

**RECEIVED**

By Tammy S. Kirby at 2:08 pm, 8/5/26

**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            | KEYS FUNDING LLC - 2024<br>PO BOX 67513<br>NEWARK, NJ 07101-8009 | Property Owner          | HOLLWEG EDWARD<br>SCOTT<br>100 S DESOTO ST<br>BEVERLY HILLS, FL<br>34465 |
| Property description | BEVERLY HILLS UNIT 3A PB 5 PG 1 LOT 23 BLK 39                    | Application date        | Apr 21, 2026                                                             |
|                      |                                                                  | Certificate #           | 2024 / 2765                                                              |
|                      |                                                                  | Date certificate issued | 06/01/2024                                                               |
|                      |                                                                  | Account number          | 1470544                                                                  |

**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) |
|--------------------------------|--------------------------------------|----------------------------------------|----------------------|------------------------------------------|
| # 2024/2765                    | 06/01/2024                           | 1,453.88                               | 72.69                | 1,526.57                                 |
| → Part 2: Total*               |                                      |                                        |                      | 1,526.57                                 |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ Column 5) |
|--------------------------------|-----------------------------------------------|-------------------------------------------------|---------------------------------|----------------------|----------------------------------------------|
| # 2025/2969                    | 06/01/2025                                    | 1,536.39                                        | 6.25                            | 80.98                | 1,623.62                                     |
| Part 3: Total*                 |                                               |                                                 |                                 |                      | 1,623.62                                     |

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

|                                                                                                                                     |          |
|-------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above) | 3,150.19 |
| 2. Delinquent taxes paid by the applicant                                                                                           | 0.00     |
| 3. Current taxes paid by the applicant                                                                                              | 1,558.76 |
| 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)                                 | 308.04   |
| 7. <b>Total Paid (Lines 1-6)</b>                                                                                                    | 5,441.99 |

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                      | <u>Citrus</u> County, Florida   |
| Signature, Tax Collector or Designee | Date <u>5th</u> of August, 2026 |

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

| <b>Part 5: Clerk of Court Certified Amounts (Lines 8-15)</b>                                              |          |
|-----------------------------------------------------------------------------------------------------------|----------|
| 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. <b>Total Paid (Lines 8-13)</b>                                                                        | 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)                                   | 5,570.99 |
| 17. Redemption fee                                                                                        | 6.25     |
| 18. Total amount to redeem                                                                                | 5,577.24 |
| 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.

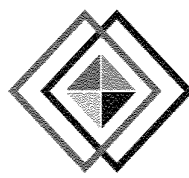
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

### 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)**



## **TAX DEED APPLICATION COVER LETTER**

**Account #:** 1470544

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**

KEYS FUNDING LLC - 2024  
PO BOX 67513  
NEWARK, NJ 07101-8009

**Owner on Current Tax Roll**

HOLLWEG EDWARD SCOTT  
100 S DESOTO ST  
BEVERLY HILLS, FL 34465

**Additional Parties, Per Search**

CITRUS COUNTY  
CODE COMPLIANCE  
3600 W SOVEREIGN PATH, SUITE 147  
LECANTO, FL 34461

Lien Holder

EDWARD SCOTT HOLLWEG  
23 W MURRAY ST  
BEVERLY HILLS, FL 34465

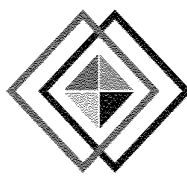
Title Holder

EDWARD SCOTT HOLLWEG  
102 S DESOTO ST  
BEVERLY HILLS, FL 34465

Title Holder

**Certified By:**

Hallie Sullivan



*Integrity • Innovation*

**Janice A. Warren, C.F.C.**

*Citrus County Tax Collector*

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](http://www.citrustc.us)

# TitleExpress®

A service of **Grant Street Group**

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: [www.grantstreet.com](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto: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                      |
|-----------|-------------------------|---------------------------------------|
| 1470544   | 18E18S110031 00390 0230 | 23 W MURRAY ST<br>BEVERLY HILLS 34465 |

## Legal Description

BEVERLY HILLS UNIT 3A PB 5 PG 1 LOT 23 BLK 39

## Other Parcel Info

| Certificate # | Assessed Value | Homestead? | Mobile Home? | Bankruptcy? |
|---------------|----------------|------------|--------------|-------------|
| 2024 - 2765   | \$72,610       | No         | No           | No          |

## Owner of Record on Current Tax Roll

EDWARD SCOTT HOLLWEG

## Billing Name & Address

100 S DESOTO ST  
BEVERLY HILLS FL 34465

# PROPERTY INFORMATION REPORT

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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:** 07/30/2026      **Search covers**      **20 years**      **through:** 07/02/2026

*Wendy Carter*  
Title Examiner

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**General Examiner Comments:**

**APPARENT TITLE HOLDER**

| <b>Name &amp; Address of Record</b>                                    | <b>Document</b>                                                                               | <b>Examiner Comments</b> |
|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------|
| EDWARD SCOTT HOLLWEG<br>100 S. DESOTO STREET<br>BEVERLY HILLS FL 34465 | Personal<br>Representative's<br>Release &<br>Certificate of<br>Distribution<br>Bk:2861 Pg:247 |                          |

**Related Documents (for Reference)**

Warranty Deed  
Bk:1851 Pg:276

Order on Petition to Transfer Interest in Real Property  
Bk:2842 Pg:654

**MORTGAGE HOLDER**

| <b>Name &amp; Address of Record</b> | <b>Document</b> | <b>Examiner Comments</b> |
|-------------------------------------|-----------------|--------------------------|
| None found.                         |                 |                          |

**Related Documents (for Reference)**

None found.

**LIEN HOLDER**

| <b>Name &amp; Address of Record</b>                                                      | <b>Document</b>          | <b>Examiner Comments</b>                           |
|------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------|
| CITRUS COUNTY<br>CODE COMPLIANCE<br>3600 W SOVEREIGN PATH, SUITE 147<br>LECANTO FL 34461 | Order<br>Bk:3349 Pg:1366 | Order 3349-1366 in<br>compliance but not released. |
|                                                                                          | Order<br>Bk:3527 Pg:264  |                                                    |
|                                                                                          | Order<br>Bk:3527 Pg:266  |                                                    |
|                                                                                          | Order<br>Bk:3527 Pg:346  |                                                    |

| Name & Address of Record | Document                 | Examiner Comments |
|--------------------------|--------------------------|-------------------|
|                          | Order<br>Bk:3527 Pg:357  |                   |
|                          | Order<br>Bk:3536 Pg:1798 |                   |
|                          | Order<br>Bk:3536 Pg:1819 |                   |
|                          | Order<br>Bk:3536 Pg:1821 |                   |
|                          | Order<br>Bk:3629 Pg:1122 |                   |
|                          | Order<br>Bk:3629 Pg:1142 |                   |
|                          | Order<br>Bk:3632 Pg:1469 |                   |
|                          | Order<br>Bk:3632 Pg:1471 |                   |

**Related Documents (for Reference)**

Order Acknowledging Compliance  
Bk:3353 Pg:828

**OTHER PARTIES**

| Name & Address of Record | Document | Examiner Comments |
|--------------------------|----------|-------------------|
| None found.              |          |                   |

**Related Documents (for Reference)**

None found.

**OTHER DOCUMENTS****Document Type**

Property Appraiser

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA  
PROBATE DIVISION

IN RE: ESTATE OF File No. 2016 CP 000764

CAROL M. AMORE,

Deceased.

PERSONAL REPRESENTATIVE'S RELEASE  
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY  
(single individual personal representative)

The undersigned, EDWARD SCOTT HOLLWEG, whose address is 100 S. Desoto Street, Beverly Hills, FL 34465, as personal representative of the estate of CAROL M. AMORE, deceased, hereby acknowledges that title to the real property located in Citrus County, Florida, owned by the decedent at the time of her death, described as follows:

Located at 23 West Murray Street; Beverly Hills, FL 34465  
and the legal description of the property which is as follows:

Lot 23, Block 39, BEVERLY HILLS, UNIT 3A, according to the map  
or plat thereof as recorded in Plat Book 5, Page 1, of the Public Records of  
Citrus County, Florida.

\*This instrument has been prepared without the benefit of title search or survey.

