RECEIVED
By Tammy S. Kirby at 2:07 pm, 8/5/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 7024 PO BOX 67513 NEWARK, NJ 07101-8009	Property Owner	LECLAIR THOMAS G LECLAIR KATHLEEN 6185 W LIBERTY LN HOMOSASSA, FL 34448
Property description	HERITAGE ACRES UNIT 4 PB 12 PG 8 LOT 15 BLK M	Application date	Apr 21, 2026
		Certificate #	2024 / 2980
		Date certificate issued	06/01/2024
		Account number	2251891

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2024/2980	06/01/2024	2,843.89	218.03	3,061.92
			➔ Part 2: Total*	**3,061.92**

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2025/3229	06/01/2025	3,788.81	6.25	199.70	3,994.76
				Part 3: Total*	**3,994.76**

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	7,056.68
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,714.61
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)	671.78
7. **Total Paid** (Lines 1-6)	11,868.07

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Hallie Sullivan
Signature, Tax Collector or Designee

Citrus County, Florida

Date 5th of August, 2026

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	129.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s.197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. **Total Paid** (Lines 8-13)	129.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	133,937.00
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	145,934.07
17. Redemption fee	6.25
18. Total amount to redeem	145,940.32

Signature, Clerk of Court or Designee

Date of sale

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

FULL LEGAL (If applicable)

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

TAX DEED APPLICATION COVER LETTER

Account #: 2251891

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 - 7024
PO BOX 67513
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
LECLAIR THOMAS G
LECLAIR KATHLEEN
6185 W LIBERTY LN
HOMOSASSA, FL 34448

Additional Parties, Per Search
None

Certified By:

Hallie Sullivan

_____
Tax Collector or Authorized Designee

TDA #: 923299

TitleExpress®
A service of Grant Street Group
339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com
E-mail: TitleExpress@grantstreet.com
Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
2251891	17E19S120040 000M0 0150	6185 W LIBERTY LN HOMOSASSA 34448

Legal Description
HERITAGE ACRES UNIT 4 PB 12 PG 8 LOT 15 BLK M

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 2980	$267,874	Yes	No	No

Owner of Record on Current Tax Roll
THOMAS G LECLAIR, KATHLEEN LECLAIR

6185 W LIBERTY LN
HOMOSASSA FL 34448

Billing Name & Address

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 07/10/2026 **Search covers** **20 years** **through:** 07/06/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
THOMAS G LECLAIR AND KATHLEEN LECLAIR 6185 W LIBERTY LANE HOMOSASSA FL 34448	Warranty Deed Bk:3002 Pg:304	

Related Documents (for Reference)

Warranty Deed
Bk:1713 Pg:537

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019046345 BK: 3002 PG: 304 9/4/2019 2:35 PM 1 Receipt: 2019040888
RECORDING $18.50 D DOCTAX PD $1,880.90

Prepared by and Return to:
Trish Wakefield , an employee of
First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450

File No.: 148352-51

WARRANTY DEED

This indenture made on August 30, 2019, by **William F. Peters and Jo Anne R. Peters, husband and wife** whose address is: 6185 W. Liberty Ln, Homosassa, FL 34448 hereinafter called the "grantor", to **Thomas G. LeClair and Kathleen LeClair, husband and wife** whose address is: 6185 W. Liberty Lane, Homosassa, FL 34448 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Citrus** County, **Florida,** to-wit:

Lot 15, Block M, HERITAGE ACRES UNIT NO. 4, according to the Plat thereof, recorded in Plat Book 12, Page(s) 8 to 11 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 2251891

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2018.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019046345 BK: 3002 PG: 305 9/4/2019 2:35 PM 2 Receipt: 2019040888
RECORDING $18.50 D DOCTAX PD $1,880.90

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

William F. Peters

Jo Anne R. Peters

Signed, sealed and delivered in our presence:

1st Witness Signature
Print Name: Christopher C Carter

2nd Witness Signature
Print Name: Patricia Wakefield

State of FLORIDA
County of Citrus

The Foregoing Instrument Was Acknowledged before me on the ~~August 30, 2019,~~ 9/4/19 by **William F. Peters and Jo Anne R. Peters, husband and wife** who is/are personally known to me or who has/have produced the following as identification: Drivers License.

Notary Public
Printed Name:
My Commission expires:

Notary Public State of Florida
Patricia Wakefield
My Commission GG 178848
Expires 03/20/2022

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JERI LYNN DIEHL FOR

Southeast Title Insurance Agency
547 W. Fort Island Trail, Ste.E
Crystal River, FL 34429
Property Appraisers Parcel Identification (Folio) Number:
Grantees SS #s:

2004027875 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.50
DOCUMENTARY TAX: $84.00
2004027875 BK:1713 PG:537-539
04/28/2004 04:38 PM 2 PGS
KCCR,DC Receipt #017757

SPACE ABOVE THIS LINE FOR RECORDING DAT

THIS WARRANTY DEED, made the 26th day of April, 2004 by JOHN PHILIPPE LAWSON, herein called the grantor, to WILLIAM F. PETERS and JO ANNE R. PETERS, husband and wife whose post office address is 797 UNITED STATES AVENUE, LINDENWOLD, NJ 08021, hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz.:

See Exhibit "A"

GRANTOR HEREBY CERTIFIES THAT THE PROPERTY DESCRIBED HEREIN IS NOT HIS CONSTITUTIONAL HOMESTEAD AS MADE AND PROVIDED BY THE LAWS OF THE STATE OF FLORIDA, AND IS NOT NOW AND NEVER HAS BEEN CONTIGUOUS TO GRANTORS HOMESTEAD.

