TRACI PERRY, CPM
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

110 North Apopka Avenue, Inverness, Florida 34450
www.citrusclerk.org | @CitrusFLClerk

Telephone: (352) 341-6424
Fax: (352) 341-6477

August 04, 2026

BREVARD COUNTY SHERIFF DEPARTMENT
700 SOUTH PARK AVENUE
BUILDING J
TITUSVILLE FL, 32780-4095

Re: Sheriff Service for Tax Deed #2026-0212TD

Dear Sir or Madam:

Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **JAMES R ST HILAIRE AKA JAMES ST HILAIRE.**

Florida Statutes chapter 197 governs Tax Deed auctions. F.S. 197.522(2)(a) provides that "*...if the sheriff is unable to make service, he or she shall post a copy of the notice in a conspicuous place at the legal titleholder's last known address.*" The address provided to you is the last known address, according to a land record search performed for the Tax Collector's office.

Please post a copy of the enclosed Warning Notice and Notice of Application for Tax Deed at the address provided on the letter before **09/17/2026** to be in compliance with F.S. 197.522(2)(a)"1.

If the address ***provided*** is not valid, please indicate as invalid on the return of service.

On behalf of the Citrus County Clerk of the Circuit Court and Comptroller, I appreciate the opportunity to be of service to

Tifani L White

Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
(352) 341-6478 | taxdeeds@citrusclerk.org

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BREVARD COUNTY SHERIFF DEPARTMENT

TITUSVILLE FL, 32780-4095

SERVE NO LATER THAN 09/17/2026

Case #2026-0212TD Re: Sheriff Service

August 04, 2026

In accordance with F.S. 197.522(2), please serve the attached person or persons on the upcoming Tax Deed Sale which is scheduled for 10/7/2026 10:00AM . In the event these person(s) cannot be served at the address given for them, please post the following NOTICE OF APPLICATION OF TAX DEED and WARNING NOTICE at the owners last known address. A check is enclosed for the service charge.

Owner Name	**Owner Address**
JAMES R ST HILAIRE AKA JAMES ST HILAIRE	205 NORTHGROVE DR, , MERRITT ISLAND FL, 32953-7957

CERTIFICATE NO.: 24-4534

If you have any questions, please call me at (352) 341-6478. Please mail the return back to me at the following address: 110 North Apopka Ave, Inverness FL, 34450. For your convenience, you may also send the return(s) via email to TaxDeeds@CitrusClerk.org.

TRACI PERRY
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

By: Tifani L White

Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
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Telephone: (352) 341-6424
Fax: (352) 341-6477

APPLICATION NO: 2026-0212TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, FIG 20 LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 24-4534 Year of Issuance: Jun-01-2024 Parcel ID: 20E20S220010 000N0 0090

Description of Property:
PINE LAKE PB 4 PG 67 LOTS 9 AND 10 BLK N

Name in which assessed:
JAMES R ST HILAIRE AKA JAMES ST HILAIRE, KARLA ST HILAIRE

All of said property being in the County of Citrus, State of Florida.

Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online, on October 7, 2026; 10:00 AM at www.citrus.realtaxdeed.com.

Dated this 4th day of August, 2026

TRACI PERRY
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

By: Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
(352) 341-6478 | taxdeeds@citrusclerk.org

WARNING!

There are unpaid taxes on property which you own or in which you have a legal interest. The property will be sold on line at www.citrus.realtaxdeed.com on October 7, 2026; 10:00 AM unless the back taxes are paid to the Tax Collector. To receive further information, contact the Clerk of Court at 110 North Apopka Ave, Inverness, FL 34450, telephone number (352) 341-6478.

To make payment, please contact the office of the Tax Collector, telephone number (352) 341-6500.

RECEIVED
By Tifani White at 11:18 am, 8/17/26

RETURN OF SERVICE

SHERIFF NUMBER: 26004035

PARTY TO BE SERVED
JAMES R ST HILAIRE
205 NORTHGROVE DRIVE
MERRITT ISLAND, FL 32953

ATTORNEY / PETITIONER
CITRUS COUNTY CLERK OF COURT
110 NORTH APOPKA AVE
INVERNESS, FL

PLAINTIFF: CITRUS COUNTY CLERK OF COURT
-VS-
DEFENDANT: JAMES R ST HILAIRE; KARLA ST HILAIRE

TYPE OF WRIT: TAX DEED WARNING

COURT: CITRUS COUNTY
CASE #: 2026-0212TD

COURT DATE: 10/7/2026
COURT TIME: 10:00 AM

Received the above-named writ on August 11, 2026, at 2:37 PM, and SERVED the same on the 12th day of August 2026, at 10:15 AM. Service was completed at 205 NORTHGROVE DRIVE MERRITT ISLAND, FL 32953 in Brevard County, Florida, as follows:

INDIVIDUAL

By delivering a true copy of this writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me to: JAMES R ST HILAIRE.

SERVICE COST: $80.00
C.R., CIVIL CLERK

WAYNE IVEY, SHERIFF
BREVARD COUNTY, FLORIDA

COURT:
CITRUS COUNTY

110 N. APOKA AVE
ROOM 101
INVERNESS, FL 34450

BY: _____
PROCESS SERVER DEBRA
BROUILLETTE, Badge # 0673

CITRUS COUNTY CLERK OF COURT
110 NORTH APOPKA AVE
INVERNESS, FL

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BREVARD COUNTY SHERIFF DEPARTMENT

TITUSVILLE FL, 32780-4095

SERVE NO LATER THAN 09/17/2026

Case #2026-0212TD Re: Sheriff Service

August 04, 2026

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Owner Name	**Owner Address**
KARLA ST HILAIRE	205 NORTHGROVE DR, , MERRITT ISLAND FL, 32953-7957

CERTIFICATE NO.: 24-4534

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TRACI PERRY
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

By: Tifani L White

Tifani L. White
Deputy Clerk
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Dated this 4th day of August, 2026

TRACI PERRY
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

By: Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
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To make payment, please contact the office of the Tax Collector, telephone number (352) 341-6500.

RECEIVED
By Tifani White at 11:19 am, 8/17/26

RETURN OF SERVICE

SHERIFF NUMBER: 26004035

PARTY TO BE SERVED
KARLA ST HILAIRE
205 NORTHGROVE DRIVE
MERRITT ISLAND, FL 32953

ATTORNEY / PETITIONER
CITRUS COUNTY CLERK OF COURT
110 NORTH APOPKA AVE
INVERNESS, FL

PLAINTIFF: CITRUS COUNTY CLERK OF COURT
-VS-
DEFENDANT: JAMES R ST HILAIRE; KARLA ST HILAIRE

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WAYNE IVEY, SHERIFF
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BY:_____
PROCESS SERVER DEBRA
BROUILLETTE, Badge # 0673

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