Property Appraiser's Parcel Identification Number 18E18S110031003900230 (the "Property"), vested in EDWARD SCOTT HOLLWEG - 100% UNDIVIDED INTEREST, whose address is 100 S. Desoto Street; Beverly Hills, Florida 34465 (the "Beneficiary" ) by operation of law, as of the date of the decedent's death, pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Citrus County, Florida, Probate Division, in File No. 2016 CP 000764, and pursuant to the Order on Petition for Authorization to Transfer Interest in Real Property dated July 20, 2017, subject to rights of the personal representative under Sections 733.607 and 733.608 of the Florida Probate Code to:

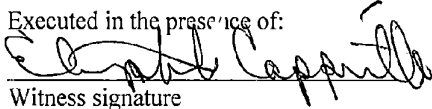
1. take possession or control of the Property;
2. use, sell, encumber or otherwise exercise control over the Property
  - a. for payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate;
  - b. to enforce contribution and equalize advancement;
  - c. for distribution.

PAGE TWO  
PERSONAL REPRESENTATIVE'S RELEASE  
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY  
In Re: Estate of CAROL M. AMORE  
File No. 2016 CP 000764

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary or Beneficiaries, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in EDWARD SCOTT HOLLWEG - 100% UNDIVIDED INTEREST, free of all rights of the personal representative.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the decedent, has executed this instrument on OCT 18, 2017.

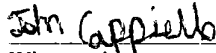
Executed in the presence of:



Witness signature

Elizabeth Cappiello

Print witness name



Witness signature

John Cappiello

Print witness name

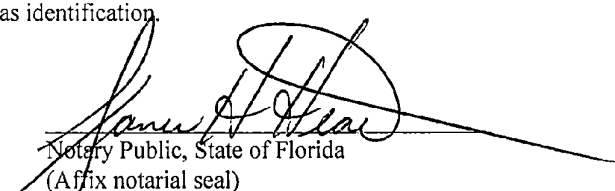


EDWARD SCOTT HOLLWEG

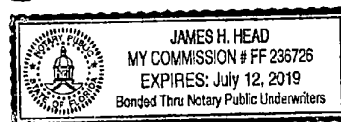
As Personal Representative of the estate of  
CAROL M. AMORE, deceased

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me on OCT 18, 2017, by EDWARD SCOTT HOLLWEG, as personal representative of the estate of CAROL M. AMORE, deceased, who is personally known to me or who produced FL DLIC as identification.

  
Notary Public, State of Florida  
(Affix notarial seal)

This instrument prepared by:  
Derek B. Alvarez, Esquire - FBN: 114278  
[DBA@GendersAlvarez.com](mailto:DBA@GendersAlvarez.com)  
Anthony F. Diecidue, Esquire - FBN: 146528  
[AFD@GendersAlvarez.com](mailto:AFD@GendersAlvarez.com)  
Whitney C. Miranda, Esquire - FBN: 65928  
[WCM@GendersAlvarez.com](mailto:WCM@GendersAlvarez.com)  
GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A.  
2307 W. Cleveland Street  
Tampa, FL 33609  
Phone: (813) 254-4744 - Fax: (813) 254-5222  
Eservice address all attorneys listed above:  
[GADeservice@GendersAlvarez.com](mailto:GADeservice@GendersAlvarez.com)





2005038877 1 PG

clerk  
R

This Instrument Prepared by & return to:  
Name **LORRAINE SCHROEDER, an employee of**  
**TITLE OFFICES, LLC.**  
Address **3517 NORTH LECANTO HWY.**  
**BEVERLY HILLS, FL 34465**  
File No. **051-03153**

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE \$10 00  
DOCUMENTARY TAX \$524 30  
# 2005038877 BK: 1851 PG: 276  
05/05/2005 04:00 PM 1 PG  
KCCR, DC Receipt #023101

Parcel ID # 18 18 11 0031 00390 0230

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 15th day of April, A.D. 2005, by **WILLIAM BONIOL** and **VANNIE BONIOL**, Husband and Wife, hereinafter called the grantors, to **CAROL M. AMORE**, whose post office address is **100 S DESOTO ST BEVERLY HILLS, FL 34465**, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

**Witnesseth:** That the grantors, for and in consideration of the sum of \$10 00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Citrus County, State of Florida**, viz:

Lot 23, Block 39, BEVERLY HILLS, UNIT 3A, according to the map or plat thereof as recorded in Plat Book 5, Page 1, 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 grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully 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, 2004.

**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

Len Palmer  
Witness Signature

Len Palmer  
Printed Name

Lorraine Schroeder  
Witness Signature

LORRAINE SCHROEDER

Printed Name

William Boniol LS

William Boniol

Address:

201 BRIGHTON ROAD, LECANTO, FL 34461

Vannie Boniol LS

Vannie Boniol

Address:

201 BRIGHTON ROAD, LECANTO, FL 34461

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 15th day of April, 2005, by William Boniol and Vannie Boniol, who are known to me or who have produced N/A as identification.

Lorraine Schroeder  
Notary Public LORRAINE SCHROEDER  
My commission expires



CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY,  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY,  
a political subdivision of the State of Florida

Petitioner,

vs.

Case No. 2177463

EDWARD SCOTT HOLLWEG

100 S. Desoto St.

Beverly Hills, Florida 34465

Respondent.

**FINDINGS OF FACT,  
CONCLUSIONS OF LAW AND ORDER**

**THIS CAUSE** came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **January 18, 2023** after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues his **Findings of Fact, Conclusions of Law and Order**, as follows:

**I. EVIDENCE:**

After an investigation by Code Officer Amy Becker, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Chapter 20, Article IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway." To Wit: Any and all unlicensed, unserviceable, or inoperable vehicles, vessels or trailers.

The Respondent was not present despite notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on November 29, 2022, December 22, 2022, December 28, 2022 and January 13, 2023; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Amy Becker testified that her initial inspection was conducted on November 29, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on December 22, 2022, December 28, 2022 and January 13, 2023. The Notice of Violation was issued on November 20, 2022. The Notice of Hearing was issued on December 22, 2022 and posted at the property and the Lecanto Government Building on December 28, 2022. She has not had contact with the Respondent. Upon her final inspection on January 13, 2023, the property remains in violation.

**II. FINDINGS OF FACT:**

The real property which is the subject of this case ("Property") is located at 100 S. Desoto St., Beverly Hills, Citrus County, a political subdivision of the State of Florida. The Property is described as Altkey: 1482585; BEVERLY HILLS UNIT 5 PB 9 PG 2 LOT 14 BLK 88 DESC IN OR BK 890 PG 35; Parcel ID: 18E18S110050 00880 0140.

The Special Master finds that the property is in violation of the ordinance listed above.

**III. CONCLUSIONS OF LAW:**

Respondents is in violation of Citrus County Code of Ordinances, Chapter 20, Article IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway." To Wit: Any and all unlicensed, unserviceable, or inoperable vehicles, vessels or trailers.

The Respondent can abate the violation by removing the vehicle from the property, registering it or placing it in a permitted enclosed structure. If not enclosed or removed, the vehicle must be operable and registered.

**IV. ORDER:**

Based upon the foregoing FINDINGS OF FACT AND CONCLUSIONS OF LAW, it is hereby **ORDERED THAT:**

The Respondent shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of EDWARD SCOTT HOLLWEG. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent

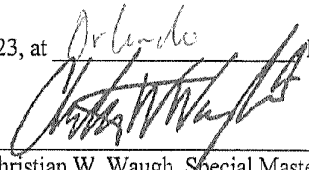
Citrus County vs. Hollweg  
Case No. 2177463

shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

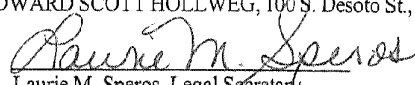
It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

The Respondent has the right to appeal this order to the circuit court within thirty (30) days of the date of the recording of this order in the public records of Citrus County, a political subdivision of the State of Florida, pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

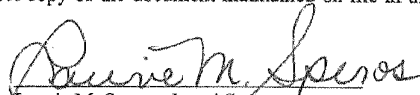
DONE AND ORDERED this 18<sup>th</sup> day of January, 2023, at Orlando Florida.

BY:   
Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER has been furnished via U.S. First Class Mail to EDWARD SCOTT HOLLWEG, 100 S. Desoto St., Beverly Hills, FL 34465, this 19 day of January, 2023.

