RECEIVED
By Tifani White at 3:52 pm, 8/3/26

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes



## 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 | GORDON DANIEL<br>5470 S FIFE PT<br>LECANTO, FL 34461 |
| Property description | LOT 1, BEING THE SOUTH 1/2 OF THE WEST 217.48 FEET OF LOT 109 OF LEISURE ACRES UNIT 4, A SUBDIVISION (Full legal attached.) | Application date | Apr 09, 2026 |
| | | Certificate # | 2024 / 5147 |
| | | Date certificate issued | 06/01/2024 |
| | | Account number | 3390679 |

## 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) |
|---|---|---|---|---|
| # 2024/5147 | 06/01/2024 | 447.14 | 72.85 | 519.99 |
| | | | → **Part 2: Total*** | **519.99** |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Other Certificate Sale | Column 3<br>Face Amount of Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4 + Column 5) |
|---|---|---|---|---|---|
| # 2025/5524 | 06/01/2025 | 468.14 | 6.25 | 31.11 | 505.50 |
| | | | | **Part 3: Total*** | **505.50** |

## 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) | 1,025.49 |
| 2. | Delinquent taxes paid by the applicant | 0.00 |
| 3. | Current taxes paid by the applicant | 1,510.93 |
| 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) | 177.69 |
| 7. | **Total Paid** (Lines 1-6) | 3,139.11 |

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
Signature, Tax Collector or Designee

Citrus County, Florida

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. | 63,071.00 |
| 16. | Statutory opening bid (total of Lines 7, 14, and 15, if applicable) | 66,339.11 |
| 17. | Redemption fee | 6.25 |
| 18. | Total amount to redeem | 66,345.36 |
| | 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)

LOT 1, BEING THE SOUTH 1/2 OF THE WEST 217.48 FEET OF LOT 109 OF LEISURE ACRES UNIT 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 6, PAGE 24, IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, ---AND--- TOGETHER WITH A 20 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS

FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 109, LEISURE ACRES UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK 6, PAGE 24, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; GO THENCE SOUTH 89 DEGREES 28 MINUTES WEST ALONG THE SOUTH LINE OF SAID LOT 109 A DISTANCE OF 227 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 16 MINUTES 03 SECONDS WEST 638.09 FEET TO THE NORTH LINE OF SAID LOT 109; THENCE SOUTH 89 DEGREES 32 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE 20 FEET, THENCE SOUTH 00 DEGREES 16 MINUTES 03 SECONDS EAST 638.11 FEET TO THE SOUTH LINE OF SAID LOT 109, THENCE NORTH 89 DEGREES 28 MINUTES EAST 20 FEET TO THE POINT OF BEGINNING.

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

# TAX DEED APPLICATION COVER LETTER

**Account #:** 3390679

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**
GORDON DANIEL
5470 S FIFE PT
LECANTO, FL 34461

**Additional Parties, Per Search**

RICHARD L TATE — Mortgage Holder
3850 13TH AVE N APT 311
ST PETERSBURG, FL 33713

RICHARD L. TATE — Mortgage Holder
6279 S. PLEASANT AVE
HOMOSASSA SPRINGS, FL 34446

DANIEL E. GORDON — Title Holder
108 HAWK DR
EVANS CITY, PA 16033

**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

TDA #: 923193

# 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 |
|---|---|---|
| 3390679 | 18E19S280040 01090 0041 | 5470 S FIFE PT<br>LECANTO 34461 |

**Legal Description**

LOT 1, BEING THE SOUTH 1/2 OF THE WEST 217.48 FEET OF LOT 109 OF LEISURE ACRES UNIT 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 6, PAGE 24, IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, ---&--- TOGETHER WITH A 20 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 109, LEISURE ACRES UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK 6, PAGE 24, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; GO THENCE SOUTH 89 DEGREES 28 MINUTES WEST ALONG THE SOUTH LINE OF SAID LOT 109 A DISTANCE OF 227 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 16 MINUTES 03 SECONDS WEST 638.09 FEET TO THE NORTH LINE OF SAID LOT 109; THENCE SOUTH 89 DEGREES 32 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE 20 FEET, THENCE SOUTH 00 DEGREES 16 MINUTES 03 SECONDS EAST 638.11 FEET TO THE SOUTH LINE OF SAID LOT 109, THENCE NORTH 89 DEGREES 28 MINUTES EAST 20 FEET TO THE POINT OF BEGINNING.

---

## Other Parcel Info

| Certificate # | Assessed Value | Homestead? | Mobile Home? | Bankruptcy? |
|---|---|---|---|---|
| 2024 - 5147 | $126,142 | Yes | Yes | No |

**Owner of Record on Current Tax Roll**

DANIEL GORDON

5470 S FIFE PT
LECANTO FL 34461

**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:** 06/30/2026 **Search covers** **20 years** **through:** 06/23/2026

*Karen LaBree*
Title Examiner

**General Examiner Comments:**

Quit Claim Deed in 2795-2431 contains an error in the easement legal description, it is missing the calls "thence South 00°16'03" East 638.11 feet to the South line of said Lot 109, thence North 89°28' East 20 feet" (to the Point of Beginning).

