of Citrus County, Florida.

AND

PARCEL A-II

LOT 17, BLOCK 2
LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 3
LOTS 5, 7, 8, 9, 10, 11 AND 12, BLOCK 6
LOTS 5, 6, 7, 8, 9, 10, 11, 12 AND 13, BLOCK 7
LOTS 8, 9, 10, 11 AND 12, BLOCK 8, INVERNESS VILLAGE UNIT 4, according to the map or plat thereof recorded in Plat Book 9, Pages 17 to 21, inclusive, Public Records of Citrus County, Florida.

AND

PARCEL A-III

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 2
LOTS 6 AND 7, BLOCK 8
LOTS 1, 2 AND 3, BLOCK 11
LOTS 7, 8, 9, 10, 11, 12, 28, 29, 30, 31, 32 AND 33, BLOCK 12, INVERNESS VILLAGE UNIT 4, according to the map or plat thereof recorded in Plat Book 9, Pages 17 to 21, inclusive, Public Records of Citrus County, Florida.

1,050,000.00

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

HIBERNIAN EXECUTIVE
TEORANTA
a foreign corporation

CASE NO. 2007-CA-6213 L

Plaintiff

vs.

MARPAD, INC., a Florida corporation
ROBERT WIERSMA and YVONEE CLEMENS
MARIA WIERSMA, husband and wife

Defendants.
_____/

FILED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
2009 AUG 10 P 1:35

CERTIFICATE OF TITLE

THE UNDERSIGNED, BETTY STRIFLER, Clerk of the Court certifies that she executed and filed an Amended Certificate of Sale in this action on July 28, 2009 for the property described in attached Exhibit "A" and that no objections to the sale have been filed within the time allowed for filing objections and the property was sold to

DT VILLAGES ELEVEN, LLC, 2450 N CITRUS HILLS BLVD., HERNANDO, FL 34442

WITNESS my hand and seal of this Court on this 10 day of August 2009.

BETTY STRIFLER

OFFICE OF CIRCUIT COURT CITRUS COUNTY, FLA. SEAL

As Deputy Clerk

Copies furnished to:
William N. Asma, Esquire
Gary Gibbons Esquire

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $0.00
DOCUMENTARY TAX: $7,350.00
2009039309 BK:2309 PG:8
09/03/2009 02:59 PM 2 PGS
JCARROLL,DC Receipt #030407

2009039309 2 PGS

By regular U.S. mail this 12th day of August, 2009
Betty Strifler, Clerk of the Circuit Court
By _____ D.C.

110

EXHIBIT A

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19, Block 1 (Σ= 19)
Lots 1, 2, 3, 4, 5, 6, 7, 8, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34, Block 2 (Σ= 25)
Lots 1, 2, 3, 4, 5, 6, 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 3 (Σ= 15)
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21, Block 5 (Σ= 21)
Lots 1, 2, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, Block 6 (Σ= 14)
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 7 (Σ= 16)
Lots 6, 7, 8, 9, 10 and 12, Block 8 (Σ= 6)
Lots 1, 2 and 3, Block 11 (Σ= 3)
Lots 7, 8, 9, 10, 11, 12, 28, 29, 30, 31, 32 and 33, Block 12 (Σ= 12)
Lots 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28, Block 13 (Σ= 26)
Lots 1, 2, 3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29 block 14 (Σ= 22)
Lots 1 through 49, Block 15 (Σ= 49)
Lots 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 41, 42, 43, 44 and 45, Block 16 (Σ= 35)
Lots 1 through 41, Block 17 (Σ= 41)
Lots 19 through 37, Block 18 (Σ= 19)
Lot 9, Block 22 (Σ= 1)
Lots 1 through 44, Block 23(Σ= 44)

All of the above mentioned Blocks are recorded: Inverness Village Unit 4, according to the map or plat thereof recorded in Plat Book 9, Pages 17 to 21, inclusive, Public Records of Citrus County, Florida.