Subject to easements, restrictions and reservations of record and to taxes for the year 2004 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Jeri Lynn Diehl
Witness #1 Printed Name

Witness #2 Signature

Jennifer C. Duca
Witness #2 Printed Name

JOHN PHILIPPE LAWSON
4461 BURMUDA DRIVE, SPRING HILL, FL 34607-2806

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 26th day of April, 2004 by JOHN PHILIPPE LAWSON who is personally known to me or has produced Drivers License as identification.

SEAL

Jennifer C. Duca
MY COMMISSION # DD079831 EXPIRES
March 6, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Public

Jennifer C. Duca

File No.: C0404143

EXHIBIT "A"

LOT 15, BLOCK M, HERITAGE ACRES, UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 8 THROUGH 11, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Altkey: 2251891 **Parcel ID: 17E19S120040 000M0 0150**

LECLAIR THOMAS G **6185 W LIBERTY LN , HOMOSASSA, 34448**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	5525 - HERITAGE ACRES-WHISPERING WOODS
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000893 - HERITAGE ACRES UNIT 4
Short Legal	HERITAGE ACRES UNIT 4 PB 12 PG 8 LOT 15 BLK M
Est. Parcel Sqft	47,354
Est. Parcel Acres	1.09
Map SC-TW-RG	12-19S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	LECLAIR THOMAS G
Mailing Address	6185 W LIBERTY LN HOMOSASSA FL 34448

All Owners

Name	Owner Type
LECLAIR THOMAS G	HW - Husband And Wife
LECLAIR KATHLEEN	HW - Husband And Wife

Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	2020

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	$24,460	$307,288	$331,748	$267,874	$50,722	$217,152	$63,874	$3,568.80	Link
2024	$22,290	$325,343	$347,633	$260,325	$50,000	$210,325	$87,308	$3,417.69	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	0000	COASTAL RIVERS BASIN	$331,748	14.8298	$5,084.60

Buyer Beware!

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

Special Assessments

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$27.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
09/04/2019	$268,700	3002/0304	00-WARRANTY DEED	I
04/01/2004	$12,000	1713/0537	00-WARRANTY DEED	V
06/01/1990	$100	0861/0635	03-SAME FAMILY/DEED FOL	V
07/01/1982	$7,495	0605/1881	13-FROM DEVELOPERS	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
03/29/2007	200703258	INGROUND FIBER POOL 11.3X23 ** NOC IN FILE FOR ING	$4,000	
02/23/2005	200501430	SFD ONLY -- NOC IN FILE FOR SFD & DETACHED GARAGE	$190,669	07/25/2005
02/23/2005	200501436	DETACHED GARAGE ONLY -- SITE & NOC W/ SFD PERMIT 2	$51,610	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	A-ACREAGE	1.09	150.0	317			$24,460	LDRMH

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	2005
Total FLA	1,848
Total Under Roof	2,667
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/1
Addl Fixtures	2
FPL: Stacks/Openings	/
RCN	302,260
RCNLD	255,908

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	2005	1,848
1	OPEN PORCH FIN	2005	239
1	GARAGE FINISHED	2005	492
1	SCR PORCH FIN	2005	88

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCREEN ENCLOSURE STRUCTURAL FRAME-[1-SF]	2007			1	442	3,850
1	2	SCRN PRCH WOOD ALUM W/O CONCRETE SLAB-[1-SF]	2007	12	12	1	144	1,370
1	3	GARAGE DETACHD CONCRETE BLOCK STUCCO-[1-SF]	2007	24	30	1	720	14,880

1	4	SWIMMING POOL FIBERGLASS-[1-SF]	2007	22	10	1	220	7,300
1	5	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	2011	12	24	1	288	2,200
1	6	GREENHOUSE PREFAB WITH CONC FLR-[1-SF]	2011	8	10	1	80	1,060
1	7	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	2013	12	17	1	204	2,830
1	8	DETACHD LIV AREA FINISH LIKE HOUSE-[1-SF]	2011	18	24	1	432	16,390
1	9	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	2011	12	24	1	288	1,500

Total Misc Value
51,380

Legal Description

Legal Description
HERITAGE ACRES UNIT 4 PB 12 PG 8 LOT 15 BLK M

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.

2251891

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923299

To: Tax Collector of CITRUS COUNTY, Florida

I,

KEYS FUNDING LLC - 7024
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
2251891	2024/2980	06-01-2024
Legal Description		
HERITAGE ACRES UNIT 4 PB 12 PG 8 LOT 15 BLK M		

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 - 7024
PO BOX 67513
NEWARK, NJ 07101-8009

Applicant's signature

04-21-2026
Application Date

Altkey: 2251891
LECLAIR THOMAS G

Parcel ID: 17E19S120040 000M0 0150
6185 W LIBERTY LN , HOMOSASSA, 34448

Citrus County Property Appraiser, Cregg E. Dalton

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Mailing Address	6185 W LIBERTY LN HOMOSASSA FL 34448

All Owners

Name	Owner Type
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Homestead Exemption

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Permits

Legacy System Permits (Infor)

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Fuel	1 - ELECTRIC
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Addl Fixtures	2
FPL: Stacks/Openings	/

RCN
RCNLD

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1	3	GARAGE DETACHD CONCRETE BLOCK STUCCO-[1-SF]	2007	24	30	1	720	
1	4	SWIMMING POOL FIBERGLASS-[1-SF]	2007	22	10	1	220	
1	5	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	2011	12	24	1	288	
1	6	GREENHOUSE PREFAB WITH CONC FLR-[1-SF]	2011	8	10	1	80	
1	7	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	2013	12	17	1	204	
1	8	DETACHD LIV AREA FINISH LIKE HOUSE-[1-SF]	2011	18	24	1	432	
1	9	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	2011	12	24	1	288	

Total Misc Value