## APPARENT TITLE HOLDER

| Name & Address of Record | Document | Examiner Comments |
|---|---|---|
| DANIEL E. GORDON<br>108 HAWK DR<br>EVANS CITY PA 16033 | Warranty Deed<br>Bk:3112 Pg:1480 | |

**Related Documents (for Reference)**

Warranty Deed
Bk:1535 Pg:1611

Quit Claim Deed
Bk:2438 Pg:276

Certificate of Title
Bk:2768 Pg:1061

Quit Claim Deed
Bk:2795 Pg:2431

Warranty Deed
Bk:2852 Pg:1631

## MORTGAGE HOLDER

| Name & Address of Record | Document | Examiner Comments |
|---|---|---|
| RICHARD L. TATE<br>6279 S. PLEASANT AVE<br>HOMOSASSA SPRINGS FL 34446 | Mortgage<br>Bk:3112 Pg:1482 | |

**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**
**#2020065024 BK: 3112 PG: 1480 11/30/2020 4:23 PM 1 Receipt: 2020056238**
**RECORDING $18.50 D DOCTAX PD $224.00**

THIS INSTRUMENT PREPARED BY AND RETURN TO:
**Erica M. Henick**
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, FL 34453
Property Appraisers Parcel I.D. No: **18E-19S-28-0040-01090-0041**

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 30th day of November, 2020 by **RICHARD L. TATE, a single man**, whose post office address is 6279 S. Pleasant Ave., Homosassa Springs, FL 34446 herein called the grantor, to **DANIEL E. GORDON**, whose post office address is 108 HAWK DR., EVANS CITY, PA 16033, 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)*

**W I T N E S S E T H:** That the grantor, for and in consideration of the sum of **$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **CITRUS** County, State of Florida, viz.:

**Lot 1, being the South 1/2 of the West 217.48 feet of Lot 109 of Leisure Acres Unit 4, a subdivision according to the plat thereof recorded at Plat Book 6, Page 24, in the Public Records of Citrus County, Florida, together with a 20 foot easement for ingress and egress described as follows: Commence at the Southeast corner of Lot 109, Leisure Acres Unit 4, as per plat recorded in Plat Book 6, Page 24, Public Records of Citrus County, Florida; go thence South 89 degrees 28 minutes West along the South line of said Lot 109 a distance of 227 feet for a Point of Beginning; thence North 00 degrees 16 minutes 03 seconds West 638.09 feet to the North line of said Lot 109; thence South 89 degrees 32 minutes 16 seconds West along the North line 20 feet, thence South 00 degrees 16 minutes 03 seconds East 638.11 feet to the South line of said Lot 109, thence North 89 degrees 28 minutes East 20 feet to the Point of Beginning.**

**TOGETHER,** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and easements and restrictions of record, the mention of which shall not serve to re-impose them.

**TO HAVE AND TO HOLD,** the same in fee simple forever.

**AND,** the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 incurred by the Grantors, except taxes accruing subsequent to December 31, 2019.

**IN WITNESS WHEREOF,** the said grantor has signed and sealed these presents the day and year first above written.

**Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller**
**#2020065024 BK: 3112 PG: 1481 11/30/2020 4:23 PM 2 Receipt: 2020056238**
**RECORDING $18.50 D DOCTAX PD $224.00**



Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Richard L. Tate
**RICHARD L. TATE**

**STATE OF FLORIDA**
**COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 30th day of November, **2020** by **RICHARD L. TATE, a single man** who is personally known to me or has produced **Driver's License** as identification.

**SEAL**

ERICA HENICK
Commission # GG 361654
Expires December 1, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

My commission expires:

Printed Notary Name

1282560 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $10.50
DOCUMENTARY TAX $448.00
# 1282560 BK: 1535 PG: 1611-1612
09/19/2002 04:23 PM 2 PGS
KCCR,DC Receipt #066583

REC 10.50
DS +2.00

SCOTT G. LYONS, PRESIDENT
NATURE COAST TITLE COMPANY, INC
[redacted]
CRYSTAL RIVER, FLORIDA 34429
File #: 02C11952
Property Appraisers Parcel Identification (Folio) Numbers
26 19S 18E 0040 01090 0040
Grantee SS #s: [redacted]
This instrument is prepared in connection with the issuance of a Title Insurance Policy
SPACE ABOVE THIS LINE FOR RECORDING DATA

RETURN TO
NATURE COAST TITLE CO.
FILE # 02C11952

## WARRANTY DEED

THIS WARRANTY DEED, made the 13th day of September A.D. 20 02 between

Donald Gary Helms and Evelyn DeNegri Helms, husband and wife

herein called the grantors, and

Ralph McQueen and Elizabeth A. McQueen, husband and wife

whose post office address is P.O. Box 941, Lecanto, FL 34460
hereinafter called the grantees.

(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 grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars 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, State of Florida, viz:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 grantors hereby covenant with said grantees that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; and hereby warrant 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, 2002, subject to easements, restrictions, and/or reservations of Records.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of

Witness Signature
Sheryl A. Lyons
Witness Signature
Crystal Wellman
Printed Name

Donald Gary Helms L.S.
Donald Gary Helms
[redacted]

Evelyn DeNegri Helms L.S.
Evelyn DeNegri Helms
[redacted]

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 13th day of September, 2002 by Donald Gary Helms and Evelyn DeNegri Helms, husband and wife who is/are personally known to me or have produced driver's licenses as identification and did (did not) take an oath.

SEAL

Sheryl A. Lyons
MY COMMISSION # DD013945 EXPIRES
April 1, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Signature
Sheryl A. Lyons
Printed Notary Signature
My Commission Expires

## EXHIBIT "A"

Parcel I

Lot 1: Being the South 1/2 of the West 217.48 feet of Lot 108 of LEISURE ACRES UNIT #4, as recorded in Plat Book 6, Page 24, Public Records of Citrus County, Florida.