AND

Lot 13, Block 2 (Σ= 1), of Villages of Inverness, a Replat of a portion of Inverness Village, Unit 4, Blocks 20, 21 and 22, as recorded in Plat Book 9, Pages 17 through 21, inclusive, according to the plat thereof, as recorded in Plat Book 17, Pages 118 through 120, inclusive, of the Public Records of Citrus County, Florida.

AND

Lot 15, Block 3 (Σ= 1) , of Villages of Inverness, a Replat of a portion of Inverness Village, Unit 4, Blocks 20, 21 and 22, as recorded in Plat Book 9, Pages 17 through 21, inclusive, according to the plat thereof, as recorded in Plat Book 17, Pages 118 through 120, inclusive, of the Public Records of Citrus County, Florida.

Altkey: 3525854
LOPEZ MELISSA ANNE

Parcel ID: 19E19S130040 00150 0280
4575 E WALKER ST , INVERNESS, 34453

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	8729 - INVERNESS VILLAGE UNIT 4
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001052 - INVERNESS VILLAGE UNIT 4
Short Legal	INVERNESS VILLAGE UNIT 4 PB 9 PG 17 - 21, LOT 28 BLK 15.
Est. Parcel Sqft	13,500
Est. Parcel Acres	.31
Map SC-TW-RG	01-19S-19E

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

Mailing Address

Name	LOPEZ MELISSA ANNE
Mailing Address	4575 E WALKER ST INVERNESS FL 34453

All Owners

Name		Owner Type
LOPEZ MELISSA ANNE		IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$5,400	$0	$5,400	$5,400	$0	$5,400	$0	$106.40	Link
2024	$6,750	$0	$6,750	$6,750	$0	$6,750	$0	$104.18	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	$5,400	14.8298	$84.15

Buyer Beware!

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

Special Assessments

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
02/23/2022	$35,000	3258/2379	00-WARRANTY DEED	V
09/01/2009	$1,050,000	2309/0008	14-SALE / MORE THAN 1 PARCEL	V
09/01/2004	$2,000,000	1765/1525	14-SALE / MORE THAN 1 PARCEL	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
12/30/2022	202205600	Construction of single family home **NOC FOR SFD/PATIO RECORDED IN OR BK:3258/PG	$300,000	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	90.00	90.0	150			$5,400	MDR

Total Misc Value

Legal Description

Legal Description
INVERNESS VILLAGE UNIT 4 PB 9 PG 17 - 21, LOT 28 BLK 15.

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.

3525854

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923205

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
3525854	2024/3247	06-01-2024
Legal Description		
INVERNESS VILLAGE UNIT 4 PB 9 PG 17 - 21, LOT 28 BLK 15.		

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: 3525854
LOPEZ MELISSA ANNE

Parcel ID: 19E19S130040 00150 0280
4575 E WALKER ST , INVERNESS, 34453

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	8729 - INVERNESS VILLAGE UNIT 4
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001052 - INVERNESS VILLAGE UNIT 4
Short Legal	INVERNESS VILLAGE UNIT 4 PB 9 PG 17 - 21, LOT 28 BLK 15.
Est. Parcel Sqft	13,500
Est. Parcel Acres	.31
Map SC-TW-RG	01-19S-19E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	LOPEZ MELISSA ANNE
Mailing Address	4575 E WALKER ST INVERNESS FL 34453

All Owners

Name	Owner Type
LOPEZ MELISSA ANNE	IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$5,400	$0	$5,400	$5,400	$0	$5,400	$0	$106.40	Link
2024	$6,750	$0	$6,750	$6,750	$0	$6,750	$0	$104.18	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	$5,400	14.8298	$106.41

Buyer Beware!

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

Special Assessments

Project #	Description	Amount

0131	FIRE SERVICES ASSESSMENT	$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
02/23/2022	$35,000	3258/2379	00-WARRANTY DEED	V
09/01/2009	$1,050,000	2309/0008	14-SALE / MORE THAN 1 PARCEL	V
09/01/2004	$2,000,000	1765/1525	14-SALE / MORE THAN 1 PARCEL	V

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Permits

Legacy System Permits (Infor)

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