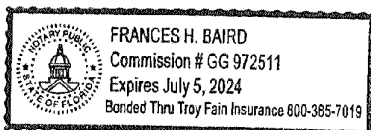
  
Laurie M. Speros, Legal Secretary  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

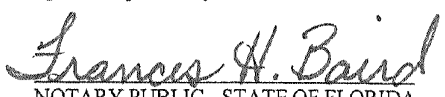
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

  
Laurie M. Speros, Legal Secretary  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

STATE OF FLORIDA     )  
CITRUS COUNTY        )

The foregoing instrument was acknowledged before me this 19 day of January, 2023, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



  
NOTARY PUBLIC - STATE OF FLORIDA  
Printed Name: Frances H. Baird  
Commission No.: GG 972511  
Expiration Date: July 5, 2024

**CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA,  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

CITRUS COUNTY, FLORIDA, a political  
subdivision of the State of Florida,  
Petitioner,

Case No. CE2024-01434

v.

EDWARD SCOTT HOLLWEG  
23 W. Murray St.  
Beverly Hills, Florida  
Respondent.

**SPECIAL MASTER'S FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **December 18, 2024**, on Petitioner's Notice of Violation. The following parties were present before the Court:

Code Compliance Officer Alan Jonason on behalf of Petitioner  
Kimberly Harrison, Assistant County Attorney.

The Special Master heard testimony from the following witnesses:

Code Compliance Officer Alan Jonason

The Special Master admitted the following documents into evidence on behalf of the Petitioner: Exhibit A: photographs taken on August 12, 2024, September 12, 2024, December 4, 2024 and December 17, 2024; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing, Pre-Hearing Order, continuation letters, posting affidavit and photograph of the posting at the property.

Having reviewed the documents admitted into evidence, and having determined the credibility of the witnesses and the weight to be accorded the evidence presented at hearing, the Special Master finds as follows:

**FINDINGS OF FACT:**

On August 12, 2024, Code Officer Alan Jonason observed furniture and other miscellaneous junk and debris on the property. A Notice of Violation was issued to the Respondent by certified mail on August 12, 2024 instructing Respondent to abate the violation by September 12, 2024. The furniture and other miscellaneous junk and debris was still on the property at the time Officer Jonason reinspected the property on September 12, 2024. A Notice of Hearing was sent to the Respondent by certified mail on September 12, 2024 notifying Respondent of the October 16, 2024 hearing before the Special Master. Due to Hurricane Milton, a continuance letter was sent to the Respondent by certified mail on October 14, 2024 notifying Respondent of the November 20, 2024 hearing before the Special Master. Due to an issue with posting the continuance letter, the case was removed from the November 20, 2024 hearing and a continuance letter was sent to the Respondent by certified mail on November 25, 2024 and posted at the property on December 4, 2024, notifying the Respondent of the December 18, 2024 hearing before the Special Master. The furniture and other miscellaneous junk and debris was still on the property on December 17, 2024.

Respondent is the owner of the property located at 23 W. Murray St., Beverly Hills, Citrus County, Florida, described as Altkey: 1470544; BEVERLY HILLS UNIT 3A PB 5 PG 1 LOT 23 BLK 40; Parcel ID: 18E18S110031 00400 0230.

**CONCLUSIONS OF LAW:**

The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 20, Article III Section 20-31(a) of the Citrus County Code, by causing or allowing the property to have miscellaneous junk and debris on the property.

The violation may be abated by removing all junk and debris on the property or placing it in a permitted enclosed structure.

The fine amount of \$100.00 per date recommended by the code compliance officer is reasonable taking into account the nature of the violation and Respondent's failure to take action to abate the violation.

Citrus County vs. Hollweg  
Case No. CE2024-01434

**ORDER:**

Based on the foregoing findings of fact and conclusions of law, it is hereby ORDERED THAT:

Respondent shall abate the violation no later than 14 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter.

It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of EDWARD SCOTT HOLLWEG. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. Respondent shall be responsible for payment of all costs required by County ordinances or regulation, which may also be filed as a lien of record.

Respondents have the right to appeal this order to the circuit court within thirty (30) days of the date of the execution of this order.

**DONE AND ORDERED** this the 20<sup>th</sup> day of December, 2024, at Orlando, Florida.

BY: \_\_\_\_\_

Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. First Class Mail to EDWARD SCOTT HOLLWEG, 100 S. Desoto St., Beverly Hills, FL 34465, this 23 day of December, 2024.

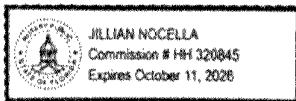
Laurie M. Speros  
Laurie M. Speros, Legal Secretary  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

Laurie M. Speros  
Laurie M. Speros, Legal Secretary  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

STATE OF FLORIDA     )  
CITRUS COUNTY        )

The foregoing instrument was acknowledged before me this 23 day of December, 2024, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



Jillian Nocella  
NOTARY PUBLIC-STATE OF FLORIDA  
Printed Name: Jillian Nocella  
Commission No.: HH 320845  
Expiration Date: October 11, 2026

**CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA,  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

CITRUS COUNTY, FLORIDA, a political  
subdivision of the State of Florida,  
Petitioner,

Case No. CE2024-01436

v.

EDWARD SCOTT HOLLWEG  
23 W. Murray St.  
Beverly Hills, Florida  
Respondent.

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**SPECIAL MASTER'S FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **December 18, 2024**, on Petitioner's Notice of Violation. The following parties were present before the Court:

Code Compliance Officer Alan Jonason on behalf of Petitioner  
Kimberly Harrison, Assistant County Attorney

The Special Master heard testimony from the following witnesses:

Code Compliance Officer Alan Jonason

The Special Master admitted the following documents into evidence on behalf of the Petitioner: Exhibit A: photographs taken on August 12, 2024, September 12, 2024, December 4, 2024 and December 17, 2024; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing, Pre-Hearing Order, continuation letters, posting affidavit and photograph of the posting at the property.

Having reviewed the documents admitted into evidence, and having determined the credibility of the witnesses and the weight to be accorded the evidence presented at hearing, the Special Master finds as follows:

**FINDINGS OF FACT:**

On August 12, 2024, Code Officer Alan Jonason observed an unregistered derelict boat on the property. A Notice of Violation was issued to the Respondent by certified mail on August 12, 2024 instructing Respondent to abate the violation by September 12, 2024. The unregistered derelict boat was still on the property at the time Officer Jonason reinspected the property on September 12, 2024. A Notice of Hearing was sent to the Respondent by certified mail on September 12, 2024 notifying Respondent of the October 16, 2024 hearing before the Special Master. Due to Hurricane Milton, a continuation letter was sent to the Respondent by certified mail on October 14, 2024 notifying Respondent of the November 20, 2024 hearing before the Special Master. Due to an issue with posting the continuance letter, the case was removed from the November 20, 2024 hearing and a continuation letter was sent to the Respondent by certified mail on November 25, 2024 and posted at the property on December 4, 2024, notifying the Respondent of the December 18, 2024 hearing before the Special Master. The unregistered derelict boat was still on the property on December 17, 2024.

Respondent is the owner of the property located at 23 W. Murray St., Beverly Hills, Citrus County, Florida, described as Altkey: 1470544; BEVERLY HILLS UNIT 3A PB 5 PG 1 LOT 23 BLK 40; Parcel ID: 18E18S110031 00400 0230.

**CONCLUSIONS OF LAW:**

The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 20, Article VI Section 20-41 of the Citrus County Code by allowing inoperable or unregistered boat to be parked on the property.

The Respondent can abate the violation by removing the vehicle(s) from the property, registering it or placing it in a permitted enclosed structure. If not enclosed or removed, the vehicle(s) must be operable and registered.

The fine amount of \$100.00 per date recommended by the code compliance officer is reasonable taking into account the nature of the violation and Respondent's failure to take action to abate the violation.

Citrus County vs. Hollweg  
Case No. CE2024-01436

**ORDER:**

Based on the foregoing findings of fact and conclusions of law, it is hereby ORDERED THAT:

Respondent shall abate the violation no later than 14 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter.

It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of EDWARD SCOTT HOLLWEG. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. Respondent shall be responsible for payment of all costs required by County ordinances or regulation, which may also be filed as a lien of record.

Respondents have the right to appeal this order to the circuit court within thirty (30) days of the date of the execution of this order.

**DONE AND ORDERED** this the 20<sup>th</sup> day of December, 2024, at Orlando, Florida.

BY: \_\_\_\_\_

Christian W. Waugh, Special Master

**I HEREBY CERTIFY** that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. First Class Mail to EDWARD SCOTT HOLLWEG, 100 S. Desoto St., Beverly Hills, FL 34465, this 23 day of December, 2024.