TOGETHER with a 20 foot easement for ingress and egress described as follows:

Commence at the Southeast corner of Lot 108, LEISURE ACRES UNIT #4, as recorded in Plat Book 6, Page 24, Public Records of Citrus County, Florida, go thence South 89 degrees 28' West, along the South line of said Lot 108 a distance of 227 feet for a Point of Beginning, thence North 00 degrees 16' 03" West 638.08 feet to the North line of said Lot 108, thence South 89 degrees 32' 16" West along said North line 20 feet, thence South 00 degrees 16' 03" East 638.11 feet to the South line of said Lot 108, thence North 89 degrees 28' East 20 feet to the Point of Beginning.

AND

Parcel II

Lot 2: Being the North 1/2 of the West 217.48 feet of Lot 108 of LEISURE ACRES UNIT #4, as recorded in Plat Book 6, Page 24, Public Records of Citrus County, Florida.

TOGETHER with a 20 foot easement for ingress and egress described as follows:

Commence at the Southeast corner of Lot 108, LEISURE ACRES UNIT #4, as per Plat recorded in Plat Book 6, Page 24, Public Records of Citrus County, Florida, go thence South 89 degrees 28' West, along the South line of said Lot 108 a distance of 227 feet for a Point of Beginning, thence North 00 degrees 16' 03" West 638.08 feet to the North line of said Lot 108, thence South 89 degrees 32' 16" West along said North line 20 feet, thence South 00 degrees 16' 03" East 638.11 feet to the South line of said Lot 108, thence North 89 degrees 28' East 20 feet to the Point of Beginning.

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $0.70
# 2011037009 BK:2438 PG:276
09/08/2011 10:50 AM 1 PG
SSIMMONS,DC Receipt #032144

2011037009 1 PG

# QUIT CLAIM DEED

The undersigned Grantor(s), **ELIZABETH ANN MCQUEEN,** married woman, whose address is **585 CAPE COP LOOP, SPRING HILL FLORIDA 34607**, hereby QUIT CLAIMS to: **RALPH MCQUEEN**, a married man, whose address is: ~~5425~~ 5424 **S FIFE PT, LECANTO FLORIDA 34461,** the following described premises situated in the city/county/township of **LECANTO**, County of **CITRUS**, State of **FLORIDA**:

LEISURE ACRES UNIT 4 PB 6 PG 24 LOT 1 OF LOT 109: S1/2 OF W 217.48 FT OF LOT 109 TOG WITH 20 FT EASM FURTHER DESC IN OR BK 949 PG 642 & 1535 PG 1611

**05470 S FIFE PT, LECANTO FLORIDA 34461**

for the sum of: ONE DOLLAR ($1.00) Dollars

Dated this 18TH DAY OF APRIL, 2011

Witnesses:

Rashad Burney
*[RASHAD BURNEY]*

*[CEDRIC SULLIVAN]*

Signed by:

Elizabeth Ann McQueen
*ELIZABETH ANN MCQUEEN*

STATE OF **FLORIDA**
COUNTY OF **CITRUS**

The foregoing instrument was acknowledged before me this 18TH DAY OF APRIL, 2001 by ELIZABETH ANN MCQUEEN.

Nina M. Stewart
*[type notary name here],* Notary Public
CITRUS County, *FLORIDA*
My commission expires: 2/2/2014

NOTARY PUBLIC
NINA M STEWART
Notary Public, State of Florida
Commission# DD 957831
My comm. expires Feb. 2, 2014

Drafted by and return to: RALPH MCQUEEN
~~5425~~ 5424 **S FIFE PT, LECANTO FLORIDA 34461**

**Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller**
**#2016030744 BK: 2768 PG: 1061 7/7/2016 2:01 PM 1 Receipt: 2016026678**
**D DOCTAX PD $0.70**

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

CASE NO: 2014 CA 000767 A

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2013-C, MORTGAGE-BACKED NOTES, SERIES 2013-C

Plaintiff

Vs

RALPH MCQUEEN, ET AL.

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 Jun 16, 2016 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:

- SEE ATTACHMENT -

was sold to:

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2013-C, MORTGAGE-BACKED NOTES, SERIES 2013-C
c/o Gregory Funding
9400 SW Beaverton-Hillsdale Highway, Suite 131
Beaverton, OR, 97005

WITNESS my hand and the seal of this court on Jun 28, 2016.

ANGELA VICK,
Clerk of the Circuit Court and Comptroller

BY: _____
Deputy Clerk

JUN-28'16 7:44AM

**Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller**
**#2016030744 BK: 2768 PG: 1062 7/7/2016 2:01 PM 2 Receipt: 2016026678**
**D DOCTAX PD $0.70**

Parcel I:
Lot 1, being the South 1/2 of the West 217.48 feet of Lot 109 of Leisure Acres Unit 4, as recorded in Plat Book 6, Page 24, Public Records of Citrus County, Florida. Together with a 20-foot easement for ingress and egress described as follows: Commence at the Southeast corner of Lot 109, Leisure Acres Unit 4, as per plat recorded in Plat Book 6, Page 24, Public Records of Citrus County, Florida; go thence S89°28'W along the South line of said Lot 109 a distance of 227 feet for a Point of Beginning; thence N00°16'03" W 638.09 feet to the North line of said Lot 109; thence S89°32'16" W along said North line 20 feet; thence S00°16'03" E638.11 feet to the South line of said Lot 109; thence N89°28' E 20 feet to the Point of Beginning.

