

RECEIVED

By Tifani White at 3:39 pm, 8/3/26

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	STEELE AMOS R STEELE DORIS L C/O LISA ROOKS PO BOX 2471 CRYSTAL RIVER, FL 34423-2471
Property description	HOMOSASSA VILLAGE RETREATS UNREC SUB (A.K.A. BRADYS UNREC SUB), LOT 31 BLK B, SEC 35 TWN 19S RNG 17E (Full legal attached.)	Application date	Apr 09, 2026
		Certificate #	2024 / 5984
		Date certificate issued	06/01/2024
		Account number	1155088

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)
# 2024/5984	06/01/2024	854.08	122.77	976.85
→ Part 2: Total*				976.85

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)
# 2025/6448	06/01/2025	923.93	6.25	57.17	987.35
Part 3: Total*					987.35

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)	1,964.20
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	897.16
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)	197.18
7. Total Paid (Lines 1-6)	3,483.54

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.

Hallie Sullivan	Citrus County, Florida
Signature, Tax Collector or Designee	Date 3rd of August, 2026

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	129.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s.197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	129.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	3,612.54
17. Redemption fee	6.25
18. Total amount to redeem	3,618.79
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)

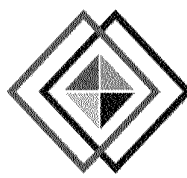
Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus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

HOMOSASSA VILLAGE RETREATS UNREC SUB (A.K.A. BRADYS UNREC SUB), LOT 31 BLK B, SEC 35 TWN 19S RNG 17E, MORE PART DESC AS FOLLOWS: COM NW COR LOT 189 NEW HOMOSASSA VILLAGE PB 4 PG 92; THIN N 0 DEG 55M W

327.83 FT, THN N 88 DEG 50M E 80 FT TO POB; THN CONT N 88 DEG 50M E 80 FT, THN N 0 DEG 55M W 167.76 FT, THN S 88 DEG 50M W 80 FT, THN S 0 DEG 55M E 167.76 FT TO POB.



TAX DEED APPLICATION COVER LETTER

Account #: 1155088

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

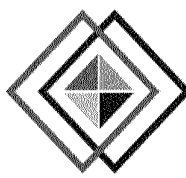
STEELE AMOS R
STEELE DORIS L
C/O LISA ROOKS
PO BOX 2471
CRYSTAL RIVER, FL 34423-2471

Additional Parties, Per Search

FIRST FED SAVINGS & LOAN ASSOC BROOKSVILLE Lien Holder
129 N MAIN ST
BROOKSVILLE, FL 33512

AMOS R. STEELE Title Holder
ESTATE OF DORIS L STEELE, DECEASED
7374 W. SASSER ST.
HOMOSASSA, FL 34446

AMOS R. STEELE Title Holder
ESTATE OF DORIS L. STEELE, DECEASED
P.O. BOX 1117
HOMOSASSA SPRINGS, FL 34447



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

Certified By:

Hallie Sullivan

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
1155088	17E19S35 1A0B0 0310	7374 W SASSER ST HOMOSASSA 34446

Legal Description

HOMOSASSA VILLAGE RETREATS UNREC SUB (A.K.A. BRADY'S UNREC SUB), LOT 31 BLK B, SEC 35 TWN 19S RNG 17E, MORE PART DESC AS FOLLOWS:
COM NW COR LOT 189 NEW HOMOSASSA VILLAGE PB 4 PG 92; THN N 0 DEG 55M W 327.83 FT, THN N 88 DEG 50M E 80 FT TO POB; THN CONT N 88 DEG 50M E 80 FT, THN N 0 DEG 55M W 167.76 FT, THN S 88 DEG 50M W 80 FT, THN S 0 DEG 55M E 167.76 FT TO POB.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5984	\$40,233	No	Yes	No

Owner of Record on Current Tax Roll
AMOS R STEELE, DORIS L STEELE

Billing Name & Address

C/O LISA ROOKS
PO BOX 2471
CRYSTAL RIVER FL 34423-2471

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: 07/01/2026 Search covers 20 years through: 06/26/2026

Christina Young
Title Examiner

General Examiner Comments:

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

AMOS R. STEELE
 ESTATE OF DORIS L. STEELE, DECEASED
 P.O. BOX 1117
 HOMOSASSA SPRINGS FL 32647

Document

Warranty Deed
 Bk:410 Pg:821

Examiner Comments

Death Certificate 935-1679.