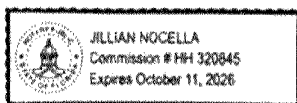
Laurie M. Speros  
Laurie M. Speros, Legal Secretary  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

**I HEREBY CERTIFY** that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

Laurie M. Speros  
Laurie M. Speros, Legal Secretary  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

STATE OF FLORIDA       )  
CITRUS COUNTY        )

The foregoing instrument was acknowledged before me this 23 day of December, 2024, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



Jillian Nocella  
NOTARY PUBLIC-STATE OF FLORIDA  
Printed Name: Jillian Nocella  
Commission No.: HH 320845  
Expiration Date: October 11, 2026

**CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA,  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

CITRUS COUNTY, FLORIDA, a political  
subdivision of the State of Florida,  
Petitioner,

Case No. CE2024-01742

v.

EDWARD SCOTT HOLLWEG  
100 S. Desoto St.  
Beverly Hills, Florida 34465  
Respondent.

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**SPECIAL MASTER'S FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on December 18, 2024, on Petitioner's Notice of Violation. The following parties were present before the Court:

Code Compliance Officer Julie Wilkinson on behalf of Petitioner  
Kimberly Harrison, Assistant County Attorney.

The Special Master heard testimony from the following witnesses:

Code Compliance Officer Julie Wilkinson

The Special Master admitted the following documents into evidence on behalf of the Petitioner: Exhibit A: photographs taken on October 4, 2024, October 22, 2024, December 5, 2024 and December 17, 2024; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing, Pre-Hearing Order, continuation letter, posting affidavit and photograph of the posting at the property.

Having reviewed the documents admitted into evidence, and having determined the credibility of the witnesses and the weight to be accorded the evidence presented at hearing, the Special Master finds as follows:

**FINDINGS OF FACT:**

On October 4, 2024, Code Officer Julie Wilkinson observed tires, household garbage and other miscellaneous junk and debris on the property. A Notice of Violation was issued to the Respondent by certified mail on October 4, 2024 instructing Respondent to abate the violation by October 18, 2024. The tires, household garbage and other miscellaneous junk and debris was still on the property at the time Officer Wilkinson reinspected the property on October 22, 2024. A Notice of Hearing was sent to the Respondent by certified mail on October 22, 2024 notifying Respondent of the November 20, 2024 hearing before the Special Master. Due to the unavailability of Officer Wilkinson, the case was removed from the November 20, 2024 hearing and a continuation letter was sent to the Respondent by certified mail on November 7, 2024 and posted at the property on December 5, 2024, notifying the Respondent of the December 18, 2024 hearing before the Special Master. The tires, household garbage and other miscellaneous junk and debris was still on the property on December 17, 2024.

Respondent is the owner of the property located at 100 S. Desoto St., Beverly Hills, Citrus County, Florida, described as Altkey: 1482585; BEVERLY HILLS UNIT 5 PB 9 PG 2 LOT 14 BLK 88 DESC IN OR BK 890 PG 35; Parcel ID: 18E18S110050 00880 0140.

**CONCLUSIONS OF LAW:**

The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 20, Article III Section 20-31(a) of the Citrus County Code, by causing or allowing the property to have miscellaneous junk and debris on the property.

The violation may be abated by removing all junk and debris on the property or placing it in a permitted enclosed structure.

The fine amount of \$100.00 per date recommended by the code compliance officer is reasonable taking into account the nature of the violation and Respondent's failure to take action to abate the violation.

Citrus County vs. Hollweg  
Case No. CE2024-01742

**ORDER:**

Based on the foregoing findings of fact and conclusions of law, it is hereby ORDERED THAT:

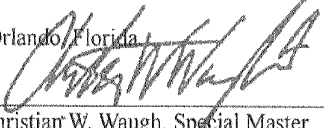
Respondent shall abate the violation no later than 14 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter.

It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of EDWARD SCOTT HOLLWEG. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. Respondent shall be responsible for payment of all costs required by County ordinances or regulation, which may also be filed as a lien of record.

Respondents have the right to appeal this order to the circuit court within thirty (30) days of the date of the execution of this order.

DONE AND ORDERED this the 20th day of December, 2024, at Orlando, Florida.

BY: 

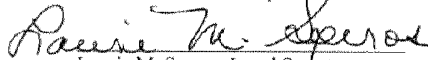
Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER has been furnished via U.S. First Class Mail to EDWARD SCOTT HOLLWEG, 100 S. Desoto St., Beverly Hills, FL 34465, this 23 day of December, 2024.



Laurie M. Speros, Legal Secretary  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

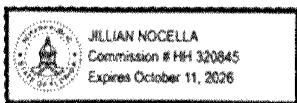
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.



Laurie M. Speros, Legal Secretary  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

STATE OF FLORIDA       )  
CITRUS COUNTY        )

The foregoing instrument was acknowledged before me this 23 day of December, 2024, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



  
NOTARY PUBLIC-STATE OF FLORIDA  
Printed Name: Jillian Nocella  
Commission No.: HH 320845  
Expiration Date: October 11, 2026

**CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA,  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

CITRUS COUNTY, FLORIDA, a political  
subdivision of the State of Florida,  
Petitioner,

Case No. CE2024-01790

v.

EDWARD SCOTT HOLLWEG  
100 S. Desoto St.  
Beverly Hills, Florida 34465  
Respondent.

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**SPECIAL MASTER'S FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on December 18, 2024, on Petitioner's Notice of Violation. The following parties were present before the Court:

Code Compliance Officer Julie Wilkinson on behalf of Petitioner  
Kimberly Harrison, Assistant County Attorney

The Special Master heard testimony from the following witnesses:

Code Compliance Officer Julie Wilkinson

The Special Master admitted the following documents into evidence on behalf of the Petitioner: Exhibit A: Findings of Fact, Conclusions of Law and Order and Order Acknowledging Compliance from Case No. 2177463; and Exhibit B: photographs taken on October 22, 2024, October 29, 2024, November 5, 2024, November 14, 2024, November 21, 2024, November 27, 2024, December 4, 2024, December 5, 2024, December 11, 2024 and December 17, 2024; and Exhibit C: a copy of the Administrative Complaint and Notice of Hearing-Repeat Violation, Pre-Hearing Order, continuation letter, posting affidavit and photograph of the posting at the property.

Having reviewed the documents admitted into evidence, and having determined the credibility of the witnesses and the weight to be accorded the evidence presented at hearing, the Special Master finds as follows:

**FINDINGS OF FACT:**

This is a repeat violation. The Respondent was previously found guilty of this violation at the same address on January 19, 2020 under Case No. 2177463. That violation abated on February 3, 2023 with no fine imposed. On October 22, 2024 Officer Julie Wilkinson inspected the property and observed several inoperable and unregistered vehicles. The Administrative Complaint and Notice of Hearing for repeat violation was posted at the property and the Lecanto Government Building on October 22, 2024 and sent to the Respondent by certified mail on October 22, 2024 advising the Respondent of the November 20, 2024 hearing before the Special Master. Due to the unavailability of Officer Wilkinson, a continuance letter was issued to the Respondent by certified mail on November 7, 2024 and posted at the property and the Lecanto Government Building on December 5, 2024 notifying the Respondent of the December 18, 2024 hearing before the Special Master. The property came into compliance on November 20, 2024 and remained in compliance as of Officer Wilkinson's pre-hearing inspection on December 17, 2024.

Respondent is the owner of the property located at 100 S. Desoto St., Beverly Hills, Citrus County, Florida, described as Altkey: 1482585; BEVERLY HILLS UNIT 5 PB 9 PG 2 LOT 14 BLK 88 DESC IN OR BK 890 PG 35; Parcel ID: 18E18S110050 00880 0140.

**CONCLUSIONS OF LAW:**

The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Citrus County Code of Ordinances Section 19-24 defines "repeat violation" as follows: Repeat violation shall mean a violation of a provision of county codes by a person who has been previously found through a code enforcement board or any other quasi-judicial or judicial process, to have violated or who has admitted violating the same provision within five years prior to the violation, notwithstanding the violations occur at different locations.

Citrus County vs. Hollweg  
Case No. CE2024-01790

*Violator* shall mean the person creating or permitting the violation of any provision of the county codes, or a person who owns, controls, or is otherwise responsible for the real property upon which the violation occurred.

Respondent is therefore guilty of a repeat violation of Chapter 20, Article VI Section 20-41 of the Citrus County Code by allowing inoperable or unregistered vehicles to be parked on the property.

The Respondent can abate the violation by removing the vehicle(s) from the property, registering it or placing it in a permitted enclosed structure. If not enclosed or removed, the vehicle(s) must be operable and registered.