AND

Parcel II:
Lot 2 being the North 1/2 of the West 217.48 feet of Lot 109 of Leisure Acres Unit 4, as recorded in Plat Book 6, Page 24, Public Records of Citrus County, Florida. Together with a 20 foot easement for ingress and egress described as follows: Commence at the Southeast corner of Lot 109, Leisure Acres Unit 4, as per plat recorded in Plat Book 6, Page 24, Public Records of Citrus County, Florida, go thence S. 89 degrees 28' W. along the South line of said Lot 109 a distance of 227 feet for a point of beginning, thence N. 00 degrees 16' 03" W. 638.09 feet to the North line of said Lot 109, thence S. 89 degrees 32' 16" W. along said North line 20 feet, thence S. 00 degrees 16' 03" E. 638.11 feet to the South line of said Lot 109, thence N. 89 degrees 28' E. 20 feet to the point of beginning.

Parcel No.18e19s280040010900042

TOGETHER WITH: all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

Property Address: 5424 Fife Pt., Lecanto, Florida 34461

**Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller**
**#2016030744 BK: 2768 PG: 1063 7/7/2016 2:01 PM 3 Receipt: 2016026678**
**D DOCTAX PD $0.70**

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5 day of July 2016, a true and correct copy of the foregoing was furnished by U.S. Mail to:

Lindsay Dykstra Kiley, Esq.
Lauren M. Reynolds, Esq.
Burr & Forman, LLP
200 S. Orange Ave., Suite 800
Orlando, FL 32801
*Attorneys for Plaintiff*

Ralph McQueen
5424 F. Sife Pt.
Lecanto FL 34461

Velma McQueen
5424 F. Sife Pt.
Lecanto FL 34461

SunTrust Mortgage, Inc.
1201 Hays Street
Tallahassee, FL 32301

Deputy Clerk

**Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller**
**#2016053795 BK: 2795 PG: 2431 11/28/2016 7:04 AM 1 Receipt: 2016046779**
**RECORDING $35.50 D DOCTAX PD $0.70**

PREPARED BY & RETURN TO:
Katharine Burkhalter, Attorney at Law retained by:
Orion Financial Group, Inc.
2860 Exchange Blvd., Suite 100
Southlake, TX 76092

# QUITCLAIM DEED

THIS INDENTURE is made as of 11-22-2016 between U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2013-C, MORTGAGE-BACKED NOTES, SERIES 2013-C ("Grantor") having an address of 9400 SW Beaverton Hillsdale Hwy, Ste. 131, Beaverton, OR 97005, and OILEUS REAL ESTATE LLC ("Grantee") having an address of 9400 SW Beaverton Hillsdale Hwy, Ste. 131, Beaverton, OR 97005.

For and in consideration of the sum of $ 10.00, cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, Grantor has bargained, sold, remised, released and quitclaimed and does by these presents bargain, sell, remise, release, and forever quitclaim to Grantee, its successors and assigns, all the right, title, interest, claim or demand which Grantor has or may have had in and to the following real property ("Property"):

SEE ATTACHED EXHIBIT A

Property Address: 5424 S FIFE PT, LECANTO, FL 34461

TO HAVE AND TO HOLD the Property unto Grantee, its successors or assigns, so that neither Grantor nor its successors or assigns nor any other person claiming under it shall at any time, claim or demand any right, title or interest to the Property or its appurtenances.

OILEUS REAL ESTATE LLC YNS *16136383*

**Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller**
**#2016053795 BK: 2795 PG: 2432 11/28/2016 7:04 AM 2 Receipt: 2016046779**
**RECORDING $35.50 D DOCTAX PD $0.70**

**IN WITNESS WHEREOF**, Grantor has caused this deed to be executed by its duly authorized officers, and its corporate seal to be affixed, the day and year above written.

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2013-C, MORTGAGE-BACKED NOTES, SERIES 2013-C
By Gregory Funding LLC Attorney in fact

Witness: Meriah Oviatt

By: _____
Irving Potter, Vice President

Signed, Sealed and Delivered in our Presence:

Witness: Kathy Munoz

Witness: Nicholas Jackson

STATE OF Oregon
COUNTY OF Washington

On 1-22-16, before me, the undersigned, a Notary Public for said County and State, personally appeared Irving Potter, personally known to me to be the person that executed the foregoing instrument, and acknowledged that he/she is Vice President of/ By Gregory Funding LLC Attorney in fact for U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2013-C, MORTGAGE-BACKED NOTES, SERIES 2013-C and that he/she executed the foregoing instrument pursuant to a resolution of its board of directors and that such execution was done as the free act and deed of U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2013-C, MORTGAGE-BACKED NOTES, SERIES 2013-C .

OFFICIAL STAMP
BRENDA KERR-RICHARDS
NOTARY PUBLIC-OREGON
COMMISSION NO. 948108
MY COMMISSION EXPIRES MARCH 02, 2020

Notary Public, of Oregon
My Commission Expires: March 2, 2020

**Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller**
**#2016053795 BK: 2795 PG: 2433 11/28/2016 7:04 AM 3 Receipt: 2016046779**
**RECORDING $35.50 D DOCTAX PD $0.70**

# Exhibit A

LOT 1, BEING THE SOUTH 1/2 OF THE WEST 217.48 FEET OF LOT 109 OF LEISURE ACRES UNIT 4, AS RECORDED IN PLAT BOOK 6, PAGE 24, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, TOGETHER WITH A 20-FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 109, LEISURE ACRES UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK 6, PAGE 24, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA,; GO THENCE S89°28'W ALONG THE SOUTH LINE OF SAID LOT 109 A DISTANCE OF 227 FEET FOR A POINT OF BEGINNING; THENCE N00°16'03"W 638.09 FEET TO THE NORTH LINE OF SAID LOT 109; THENCE S89°32'16"W ALONG SAID NORTH LINE 20 FEET TO THE POINT OF BEGINNING.