AMOS R. STEELE
 7374 W. SASSER ST.
 HOMOSASSA FL 32646

Related Documents (for Reference)

Divorce Judgment
 Bk:651 Pg:260

Death Certificate
 Bk:935 Pg:1679

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

None found.

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

None found.

OTHER PARTIES**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

DOCUMENTARY SURTAX

DOCUMENTARY SURTAX

SALES FORM 62

This Warranty Deed, made and delivered this 28th day of September A.D. 1975 by AAA HOMES, INC., 11401 West Jefferson, Brooksville, Fla. 33512

a corporation existing under the laws of Florida and having its principal place of business at 911 West Jefferson, Brooksville, Florida 33512 hereinafter called the grantor, to/Anos R. & Doris L. Steele,

whose postoffice address is P. O. Box 1117, Homosassa Springs, Florida 32647 hereinafter called the grantees:

(Witness and have the words "grantor" and "grantee" which at the parties in the instrument and the facts, legal description and terms of instrument, and the signature and name of instrument)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged by these presents does grant, bargain, sell, give, remise, release, convey and confirm unto the grantees, all that certain land situate in Citrus County, Florida, viz:

Commence at the NW corner of Lot 190 of NEW HOMOSASSA VILLAGE, as recorded in Plat Book 4, page 92, public records of Citrus County, Florida, thence N0°55'10" E 327.83', thence N89°50'1" E 30' to the 708, thence continue N89°50'1" E 30', thence N0°55'10" W 167.76', thence S18°50'1" W 30', thence S0°55'10" E 167.76' to POB being 1st 21, Block "B" of Homosassa Village Retments, an unrecorded subdivision and being situate in the NE1/4 of Section 35, TOWNSHIP 19 SOUTH, RANGE 17 EAST.

Subject to existing Mortgage at First Federal Savings & Loan Assoc., of Brooksville, which Bayers assume and agree to pay. Loan # 3267. Improvements on property is one (1) Four Seasons 24 x 36 mobile home - model 2-BR-CK - Serial No.: TF-217 X, and TF-217 U.

Together with all the tenements, improvements and appurtenances thereto belonging or in any wise appertaining

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

And the grantor hereby covenants with said grantees 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 is lawfully fully warranted the title to said land and will defend the same against the lawful claims of all persons whatsoever; and that said land is free of all encumbrances

VERIFIED ON

OCT 13 PM 12

FILED & RECORDED

CITRUS COUNTY, FLORIDA

153802

In Witness Whereof

(CORPORATE SEAL)

the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereto duly authorized, the day and year first above written.

ATTEST:

E. J. Cook
E. J. Cook Secretary

AAA HOMES, INC.

Signed, sealed and delivered in the presence of:

Myr. Benjamin
Edward J. Pearson

By *Louis A. Brady*
Louis A. Brady President

STATE OF Florida
COUNTY OF Hernando

STATE OF FLORIDA

I HEREBY CERTIFY that the foregoing instrument was duly executed and delivered by the grantor as shown to me and that the same is a true and correct copy of the original instrument as the same appears from the records of the County Clerk of the County of Hernando, Florida.

Notary Public for the State of Florida
My Comm. Expires 12/31/76

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Altkey: 1155088
STEELE AMOS R

Parcel ID: 17E19S35 1A0B0 0310
7374 W SASSER ST , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	5601 - GREEN ACRES ST & GROVER CLEVELAND AREA
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000161 - BRADYS UNREC SUB 35-19-17-1A0
Short Legal	HOMOSASSA VILLAGE RETREATS UNREC SUB (A.K.A. BRADY'S UNRECSUB), LOT 31 BLK B, SEC 35 TWN 19S RNG 17E, MORE PART DESCAS FOLLOWS:
Est. Parcel Sqft	13,421
Est. Parcel Acres	.31
Map SC-TW-RG	35-19S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	STEELE AMOS R
Mailing Address	PO BOX 2471 CRYSTAL RIVER FL 34423 2471

All Owners

Name	Owner Type
STEELE AMOS R	TC - Tenants In Common
STEELE DORIS L	TC - Tenants In Common