The fine amount of \$150.00 per day recommended by the code compliance officer for each day the property was out of compliance from October 22, 2024 through November 20, 2024 for 30 days for a total fine of \$4,500.00 plus administrative costs is reasonable taking into account the nature of the violation and Respondent's failure to take action to abate the violation.

**ORDER:**

Based on the foregoing findings of fact and conclusions of law, it is hereby ORDERED THAT:

A fine amount of \$250.00 per day for 30 days from October 22, 2024 through November 20, 2024 for a total of \$4,500.00 will be imposed.

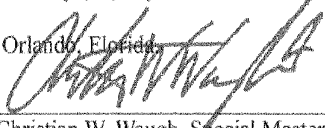
It is the responsibility of the Respondents to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of EDWARD SCOTT HOLLWEG. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. Respondent shall be responsible for payment of all costs required by County ordinances or regulation, which may also be filed as a lien of record.

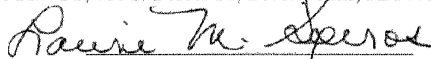
Respondent has the right to appeal this order to the circuit court within thirty (30) days of the date of the execution of this order.

DONE AND ORDERED this the 20<sup>th</sup> day of December, 2024, at Orlando, Florida.

BY:

  
Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER has been furnished via U.S. First Class Mail to EDWARD SCOTT HOLLWEG, 100 S. Desoto St., Beverly Hills, FL 34465, this 23 day of December, 2024.

  
Laurie M. Speros, Legal Secretary  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

  
Laurie M. Speros, Legal Secretary  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

Citrus County vs. Hollweg  
Case No. CE2024-01790

STATE OF FLORIDA     )  
CITRUS COUNTY        )

The foregoing instrument was acknowledged before me this 23 day of December, 2024, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



*Jillian Nocella*  
NOTARY PUBLIC-STATE OF FLORIDA  
Printed Name: Jillian Nocella  
Commission No.: HH 320845  
Expiration Date: October 11, 2026

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA,  
A political subdivision of the State of Florida  
Petitioner,

Case No. CE2024-01742

vs.

EDWARD SCOTT HOLLWEG  
100 S. Desoto St.  
Beverly Hills, Florida 34465  
Respondent.

ORDER IMPOSING FINE

**THIS CAUSE** came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **December 18, 2024**, after due notice to Respondent EDWARD SCOTT HOLLWEG, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to EDWARD SCOTT HOLLWEG.

1. The Order required Respondent EDWARD SCOTT HOLLWEG to take certain corrective action by a time certain as more specifically set forth in that Order.

2. An Affidavit of Non-Compliance dated January 9, 2025 has been filed with the Special Master by Officer Julie Wilkinson, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 1482585; BEVERLY HILLS UNIT 5 PB 9 PG 2 LOT 14 BLK 88 DESC IN OR BK 890 PG 35; Parcel ID: 18E18S110050 00880 0140.

4. Accordingly, it has been brought to the Special Master's attention that Respondent EDWARD SCOTT HOLLWEG has not complied with the Special Master's Order dated December 20, 2024.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

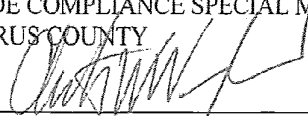
5. Respondent EDWARD SCOTT HOLLWEG shall pay to Citrus County, Florida, a fine of **\$100.00** per day, plus administrative costs in the amount of **\$288.14**, beginning on January 9, 2025, and continuing, with interest, until the violation has been abated as directed in the Order.

6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent EDWARD SCOTT HOLLWEG pursuant to Section 162.09, Florida Statutes.

7. Respondent EDWARD SCOTT HOLLWEG may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21<sup>st</sup>) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent file a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

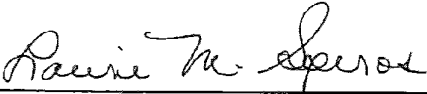
**DONE AND ORDERED** this the 10<sup>th</sup> day of January, 2025.

CODE COMPLIANCE SPECIAL MASTER OF  
CITRUS COUNTY

BY:   
Christian W. Waugh, Special Master

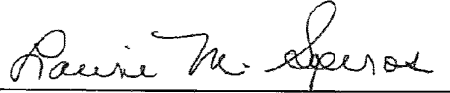
**Citrus County vs. Hollweg**  
**Case No. CE2024-01742**

**I HEREBY CERTIFY** that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: EDWARD SCOTT HOLLWEG, 100 S. Desoto St., Beverly Hills, FL 34465, this 13 day of January, 2025.



Laurie M. Speros, Legal Secretary  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

**I HEREBY CERTIFY** that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of the State of Florida.



Laurie M. Speros, Recording Secretary  
Citrus County Code Compliance  
3600 W. Sovereign Path, Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

CITRUS COUNTY     )  
STATE OF FLORIDA    )

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Laurie M. Speros, who is personally known to me and who did take an oath.

**WITNESS** my hand and official seal this 13th day of January, 2025.



NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: Brenda S Lott

Commission No.: HH 251555

Expiration Date: May 21, 2026



CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA,  
A political subdivision of the State of Florida  
Petitioner,  
vs.

Case No. CE2024-01436

EDWARD SCOTT HOLLWEG  
23 W. Murray St.  
Beverly Hills, Florida  
Respondent.

**ORDER IMPOSING FINE**

**THIS CAUSE** came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **December 18, 2024**, after due notice to Respondent EDWARD SCOTT HOLLWEG, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to EDWARD SCOTT HOLLWEG.

1. The Order required Respondent EDWARD SCOTT HOLLWEG to take certain corrective action by a time certain as more specifically set forth in that Order.

2. An Affidavit of Non-Compliance dated January 9, 2025 has been filed with the Special Master by Officer Alan Jonason, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 1470544; BEVERLY HILLS UNIT 3A PB 5 PG 1 LOT 23 BLK 39; Parcel ID: 18E18S110031 00390 0230.

4. Accordingly, it has been brought to the Special Master's attention that Respondent EDWARD SCOTT HOLLWEG has not complied with the Special Master's Order dated December 20, 2024.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

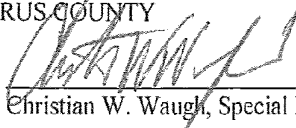
5. Respondent EDWARD SCOTT HOLLWEG shall pay to Citrus County, Florida, a fine of **\$100.00** per day, plus administrative costs in the amount of **\$37.00**, beginning on January 9, 2025, and continuing, with interest, until the violation has been abated as directed in the Order.

6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent EDWARD SCOTT HOLLWEG pursuant to Section 162.09, Florida Statutes.

7. Respondent EDWARD SCOTT HOLLWEG may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21<sup>st</sup>) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent file a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

**DONE AND ORDERED** this the 10<sup>th</sup> day of January, 2025.

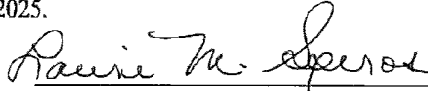
CODE COMPLIANCE SPECIAL MASTER OF  
CITRUS COUNTY

BY: 

Christian W. Waugh, Special Master

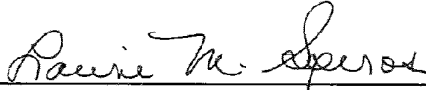
**Citrus County vs. Hollweg**  
**Case No. CE2024-01436**

**I HEREBY CERTIFY** that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: EDWARD SCOTT HOLLWEG, 100 S. Desoto St., Beverly Hills, FL 34465, this 13 day of January, 2025.



Laurie M. Speros, Legal Secretary  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

**I HEREBY CERTIFY** that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of the State of Florida.



Laurie M. Speros, Recording Secretary  
Citrus County Code Compliance  
3600 W. Sovereign Path, Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

CITRUS COUNTY     )  
STATE OF FLORIDA )

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Laurie M. Speros, who is personally known to me and who did take an oath.

**WITNESS** my hand and official seal this 13th day of January, 2025.



NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: Brenda S Lott

Commission No.: HH 251555

Expiration Date: May 21, 2026



CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA,  
A political subdivision of the State of Florida  
Petitioner,

Case No. CE2024-01434

vs.

EDWARD SCOTT HOLLWEG  
23 W. Murray St.  
Beverly Hills, Florida  
Respondent.

**ORDER IMPOSING FINE**

**THIS CAUSE** came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **December 18, 2024**, after due notice to Respondent EDWARD SCOTT HOLLWEG, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to EDWARD SCOTT HOLLWEG.

1. The Order required Respondent EDWARD SCOTT HOLLWEG to take certain corrective action by a time certain as more specifically set forth in that Order.