AND

PARCEL II:
LOT 2 BEING THE NORTH 1/2 OF THE WEST 217.48 FEET IF KIT 109 OF LEISURE ACRES UNIT 4, AS RECORDED IN PLAT BOOK 6, PAGE 24, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, TOGETHER WITH A 20 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 109, LEISURE ACRES UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK 6, PAGE 24, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, GO THENCE S. 89 DEGREES 28' W. ALONG THE SOUTH LINE OF SAID LOT 109 A DISTANCE OF 227 FEET FOR A POINT OF BEGINNING, THENCE N. 00 DEGREES 16' 03" W. 638.09 FEET TO THE NORTH LINE OF SAID LOT 109, THENCE S. 89 DEGREES 32' 16" W. ALONG SAID NORTH LINE 20 FEET, THENCE S. 00 DEGREES 16' 03" E. 638.11 FEET TO THE SOUTH LIEN OF SAID LOT 109, THENCE N. 89 DEGREES 28' E. 20 FEET TO THE POINT OF BEGINNING.

16136383 GF/QCD/ALLOTHER/FBC

Citrus County, FL

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2016053795 BK: 2795 PG: 2434 11/28/2016 7:04 AM 4 Receipt: 2016046779
RECORDING $35.50 D DOCTAX PD $0.70

# Exhibit A

PARCEL NO, 18C19S280040010900042

TOGETHER WITH: ALL THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY, AND ALL EASEMENTS, APPURTENANCES, AND FIXTURES NOW OR HEREAFTER A PART OF THE PROPERTY.

PROPERTY ADDRESS: 5424 FIFE PT., LECANTO, FL 34461

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017042600 BK: 2852 PG: 1631 9/18/2017 9:30 AM 1 Receipt: 2017037722
RECORDING $18.50 D DOCTAX PD $87.50

Prepared by:
Tracy Kjos, an employee of
Express Title Services of Citrus, Inc.,
2704 W. Woodview Lane
Lecanto, Florida 34461
Consideration $12,500.00

RETURN TO: GRANTEE
File Number: 17-0406

# Warranty Deed

**This Indenture,** made, August 24, 2017 A.D. **Between**

**Oileus Real Estate, LLC, a Delaware limited liability company** whose post office address is: 9400 SW Beaverton Hillsdale Hwy., Ste 131, Beaverton, Oregon 97005 a corporation existing under the laws of the State of Delaware, Grantor and

**Richard L. Tate** whose post office address is: 3850 13th Ave. N. Apt 311, Saint Petersburg, Florida 33713, Grantee,

**Witnesseth,** that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00 ), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Citrus, State of Florida, to wit:

Lot 1, being the South 1/2 of the West 217.48 feet of Lot 109 of Leisure Acres Unit 4, a subdivision according to the Plat thereof recorded at Plat Book 6, Page 24, in the Public Records of Citrus County, Florida, together with a 20 foot easement for ingress and egress described as follows: Commence at the Southeast corner of Lot 109, Leisure Acres Unit 4, as per plat recorded in Plat Book 6, Page 24, Public Records of Citrus County, Florida; Go thence South 89°28' West along the South line of said Lot 109 a distance of 227 feet for a POINT OF BEGINNING; thence North 00°16'03" West 638.09 feet to the North line of said Lot 109; thence South 89°32'16" West along the North line 20 feet, thence South 00°16'03" East 638.11 feet to the South line of said Lot 109, thence North 89°28' East 20 feet to the POINT OF BEGINNING.

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

Parcel Identification Number: **18E19S280040 01090 0041**

**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, 2016.

**Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller**
**#2017042600 BK: 2852 PG: 1632 9/18/2017 9:30 AM 2 Receipt: 2017037722**
**RECORDING $18.50 D DOCTAX PD $87.50**

Prepared by:
Tracy Kjos, an employee of
Express Title Services of Citrus, Inc.,
2704 W. Woodview Lane
Lecanto, Florida 34461
Consideration $12,500.00

RETURN TO: GRANTEE
File Number: 17-0406

**In Witness Whereof,** the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Oileus Real Estate, LLC, a Delaware limited liability company

***Signed and Sealed in Our Presence:***

**By:** _____
**Irving Potter**
**Its: Secretary**

**Witness Sign:** _____

**Witness Print Name:** RANDAL E. SUTTERLIN

**Witness Sign:** _____

**Witness Print Name:** Jason Johnson

**(Corporate Seal)**

State of Oregon
County of Washington

The foregoing instrument was acknowledged before me this 24 day of August, 2017, by Irving Potter, the Secretary of Oileus Real Estate, LLC, a Delaware limited liability company A corporation existing under the laws of the State of Delaware, on behalf of the corporation. (He/She is personally known to me or has produced _____ as identification.