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	\$10,000	\$47,605	\$57,605	\$40,233	\$0	\$40,233	\$0	\$871.03	Link
2024	\$13,100	\$47,594	\$60,694	\$36,575	\$0	\$36,575	\$0	\$806.73	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	0000	COASTAL RIVERS BASIN	\$57,605	14.8298	\$989.69

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
09/19/1975	\$9,000	0410/0821	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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
08/01/2000	200006511	RELOCATE 100 AMP SERVICE-	\$0	
10/01/1982	34017	ROOM ADDITION	\$3,136	03/01/1983

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	80.0	168			\$10,000	MDRMH

Residential

Bldg Number 1

Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1972
Total FLA	768
Total Under Roof	768
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	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	93,883
RCNLD	40,675

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1972	768

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Unlts	Area	Value
1	1	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1976	6	6	1	36	50
1	2	ENCLOSED PORCH WOOD SIDING-[1-SF]	1982	14	16	1	224	3,430
1	3	SCRN PRCH WOOD ALUM W/O CONCRETE SLAB-[1-SF]	1976	30	11	1	330	2,450
1	4	CONCRETE PATIO NO FOOTER-[1-SF]	1980	27	11	1	297	1,000

Total Misc Value							
6,930							

Legal Description

Legal Description

HOMOSASSA VILLAGE RETREATS UNREC SUB (A.K.A. BRADY'S UNREC SUB), LOT 31 BLK B, SEC 35 TWN 19S RNG 17E, MORE PART DESC AS FOLLOWS:
COM NW COR LOT 189 NEW HOMOSASSA VILLAGE PB 4 PG 92; THN N 0 DEG 55M W 327.83 FT, THN N 88 DEG 50M E 80 FT TO POB; THN CONT N 88 DEG 50M E 80 FT, THN N 0 DEG 55M W 167.76 FT, THN S 88 DEG 50M W 80 FT, THN S 0 DEG 55M E 167.76 FT TO POB.

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.

1155088

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923208

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
1155088	2024/5984	06-01-2024
Legal Description		
HOMOSASSA VILLAGE RETREATS UNREC SUB (A.K.A. BRADYS UNREC SUB), LOT 31 BLK B, SEC 35 TWN 19S RNG 17E, MORE PART DESC AS FOLLOWS: COM NW COR LOT 189 NEW HOMOSASSA VILLAGE PB 4 PG 92; THN N 0 DEG 55M W 327.83 FT, THN N 88 DEG 50M E 80 FT TO POB; THN CONT N 88 DEG 50M E 80 FT, THN N 0 DEG 55M W 167.76 FT, THN S 88 DEG 50M W 80 FT, THN S 0 DEG 55M E 167.76 FT TO POB.		

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: 1155088
STEELE AMOS R

Parcel ID: 17E19S35 1A0B0 0310
7374 W SASSER ST , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0200 - MOBILE HOME
Bldg Counts Res 0 / MH 1 / Comm 0
Nbhd 5601 - GREEN ACRES ST & GROVER CLEVELAND AREA
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Est. Parcel Acres .31
Map SC-TW-RG 35-19S-17E

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

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Name STEELE AMOS R
Mailing Address PO BOX 2471
CRYSTAL RIVER FL 34423 2471

All Owners

Name	Owner Type
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2024	\$13,100	\$47,594	\$60,694	\$36,575	\$0	\$36,575	\$0	\$806.73	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
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0154	STORMWATER	\$29.42

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Sale Date	Sale Price	Book/Page	Instr Type	V/I
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Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
08/01/2000	200006511	RELOCATE 100 AMP SERVICE-	\$0	

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	80.0	168				MDRMH

Residential

Bldg Number 1
 Class R5 - RESIDENTIAL MOBILE HOME
 Year Built 1972
 Total FLA 768
 Total Under Roof 768

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 1 - ELECTRIC
 Bedrooms/Full Baths/Half Baths 3/1/
 Addl Fixtures
 FPL: Stacks/Openings /

RCN
 RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1972	768

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	2	ENCLOSED PORCH WOOD SIDING-[1-SF]	1982	14	16	1	224	
1	3	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1976	30	11	1	330	
1	4	CONCRETE PATIO NO FOOTER-[1-SF]	1980	27	11	1	297	

								Total Misc Value
--	--	--	--	--	--	--	--	-------------------------