2. An Affidavit of Non-Compliance dated January 9, 2025 has been filed with the Special Master by Officer Alan Jonason, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 1470544; BEVERLY HILLS UNIT 3A PB 5 PG 1 LOT 23 BLK 39; Parcel ID: 18E18S110031 00390 0230.

4. Accordingly, it has been brought to the Special Master's attention that Respondent EDWARD SCOTT HOLLWEG has not complied with the Special Master's Order dated December 20, 2024.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

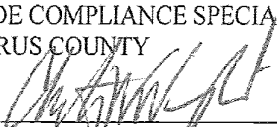
5. Respondent EDWARD SCOTT HOLLWEG shall pay to Citrus County, Florida, a fine of **\$100.00** per day, plus administrative costs in the amount of **\$386.30**, beginning on January 9, 2025, and continuing, with interest, until the violation has been abated as directed in the Order.

6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent EDWARD SCOTT HOLLWEG pursuant to Section 162.09, Florida Statutes.

7. Respondent EDWARD SCOTT HOLLWEG may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21<sup>st</sup>) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent file a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

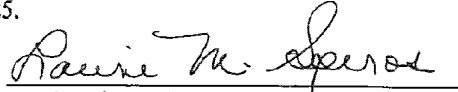
**DONE AND ORDERED** this the 10<sup>th</sup> day of January, 2025.

CODE COMPLIANCE SPECIAL MASTER OF  
CITRUS COUNTY

BY:   
Christian W. Waugh, Special Master

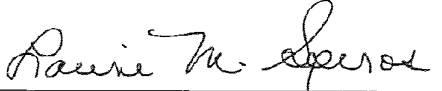
**Citrus County vs. Hollweg**  
**Case No. CE2024-01434**

**I HEREBY CERTIFY** that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: EDWARD SCOTT HOLLWEG, 100 S. Desoto St., Beverly Hills, FL 34465, this 13 day of January, 2025.



Laurie M. Speros, Legal Secretary  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

**I HEREBY CERTIFY** that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of the State of Florida.



Laurie M. Speros, Recording Secretary  
Citrus County Code Compliance  
3600 W. Sovereign Path, Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

CITRUS COUNTY     )  
STATE OF FLORIDA   )

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Laurie M. Speros, who is personally known to me and who did take an oath.

**WITNESS** my hand and official seal this 13th day of January, 2025.



NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: Brenda S Lott

Commission No.: HH 251555

Expiration Date: May 21, 2026



**CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA,  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

CITRUS COUNTY, FLORIDA, a political  
subdivision of the State of Florida,

Petitioner,

Case No. CE2025-01953

v.

EDWARD SCOTT HOLLWEG  
100 S. Desoto St.  
Beverly Hills, FL 34465

Respondent.

**SPECIAL MASTER'S FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **December 17, 2025**, on Petitioner's Notice of Violation. The following parties were present before the Court:

Code Compliance Officer Julie Wilkinson on behalf of Petitioner  
Kimberly Harrison, Assistant County Attorney

The Special Master heard testimony from the following witnesses:

Code Compliance Officer Julie Wilkinson

The Special Master admitted the following documents into evidence: Exhibit A: photographs taken on October 29, 2025 and November 13, 2025; Exhibit B: a copy of the Notice of Violation, Notice of Hearing, Pre-Hearing Order, Posting Affidavit and photo of Posting.

Having reviewed the documents admitted into evidence, and having determined the credibility of the witnesses and the weight to be accorded the evidence presented at hearing, the Special Master finds as follows:

**FINDINGS OF FACT:**

On October 29, 2025, Code Officer Julie Wilkinson inspected this property and observed a pile of accumulated vegetation and the lawn was overgrown with grass and weeds in excess of 18". A Notice of Violation was issued to the Respondent by certified mail on October 29, 2025 instructing Respondent to abate the violation by November 12, 2025. At Officer Wilkinson's corrective action inspection on November 13, 2025, the property remained in violation. A Notice of Hearing was sent to the Respondent by certified mail on November 13, 2025, notifying Respondent of the December 17, 2025 hearing before the Special Master. At the time of Officer Wilkinson's pre-hearing inspection on December 16, 2025, the lawn had been cut, but tree debris remained and therefore the property remained in violation.

Respondent is the owner of the property located at 100 S. Desoto St., Beverly Hills, Citrus County, Florida, described as Altkey:1482585; BEVERLY HILLS UNIT 5 PB 9 PG 2 LOT 14 BLK 88 DESC IN OR BK 890 PG 35; Parcel ID: 18E18S110050 00880 0140.

**CONCLUSIONS OF LAW:**

The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 20, Article VI Section 20-61 of the Citrus County Code by allowing the weeds/grass on the property to be over 18" tall.

The Respondent can abate the violation by maintaining the weeds/grass under 18" on the property.

The fine amount of \$350.00 per day recommended by the code compliance officer is reasonable taking into account the nature of the violation and Respondent's failure to take action to abate the violation.

**ORDER:**

Based on the foregoing findings of fact and conclusions of law, it is hereby ORDERED THAT:

Respondent shall abate the violation no later than 10 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$350.00 per day will be imposed thereafter.

Citrus County vs. Hollweg  
Case No. CE2025-01953

It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of EDWARD SCOTT HOLLWEG. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. Respondent shall be responsible for payment of all costs required by County ordinances or regulation, which may also be filed as a lien of record.

Respondent has the right to appeal this order to the circuit court within thirty (30) days of the date of the execution of this order.

DONE AND ORDERED this the 18th day of December 2025, at Orlando, Florida.

BY: 

Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. First Class Mail to EDWARD SCOTT HOLLWEG 100 S. Desoto St., Beverly Hills Florida 34465, this 22nd day of December 2025.

  
Brenda S. Lott, Administrative Assistant II  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

  
Brenda S. Lott, Administrative Assistant II  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

STATE OF FLORIDA     )  
CITRUS COUNTY        )

The foregoing instrument was acknowledged before me by means of physical presence this 22nd day of December 2025, by Brenda S. Lott, Administrative Assistant II, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



  
NOTARY PUBLIC-STATE OF FLORIDA  
Printed Name: Shannon DeLoach  
Commission No.: HH594079  
Expiration Date: September 16, 2025

**CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA,  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

CITRUS COUNTY, FLORIDA, a political  
subdivision of the State of Florida,

Petitioner,

Case No. CE2025-01954

v.

EDWARD SCOTT HOLLWEG  
102 S. Desoto St.  
Beverly Hills, FL 34465

Respondent.

**SPECIAL MASTER'S FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on December 17, 2025, on Petitioner's Notice of Violation. The following parties were present before the Court:

Code Compliance Officer Julie Wilkinson on behalf of Petitioner  
Kimberly Harrison, Assistant County Attorney

The Special Master heard testimony from the following witnesses:

Code Compliance Officer Julie Wilkinson

The Special Master admitted the following documents into evidence: Exhibit A: photographs taken on October 29, 2025 and November 13, 2025; Exhibit B: a copy of the Notice of Violation, Notice of Hearing, Pre-Hearing Order, Posting Affidavit and photo of Posting.

Having reviewed the documents admitted into evidence, and having determined the credibility of the witnesses and the weight to be accorded the evidence presented at hearing, the Special Master finds as follows:

**FINDINGS OF FACT:**

On October 29, 2025, Code Officer Julie Wilkinson inspected this property and observed a pile of accumulated vegetation and the lawn was overgrown with grass and weeds in excess of 18". A Notice of Violation was issued to the Respondent by certified mail on October 29, 2025 instructing Respondent to abate the violation by November 12, 2025. At Officer Wilkinson's corrective action inspection on November 13, 2025, the property remained in violation. A Notice of Hearing was sent to the Respondent by certified mail on November 13, 2025, notifying Respondent of the December 17, 2025 hearing before the Special Master. At the time of Officer Wilkinson's pre-hearing inspection on December 16, 2025, the property remained in violation.

Respondent is the owner of the property located at 102 S. Desoto St., Beverly Hills, Citrus County, Florida, described as Altkey: 1482607; BEVERLY HILLS UNIT 5 PB 9 PG 2 LOT 16 BLK 88; Parcel ID: 18E18S110050 00880 0160.

**CONCLUSIONS OF LAW:**

The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 20, Article VI Section 20-61 of the Citrus County Code by allowing the weeds/grass on the property to be over 18" tall.

The Respondent can abate the violation by maintaining the weeds/grass under 18" on the property.

The fine amount of \$300.00 per day recommended by the code compliance officer is reasonable taking into account the nature of the violation and Respondent's failure to take action to abate the violation.