AFFIX NOTARY SEAL:

OFFICIAL STAMP
TERRI LYNN SEARING
NOTARY PUBLIC-OREGON
COMMISSION NO. 925812
MY COMMISSION EXPIRES MARCH 10, 2018

_____ (Seal)
Notary Public
Notary Printed Name: Terri Lynn Searing

My Commission Expires:: 3-10-18

**Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller**
**#2020065025 BK: 3112 PG: 1482 11/30/2020 4:23 PM 1 Receipt: 2020056238**
**RECORDING $35.50 M DOCTAX PD $85.75 INT TAX PD $49.00**

Prepared by & Return to:
Erica M. Henick
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, FL 34453
File No. 20-35663

# THIS MORTGAGE DEED

Executed the **30th** day of **November, 2020** by:

**DANIEL E. GORDON**

hereinafter called the mortgagor, to

**RICHARD L. TATE**

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 corporation; and the term "note" includes all the notes herein described if more than one).*

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

**Lot 1, being the South 1/2 of the West 217.48 feet of Lot 109 of Leisure Acres Unit 4, a subdivision according to the plat thereof recorded at Plat Book 6, Page 24, in the Public Records of Citrus County, Florida, together with a 20 foot easement for ingress and egress described as follows: Commence at the Southeast corner of Lot 109, Leisure Acres Unit 4, as per plat recorded in Plat Book 6, Page 24, Public Records of Citrus County, Florida; go thence South 89 degrees 28 minutes West along the South line of said Lot 109 a distance of 227 feet for a Point of Beginning; thence North 00 degrees 16 minutes 03 seconds West 638.09 feet to the North line of said Lot 109; thence South 89 degrees 32 minutes 16 seconds West along the North line 20 feet, thence South 00 degrees 16 minutes 03 seconds East 638.11 feet to the South line of said Lot 109, thence North 89 degrees 28 minutes East 20 feet to the Point of Beginning.**

**Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller**
**#2020065025 BK: 3112 PG: 1483 11/30/2020 4:23 PM 2 Receipt: 2020056238**
**RECORDING $35.50 M DOCTAX PD $85.75 INT TAX PD $49.00**

**TO HAVE AND TO HOLD** the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee in fee simple.

**AND** the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

**PROVIDED ALWAYS** that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to wit:

DATE: November 30th, 2020

# NOTE

Inverness, FL

AMOUNT: **$24,500.00**

**FOR VALUE RECEIVED** the undersigned promises to pay to the order of:

**RICHARD L. TATE**

the principal sum of **$24,500.00 (Twenty-Four Thousand Five Hundred and 00/100) DOLLARS**

together with interest thereon at the rate of 7% (Seven and 00/100 percent) per annum from DATE OF EXECUTION HEREOF until maturity, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Payable in **84** consecutive monthly installments of principal and interest in the amount of **$369.77** each, the first of which shall be due and payable one month from the date hereof together with a like installment due on the same date each and every month thereafter until **December 10th, 2027**, when the entire unpaid remaining balance together with accrued interest thereon shall be due and payable. There shall be no pre-payment penalty. **STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED TO THE MORTGAGE SECURING THIS NOTE.**

Such installment payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness. The makers and endorsers of this note further agree to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. All payments hereunder shall bear interest at the rate of 7% (Seven and 00/100 percent) per annum from maturity until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall at the option of the holders, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at: 6279 S. Pleasant Ave., Homosassa Springs, FL 34446 or such other place as shall be designated by the holder of this note in writing.

**Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller**
**#2020065025 BK: 3112 PG: 1484 11/30/2020 4:23 PM 3 Receipt: 2020056238**
**RECORDING $35.50 M DOCTAX PD $85.75 INT TAX PD $49.00**

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

**AND** the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than **$24,500.00** in a company or companies acceptable to the mortgagee policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the **mortgagee** may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

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

**IN WITNESS WHEREOF**, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

**Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller**
**#2020065025 BK: 3112 PG: 1485 11/30/2020 4:23 PM 4 Receipt: 2020056238**
**RECORDING $35.50 M DOCTAX PD $85.75 INT TAX PD $49.00**

Signed, sealed and delivered in our presence:

Gina Scheller
Witness Signature

Gina Scheller
Witness Printed Name

Mary M Colazzi
Witness Signature

Mary M Colazzi
Witness Printed Name

D. E. Gordon
**DANIEL E. GORDON**
108 HAWK DR., EVANS CITY, PA 16033

**STATE OF** Pennsylvania
**COUNTY OF** Butler

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this **30th** day of **November, 2020**, by DANIEL E. GORDON who is personally known to me or has produced PA Drivers License as identification and did (did not) take an oath.

Kimberly S. Widdersheim
Notary Public

Kimberly S. Widdersheim
Printed Notary Name

**SEAL**

Commonwealth of Pennsylvania - Notary Seal
Kimberly S. Widdersheim, Notary Public
Butler County
My commission expires August 20, 2023
Commission number 1292693
Member, Pennsylvania Association of Notaries

**Altkey: 3390679**
**GORDON DANIEL**

**Parcel ID: 18E19S280040 01090 0041**
**5470 S FIFE PT , LECANTO, 34461**

**Citrus County Property Appraiser, Cregg E. Dalton**

| | |
|---|---|
| PC Code | 0200 - MOBILE HOME |
| Bldg Counts | Res 0 / MH 1 / Comm 0 |
| Nbhd | 5605 - GREEN ACRES CARDINAL STREET AREA |
| Tax District | 0000 - COASTAL RIVERS BASIN |
| Subdivision | 001177 - LEISURE ACRES UNIT 4 |
| Short Legal | LOT 1, BEING THE SOUTH 1/2 OF THE WEST 217.48 FEET OF LOT109 OF LEISURE ACRES UNIT 4, A SUBDIVISION ACCORDING TO THEPLAT THEREOF RECORDED AT PLAT BOOK 6, PAGE 24, IN THE PUBLIC |
| Est. Parcel Sqft | 72,887 |
| Est. Parcel Acres | 1.67 |
| Map SC-TW-RG | 32-19S-18E |
| Recording Activity Notification (RAN) system | WORRIED ABOUT PROPERTY FRAUD? |

**Mailing Address**

| | |
|---|---|
| Name | GORDON DANIEL |
| Mailing Address | 5470 S FIFE PT<br>LECANTO FL 34461 |

**All Owners**

| Name | | Owner Type |
|---|---|---|
| GORDON DANIEL | | IN - Individual |

**Homestead Exemption**

| Code | Homestead Year Begin |
|---|---|
| R39 - Homestead | 2025 |

**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 | $36,140 | $90,002 | $126,142 | $126,142 | $50,722 | $75,420 | $0 | $1,466.92 | Link |
| 2024 | $22,590 | $9,130 | $31,720 | $21,813 | $0 | $21,813 | $0 | $391.33 | 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 | $126,142 | 14.8298 | $1,885.54 |

**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 | $58.84 |

### Sales

| Sale Date | Sale Price | Book/Page | Instr Type | V/I |
|---|---|---|---|---|
| 11/30/2020 | $32,000 | 3112/1480 | 00-WARRANTY DEED | I |
| 08/24/2017 | $12,500 | 2852/1631 | 00-WARRANTY DEED | I |
| 11/22/2016 | $100 | 2795/2431 | 04-TO OR FROM BANKS/LOAN CO. | I |
| 06/28/2016 | $100 | 2768/1061 | 01-CORRECTIVE/QC/TD/COT | I |
| 04/01/2011 | $100 | 2438/0276 | 15-15 | 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 |
|---|---|---|---|---|
| 02/28/2023 | 202213188 | 28' X 60' 1987 HOM MOBILE HOME (2ND HOME) AND REPAIRS PER THE ENGINEER LETTER ( | $9,000 | 01/05/2024 |
| 02/02/2022 | 202116145 | REPLACEMENT SINGLE FAMILY RESIDENCE (CONVERTING SHED TO SFR) *NOC FOR 12' X 24' | $24,000 | |
| 10/21/2020 | 202011805 | DEMOLISH MOBILE HOME *NOC N/A* *** INCLUDES TEMPORARY POWER POLE FOR THE DEMOLO | $2,450 | |
| 04/05/2018 | 201803285 | ELIMINATE MASTER BATH,CLOSET & LAUNDRY AREA & USE THAT AREA AS A CLOSET***NOC N/ | $1,000 | |

### Land & Agricultural

| Line | Land Use | Type | Units | Frontage | Depth | Ag Flag | Classified Value | Just Value | Zoning |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0208-MOBILE HOME NON-WATERFRONT | A-ACREAGE | 1.67 | 319.0 | 217 | | | $36,140 | RURMH |

### Residential

| | |
|---|---|
| Bldg Number | 1 |
| Class | R5 - RESIDENTIAL MOBILE HOME |
| Year Built | 1987 |
| Total FLA | 1,755 |
| Total Under Roof | 1,755 |
| | |
| Exterior Wall | 36 - WOOD SIDING PANEL WD FRAME |
| Foundation | 6 - MINIMAL |
| HVAC | 106 - FORCED AIR DUCTED |
| Stories | 1 |
| Floor System | 03 - MBL. HOME SUB FLOOR |

| | |
|---|---|
| Roof Frame | 01 - GABLE |
| Roof Cover | 03 - ASPHALT SHINGLE |
| Fuel | 1 - ELECTRIC |
| Bedrooms/Full Baths/Half Baths | 3/2/ |
| Addl Fixtures | |
| FPL: Stacks/Openings | / |
| | |
| RCN | 169,142 |
| RCNLD | 84,482 |

**Additions to Base Area**

| Building | Description | Year Built | Area |
|---|---|---|---|
| 1 | MAIN BULDING | 1987 | 1,755 |

**Miscellaneous Improvements**

| Building # | Line | Description | Year Built | L | W | Units | Area | Value |
|---|---|---|---|---|---|---|---|---|
| 1 | 1 | CONCRETE PATIO NO FOOTER-[1-SF] | 1987 | 20 | 18 | 1 | 360 | 1,210 |
| 1 | 4 | UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF] | 2002 | 12 | 24 | 1 | 288 | 1,820 |
| 1 | 5 | UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF] | 2021 | 10 | 12 | 1 | 120 | 1,610 |
| 1 | 8 | DECKING WOOD-[1-SF] | 2024 | 8 | 9 | 1 | 72 | 880 |

| Total Misc Value |
|---|
| 5,520 |

# APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923193

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 |
|---|---|---|
| 3390679 | 2024/5147 | 06-01-2024 |
| Legal Description | | |
| LOT 1, BEING THE SOUTH 1/2 OF THE WEST 217.48 FEET OF LOT 109 OF LEISURE ACRES UNIT 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 6, PAGE 24, IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, ---AND--- TOGETHER WITH A 20 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 109, LEISURE ACRES UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK 6, PAGE 24, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; GO THENCE SOUTH 89 DEGREES 28 MINUTES WEST ALONG THE SOUTH LINE OF SAID LOT 109 A DISTANCE OF 227 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 16 MINUTES 03 SECONDS WEST 638.09 FEET TO THE NORTH LINE OF SAID LOT 109; THENCE SOUTH 89 DEGREES 32 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE 20 FEET, THENCE SOUTH 00 DEGREES 16 MINUTES 03 SECONDS EAST 638.11 FEET TO THE SOUTH LINE OF SAID LOT 109, THENCE NORTH 89 DEGREES 28 MINUTES EAST 20 FEET TO THE POINT OF BEGINNING. | | |