**ORDER:**

Based on the foregoing findings of fact and conclusions of law, it is hereby ORDERED THAT:

Citrus County vs. Hollweg  
Case No. CE2025-01954

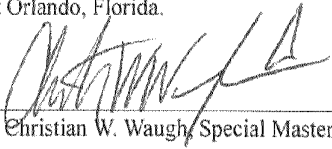
Respondent shall abate the violation no later than 10 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$300.00 per day will be imposed thereafter.

It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of EDWARD SCOTT HOLLWEG. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. Respondent shall be responsible for payment of all costs required by County ordinances or regulation, which may also be filed as a lien of record.

Respondent has the right to appeal this order to the circuit court within thirty (30) days of the date of the execution of this order.

DONE AND ORDERED this the 18th day of December 2025, at Orlando, Florida.

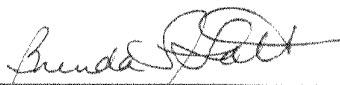
BY: 

Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER has been furnished via U.S. First Class Mail to EDWARD SCOTT HOLLWEG 100 S. Desoto St., Beverly Hills Florida 34465, this 22nd day of December 2025.

  
Brenda S. Lott, Administrative Assistant II  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

  
Brenda S. Lott, Administrative Assistant II  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

STATE OF FLORIDA     )  
CITRUS COUNTY        )

The foregoing instrument was acknowledged before me by means of physical presence this 22nd day of December 2025, by Brenda S. Lott, Administrative Assistant II, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



  
NOTARY PUBLIC-STATE OF FLORIDA  
Printed Name: Shannon DeLoach  
Commission No.: HH594079  
Expiration Date: September 16, 2025

**CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

CITRUS COUNTY, FLORIDA,  
A political subdivision of the State of Florida  
Petitioner,  
vs.

Case No. CE2025-01953

EDWARD SCOTT HOLLWEG  
100 S. Desoto St.  
Beverly Hills, Florida 34465  
Respondent. \_\_\_\_\_/

**ORDER IMPOSING FINE**

**THIS CAUSE** came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **December 17, 2025**, after due notice to Respondent EDWARD SCOTT HOLLWEG, the Special Master received evidence and thereupon issued an oral Order which was reduced to writing and furnished to EDWARD SCOTT HOLLWEG.

1. The Order required Respondent EDWARD SCOTT HOLLWEG to take certain corrective action by a time certain as more specifically set forth in that Order.
2. An Affidavit of Non-Compliance dated December 31, 2025 has been filed with the Special Master by Code Officer Julie Wilkinson, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.
3. The property upon which a violation has continued to exist is more fully described as Altkey: 1482585; BEVERLY HILLS UNIT 5 PB 9 PG 2 LOT 14 BLK 88 DESC IN OR BK 890 PG 35; Parcel ID: 18E18S110050 00880 0140.
4. Accordingly, it has been brought to the Special Master's attention that Respondent EDWARD SCOTT HOLLWEG has not complied with the Special Master's Order dated December 18, 2025.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

5. Respondent EDWARD SCOTT HOLLWEG shall pay to Citrus County, Florida, a fine of **\$350.00** per day, plus administrative costs in the amount of **\$280.86**, beginning on December 29, 2025, and continuing, with interest, until the violation has been abated as directed in the Order.
6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent EDWARD SCOTT HOLLWEG pursuant to Section 162.09, Florida Statutes.
7. Respondent EDWARD SCOTT HOLLWEG may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21<sup>st</sup>) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent file a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

Citrus County vs. Hollweg  
Case No. CE2025-01953

DONE AND ORDERED this the 5th day of January 2026.

CODE COMPLIANCE SPECIAL MASTER OF  
CITRUS COUNTY

BY: [Signature]  
Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: EDWARD SCOTT HOLLWEG, 100 S. Desoto St., Beverly Hills, FL 34465 this 6th day of January 2026.

[Signature]  
Brenda S. Lott, Administrative Assistant II  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Inverness, Florida 34461  
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of the State of Florida.

[Signature]  
Brenda S. Lott, Administrative Assistant II  
Citrus County Code Compliance  
3600 W. Sovereign Path, Suite 147  
Inverness, Florida 34461  
(352) 527-5350

CITRUS COUNTY     )  
STATE OF FLORIDA   )

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 6 day of January 2026 by BRENDA S. LOTT, as Administrative Assistant II for Citrus County Code Compliance who is personally known to me.



[Signature]  
NOTARY PUBLIC - STATE OF FLORIDA  
Printed Name: Shannon Deloach  
Commission No.: HH594079  
Expiration Date: September 16, 2028

**CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

CITRUS COUNTY, FLORIDA,  
A political subdivision of the State of Florida  
Petitioner,  
vs.

Case No. CE2025-01954

EDWARD SCOTT HOLLWEG  
100 S. Desoto St.  
Beverly Hills, Florida 34465  
Respondent. \_\_\_\_\_ /

**ORDER IMPOSING FINE**

**THIS CAUSE** came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **December 17, 2025**, after due notice to Respondent EDWARD SCOTT HOLLWEG, the Special Master received evidence and thereupon issued an oral Order which was reduced to writing and furnished to EDWARD SCOTT HOLLWEG.

1. The Order required Respondent EDWARD SCOTT HOLLWEG to take certain corrective action by a time certain as more specifically set forth in that Order.
2. An Affidavit of Non-Compliance dated December 31, 2025 has been filed with the Special Master by Code Officer Julie Wilkinson, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.
3. The property upon which a violation has continued to exist is more fully described as Altkey: 1482585; BEVERLY HILLS UNIT 5 PB 9 PG 2 LOT 14 BLK 88 DESC IN OR BK 890 PG 35; Parcel ID: 18E18S110050 00880 0140.
4. Accordingly, it has been brought to the Special Master's attention that Respondent EDWARD SCOTT HOLLWEG has not complied with the Special Master's Order dated December 18, 2025.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

5. Respondent EDWARD SCOTT HOLLWEG shall pay to Citrus County, Florida, a fine of **\$300.00** per day, plus administrative costs in the amount of **\$280.86**, beginning on December 29, 2025, and continuing, with interest, until the violation has been abated as directed in the Order.
6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent EDWARD SCOTT HOLLWEG pursuant to Section 162.09, Florida Statutes.
7. Respondent EDWARD SCOTT HOLLWEG may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21<sup>st</sup>) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent file a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

Citrus County vs. Hollweg  
Case No. CE2025-01954

DONE AND ORDERED this the 5th day of January 2026.

CODE COMPLIANCE SPECIAL MASTER OF  
CITRUS COUNTY

BY: [Signature]  
Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: EDWARD SCOTT HOLLWEG, 100 S. Desoto St., Beverly Hills, FL 34465 this 6th day of January 2026.

[Signature]  
Brenda S. Lott, Administrative Assistant II  
Citrus County Code Compliance  
Department of Growth Management  
3600 W. Sovereign Path Suite 147  
Inverness, Florida 34461  
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of the State of Florida.

[Signature]  
Brenda S. Lott, Administrative Assistant II  
Citrus County Code Compliance  
3600 W. Sovereign Path, Suite 147  
Inverness, Florida 34461  
(352) 527-5350

CITRUS COUNTY     )  
STATE OF FLORIDA   )

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 6 day of January 2026 by BRENDA S. LOTT, as Administrative Assistant II for Citrus County Code Compliance who is personally known to me.



[Signature]  
NOTARY PUBLIC - STATE OF FLORIDA  
Printed Name: Shannon DeLoach  
Commission No.: HH594079  
Expiration Date: September 16, 2028

BEFORE THE CODE COMPLIANCE SPECIAL MASTER  
IN AND FOR CITRUS COUNTY, FLORIDA  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA  
a political subdivision of the State of Florida,  
Petitioner,

vs.

Case No. 2177463

EDWARD SCOTT HOLLWEG  
100 S. Desoto St.  
Beverly Hills, Florida 34465

Respondent.

ORDER ACKNOWLEDGING COMPLIANCE

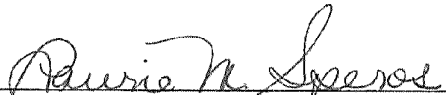
THIS MATTER, having come before Citrus County Code Compliance Special Master Christian W. Waugh upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer Cody Maguire pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162.07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondent EDWARD SCOTT HOLLWEG has come into compliance on February 3, 2023 with the Order issued by the Special Master on January 18, 2016 regarding a violation on property more fully described as Altkey: 1482585; BEVERLY HILLS UNIT 5 PB 9 PG 2 LOT 14 BLK 88 DESC IN OR BK 890 PG 35; Parcel ID: 18E18S110050 00880 0140.

DONE and ORDERED this 03 day of February, 2023.

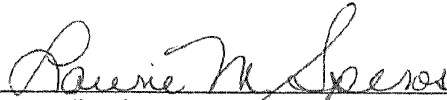
  
\_\_\_\_\_  
Christian W. Waugh  
Citrus County Code Compliance  
Special Master

Citrus County vs. Hollweg  
Case No. 2177463

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. First Class Mail to Edward Scott Hollweg, 100 S. Desoto St., Beverly Hills, FL 34465, this 16 day of February, 2023.

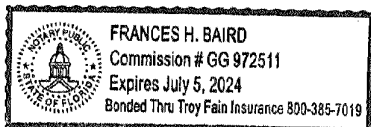
  
Laurie M. Speros, Recording Secretary  
Citrus County Code Compliance Special Master  
3600 W. Sovereign Path, Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

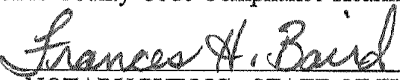
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, a political subdivision of the State of Florida.

  
Laurie M. Speros, Recording Secretary  
Citrus County Code Compliance Special Master  
3600 W. Sovereign Path, Suite 147  
Lecanto, Florida 34461  
(352) 527-5350

STATE OF FLORIDA     )  
CITRUS COUNTY        )

The foregoing instrument was acknowledged before me this 16 day of February, 2023, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me.



  
NOTARY PUBLIC - STATE OF FLORIDA  
Printed Name: Frances H. Baird  
Commission No.: GG 972511  
Expiration Date: July 5, 2024

Altkey: 1470544  
HOLLWEG EDWARD SCOTT

Parcel ID: 18E18S110031 00390 0230  
23 W MURRAY ST , BEVERLY HILLS, 34465

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0100 - SINGLE FAMILY  
Bldg Counts Res 1 / MH 0 / Comm 0  
Nbhd 7661 - BEVERLY HILLS-OLDER UNITS S OF BH BLVD  
Tax District 000B - BEVERLY HILLS  
Subdivision 000116 - BEVERLY HILLS UNIT 3A  
Short Legal BEVERLY HILLS UNIT 3A PB 5 PG 1 LOT 23 BLK 39  
Est. Parcel Sqft 6,466  
Est. Parcel Acres .15  
Map SC-TW-RG 11-18S-18E

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

Mailing Address

Name HOLLWEG EDWARD SCOTT  
Mailing Address 100 S DESOTO ST  
BEVERLY HILLS FL 34465

All Owners

| Name                 | Owner Type      |
|----------------------|-----------------|
| HOLLWEG EDWARD SCOTT | 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 | \$11,490   | \$98,971   | \$110,461  | \$72,610          | \$0                 | \$72,610         | \$0            | \$1,475.74   | <a href="#">Link</a> |
| 2024 | \$8,770    | \$101,314  | \$110,084  | \$66,009          | \$0                 | \$66,009         | \$0            | \$1,364.90   | <a href="#">Link</a> |

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

| Year | Tax Dist | District Name | Market Value | Millage Rate | Tax Estimate |
|------|----------|---------------|--------------|--------------|--------------|
| 2025 | 000B     | BEVERLY HILLS | \$110,461    | 14.8298      | \$1,788.53   |

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  |
| 0045      | BEV. HILLS BEAUTIFICATION | \$15.00  |
| 0131      | FIRE SERVICES ASSESSMENT  | \$125.00 |
| 0154      | STORMWATER                | \$29.42  |

Sales

| Sale Date  | Sale Price | Book/Page | Instr Type                             | V/I |
|------------|------------|-----------|----------------------------------------|-----|
| 10/18/2017 | \$100      | 2861/0247 | 27-TO/FROM TSTEEES BANKRUPT/EXEC/GUARD | I   |
| 07/20/2017 | \$100      | 2842/0654 | 01-CORRECTIVE/QC/TD/COT                | I   |
| 04/01/2005 | \$74,900   | 1851/0276 | 00-WARRANTY DEED                       | I   |
| 12/01/2004 | \$40,000   | 1805/2386 | 00-WARRANTY DEED                       | I   |
| 12/01/2004 | \$100      | 1797/0172 | 11-11                                  | 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 |
|-------------|---------------|---------------------------------------------------|---------|----------------|
| 07/17/2009  | 200903825     | 10 X 12 DCA SHED ***A-T-F- NO NOC REQ*** SITE APP | \$1,620 |                |
| 03/01/1996  | 199601740     | ADD NEW HVAC SYSTEM W/HEA                         | \$100   | 03/01/1996     |

**Land & Agricultural**

| Line | Land Use                        | Type         | Units | Frontage | Depth | Ag Flag | Classified Value | Just Value | Zoning |
|------|---------------------------------|--------------|-------|----------|-------|---------|------------------|------------|--------|
| 1    | 0108-RESIDENTIAL NON-WATERFRONT | F-FRONT FOOT | 65.00 | 65.0     | 100   |         |                  | \$11,490   | MDR    |

**Residential**

|                                |                                |
|--------------------------------|--------------------------------|
| Bldg Number                    | 1                              |
| Class                          | R1 - RESIDENTIAL SINGLE FAMILY |
| Year Built                     | 1972                           |
| Total FLA                      | 950                            |
| Total Under Roof               | 1,014                          |
| Exterior Wall                  | 32 - CONCRETE BLOCK STUCCO     |
| Foundation                     | 3 - CONT. FOOTING-AVG.         |
| HVAC                           | 109 - HEAT PUMP                |
| Stories                        | 1                              |
| Floor System                   | 01 - CONC. SLAB                |
| Roof Frame                     | 01 - GABLE                     |
| Roof Cover                     | 03 - ASPHALT SHINGLE           |
| Fuel                           | 1 - ELECTRIC                   |
| Bedrooms/Full Baths/Half Baths | 2/1/                           |
| Addl Fixtures                  |                                |
| FPL: Stacks/Openings           | /                              |
| RCN                            | 128,918                        |
| RCNLD                          | 96,991                         |

**Additions to Base Area**

| Building | Description    | Year Built | Area |
|----------|----------------|------------|------|
| 1        | MAIN BUILDING  | 1972       | 763  |
| 1        | OPEN PORCH FIN | 1972       | 64   |
| 1        | FLR LIV AREA   | 1972       | 187  |

**Miscellaneous Improvements**

| Building # | Line | Description                             | Year Built | L  | W  | Units | Area | Value |
|------------|------|-----------------------------------------|------------|----|----|-------|------|-------|
| 1          | 1    | CONCRETE PATIO NO FOOTER-[1-SF]         | 1972       | 10 | 16 | 1     | 160  | 540   |
| 1          | 2    | DECKING WOOD-[1-SF]                     | 2009       | 8  | 10 | 1     | 80   | 370   |
| 1          | 3    | UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF] | 2009       | 10 | 12 | 1     | 120  | 1,070 |

**Total Misc Value**

1,980

**Legal Description**

**Legal Description**

BEVERLY HILLS UNIT 3A PB 5 PG 1 LOT 23 BLK 39

**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.

1470544

# APPLICATION FOR TAX DEED

512  
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923278

To: Tax Collector of CITRUS COUNTY, Florida

I,  
KEYS FUNDING LLC - 2024  
PO BOX 67513  
NEWARK, NJ 07101-8009,

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       |
|-----------------------------------------------|-----------------|------------|
| 1470544                                       | 2024/2765       | 06-01-2024 |
| Legal Description                             |                 |            |
| BEVERLY HILLS UNIT 3A PB 5 PG 1 LOT 23 BLK 39 |                 |            |

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  
KEYS FUNDING LLC - 2024  
PO BOX 67513  
NEWARK, NJ 07101-8009

04-21-2026  
Application Date

\_\_\_\_\_  
Applicant's signature

Altkey: 1470544  
HOLLWEG EDWARD SCOTT

Parcel ID: 18E18S110031 00390 0230  
23 W MURRAY ST , BEVERLY HILLS, 34465

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

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Bldg Counts Res 1 / MH 0 / Comm 0  
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**Permits****Legacy System Permits (Infor)**

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| Roof Cover       | 03 - ASPHALT SHINGLE           |
| Fuel             | 1 - ELECTRIC                   |

Bedrooms/Full Baths/Half Baths      2/1/  
 Addl Fixtures  
 FPL: Stacks/Openings                      /

RCN  
 RCNLD

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