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: 3390679**
**GORDON DANIEL**

**Parcel ID: 18E19S280040 01090 0041**
**5470 S FIFE PT , LECANTO, 34461**

**Citrus County Property Appraiser, Cregg E. Dalton**

| | |
|---|---|
| PC Code | 0200 - MOBILE HOME |
| Bldg Counts | Res 0 / MH 1 / Comm 0 |
| Nbhd | 5605 - GREEN ACRES CARDINAL STREET AREA |
| Tax District | 0000 - COASTAL RIVERS BASIN |
| Subdivision | 001177 - LEISURE ACRES UNIT 4 |
| Short Legal | LOT 1, BEING THE SOUTH 1/2 OF THE WEST 217.48 FEET OF LOT109 OF LEISURE ACRES UNIT 4, A SUBDIVISION ACCORDING TO THEPLAT THEREOF RECORDED AT PLAT BOOK 6, PAGE 24, IN THE PUBLIC |
| Est. Parcel Sqft | 72,887 |
| Est. Parcel Acres | 1.67 |
| Map SC-TW-RG | 32-19S-18E |
| Recording Activity Notification (RAN) system | WORRIED ABOUT PROPERTY FRAUD? |

**Mailing Address**

| | |
|---|---|
| Name | GORDON DANIEL |
| Mailing Address | 5470 S FIFE PT<br>LECANTO FL 34461 |

**All Owners**

| Name | | Owner Type |
|---|---|---|
| GORDON DANIEL | | IN - Individual |

**Homestead Exemption**

| Code | Homestead Year Begin |
|---|---|
| R39 - Homestead | 2025 |

**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 | $36,140 | $90,002 | $126,142 | $126,142 | $50,722 | $75,420 | $0 | $1,466.92 | Link |
| 2024 | $22,590 | $9,130 | $31,720 | $21,813 | $0 | $21,813 | $0 | $391.33 | 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 | $126,142 | 14.8298 | $2,081.50 |

**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 | $58.84 |

### Sales

| Sale Date | Sale Price | Book/Page | Instr Type | V/I |
|---|---|---|---|---|
| 11/30/2020 | $32,000 | 3112/1480 | 00-WARRANTY DEED | I |
| 08/24/2017 | $12,500 | 2852/1631 | 00-WARRANTY DEED | I |
| 11/22/2016 | $100 | 2795/2431 | 04-TO OR FROM BANKS/LOAN CO. | I |
| 06/28/2016 | $100 | 2768/1061 | 01-CORRECTIVE/QC/TD/COT | I |
| 04/01/2011 | $100 | 2438/0276 | 15-15 | 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.

### Permits

### Legacy System Permits (Infor)

| Permit Date | Permit Number | Description | Amount | Occupancy Date |
|---|---|---|---|---|
| 02/28/2023 | 202213188 | 28' X 60' 1987 HOM MOBILE HOME (2ND HOME) AND REPAIRS PER THE ENGINEER LETTER ( | $9,000 | 01/05/2024 |
| 02/02/2022 | 202116145 | REPLACEMENT SINGLE FAMILY RESIDENCE (CONVERTING SHED TO SFR) *NOC FOR 12' X 24' | $24,000 | |
| 10/21/2020 | 202011805 | DEMOLISH MOBILE HOME *NOC N/A* *** INCLUDES TEMPORARY POWER POLE FOR THE DEMOLO | $2,450 | |
| 04/05/2018 | 201803285 | ELIMINATE MASTER BATH,CLOSET & LAUNDRY AREA & USE THAT AREA AS A CLOSET***NOC N/ | $1,000 | |

### Land & Agricultural

| Line | Land Use | Type | Units | Frontage | Depth | Ag Flag | Classified Value | Just Value | Zoning |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0208-MOBILE HOME NON-WATERFRONT | A-ACREAGE | 1.67 | 319.0 | 217 | | | | RURMH |

### Residential

Bldg Number 1

| | |
|---|---|
| Class | R5 - RESIDENTIAL MOBILE HOME |
| Year Built | 1987 |
| Total FLA | 1,755 |
| Total Under Roof | 1,755 |
| | |
| Exterior Wall | 36 - WOOD SIDING PANEL WD FRAME |
| Foundation | 6 - MINIMAL |
| HVAC | 106 - FORCED AIR DUCTED |
| Stories | 1 |
| Floor System | 03 - MBL. HOME SUB FLOOR |
| Roof Frame | 01 - GABLE |
| Roof Cover | 03 - ASPHALT SHINGLE |
| Fuel | 1 - ELECTRIC |
| Bedrooms/Full Baths/Half Baths | 3/2/ |
| Addl Fixtures | |
| FPL: Stacks/Openings | / |
| | |
| RCN | |
| RCNLD | |

**Additions to Base Area**

| Building | Description | Year Built | Area |
|---|---|---|---|
| 1 | MAIN BULDING | 1987 | 1,755 |

**Miscellaneous Improvements**

| Building # | Line | Description | Year Built | L | W | Units | Area | Value |
|---|---|---|---|---|---|---|---|---|
| 1 | 1 | CONCRETE PATIO NO FOOTER-[1-SF] | 1987 | 20 | 18 | 1 | 360 | |
| 1 | 4 | UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF] | 2002 | 12 | 24 | 1 | 288 | |
| 1 | 5 | UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF] | 2021 | 10 | 12 | 1 | 120 | |
| 1 | 8 | DECKING WOOD-[1-SF] | 2024 | 8 | 9 | 1 | 72 | |

| Total Misc Value |
|---|