RECEIVED
By Tifani White at 11:09 am, 8/6/26

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	HAMRICK GARY F 3 PTERIS CT HOMOSASSA, FL 34446
Property description	SUGARMILL WOODS OAK VILLAGE PB 9 PG 86 LOT 13 BLK 162	Application date	Apr 21, 2026
		Certificate #	2024 / 3375
		Date certificate issued	06/01/2024
		Account number	2157712

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)
# 2024/3375	06/01/2024	988.30	137.33	1,125.63
			→ Part 2: Total*	**1,125.63**

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)
# 2025/3700	06/01/2025	1,021.63	6.25	53.85	1,081.73
				Part 3: Total*	**1,081.73**

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)	2,207.36
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	1,040.80
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)	220.39
7.	**Total Paid** (Lines 1-6)	3,893.55

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.

Sabrina Maloy
Signature, Tax Collector or Designee

Citrus County, Florida

Date 6th 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.	45,226.00
16.	Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	49,248.55
17.	Redemption fee	6.25
18.	Total amount to redeem	49,254.80
	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 #: 2157712

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
HAMRICK GARY F
3 PTERIS CT
HOMOSASSA, FL 34446

Additional Parties, Per Search

SUGARMILL WOODS OAK VILLAGE ASSOCIATION INC QUALIFIED PROPERTY MGMT INC 5901 US HWY 19, STE 7Q NEW PORT RICHEY, FL 34652	Lien Holder
SUGARMILL WOODS OAK VILLAGE ASSOCIATION, INC. 5901 US HIGHWAY 19 STE 7Q NEW PORT RICHEY, FL 34652	Lien Holder
QUALIFIED PROPERTY MANAGEMENT INC., REGISTERED AGENT O/B/O SUGARMILL WOODS OAK VILLAGE ASSOCIATION, INC. QUALIFIED PROPERTY MANAGEMENT INC 5901 US HWY 19, STE 7Q NEW PORT RICHEY, FL 34652	Lien Holder's Agent/Rep

Certified By:

Sabrina Maloy

_____

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450
Phone: 352-341-6500 | Fax: 352-341-6514
www.citrustc.us

TDA #: 923283

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
2157712	18E20S130020 01620 0130	3 PTERIS CT HOMOSASSA 34446

Legal Description
SUGARMILL WOODS OAK VILLAGE PB 9 PG 86 LOT 13 BLK 162

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3375	$90,452	Yes	No	No

Owner of Record on Current Tax Roll
GARY F HAMRICK

3 PTERIS CT
HOMOSASSA FL 34446

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: 07/09/2026 **Search covers** **20 years** **through:** 07/06/2026

Karen LaBree
Title Examiner

General Examiner Comments:

The legal description on the conveyance(s) or vesting deed(s) differ from the Property Appraiser records. The deeds refer to "Block B-162" and the Property Appraiser has "Block 162".

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
GARY F. HAMRICK 3 PTERIS CT HOMOSASSA FL 34446	Warranty Deed Bk:3241 Pg:571	

Related Documents (for Reference)

Warranty Deed
Bk:1499 Pg:312

Warranty Deed
Bk:2246 Pg:1418

Warranty Deed
Bk:2964 Pg:2376

Warranty Deed
Bk:3199 Pg:1724

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
SUGARMILL WOODS OAK VILLAGE ASSOCIATION, INC. 5901 US HIGHWAY 19 STE 7Q NEW PORT RICHEY FL 34652	Lien Bk:3483 Pg:1806	
QUALIFIED PROPERTY MANAGEMENT INC., REGISTERED AGENT O/B/O SUGARMILL WOODS OAK VILLAGE ASSOCIATION, INC. QUALIFIED PROPERTY MANAGEMENT INC 5901 US HWY 19, STE 7Q NEW PORT RICHEY FL 34652	Sunbiz HOA	

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
#2022000714 BK: 3241 PG: 571 1/5/2022 9:45 AM 1 Receipt: 2022000632
RECORDING $18.50 D DOCTAX PD $1,890.00

Prepared by:
Cindy Bescher, an employee of
Express Title Services of Citrus, Inc.,
2704 W. Woodview Lane
Lecanto, Florida 34461

RECORD & RETURN TO:
GRANTEE

Consideration: $270,000.00
File Number: 21-1194

General Warranty Deed

Made this December 30, 2021 A.D. By

Juan Nivar, 8400 E. Sweetwater Dr., Inverness, Florida 34450, hereinafter called the grantor, to **Gary F. Hamrick**, whose post office address is: 3 Pteris Ct. Homosassa, FL 34446, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the 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, viz:

Lot 13, Block B-162, SUGARMILL WOODS OAK VILLAGE, according to the Plat thereof, as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, of the Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

Parcel ID Number: **2157712**

Said property is not the homestead of the Grantor(s) nor contiguous to the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon or adjacent to said land.

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 grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022000714 BK: 3241 PG: 572 1/5/2022 9:45 AM 2 Receipt: 2022000632
RECORDING $18.50 D DOCTAX PD $1,890.00

Prepared by:
Cindy Bescher, an employee of
Express Title Services of Citrus, Inc.,
2704 W. Woodview Lane
Lecanto, Florida 34461

RECORD & RETURN TO:
GRANTEE

Consideration: $270,000.00
File Number: 21-1194

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Sign: Cindy Bescher

Witness Printed Name Cindy Bescher

Witness #2 Sign: Kristin L Clause

Witness Printed Name Cristin C. Clause

_____ (Seal)
Juan Nivar
Address: 8400 E. Sweetwater Dr., Inverness, Florida 34450

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (___) online notarization this 30th day of December, 2021, by Juan Nivar, who is/are personally known to me or who has produced FLD.L as identification.

AFFIX NOTARY SEAL:

Cindy Bescher
Notary Public
Print Name: _____

My Commission Expires: _____

CINDY BESCHER
MY COMMISSION # HH 065095
EXPIRES: April 5, 2022
Bonded Thru Notary Public Underwriters

Doc Stamp-Deed Tax Paid
$ 198.00
Intangible Tax Paid
$ /
Betty Strifler,
Clerk of Circuit Court
Citrus County, Florida
By: DC

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK OF COURTS
DATE 4-17-02 TIME 1:17 PM
FILE # 1252031
OR BK PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Brenda L. Buta
Citrus Land Title
1089 North Lecanto Highway
Beverly Hills, Florida 34465
Property Appraisers Parcel Identification (Folio) Numbers: ~~13-20S-18E-0020-01620-0130~~
Grantees SS #s [redacted]
File #02B00651

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 10th day of **April, 2002** by **James W. Hall, an unremarried widower,** hereinafter called the grantor, to **Kenneth J. Clark and O. Gail Clark, husband and wife** whose post office address is 3 Pteris Court, Homosassa, Florida 34446
hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the 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.:

Lot 13, Block B-162, SUGARMILL WOODS OAK VILLAGE, according to Plat thereof as recorded in Plat Book 9, pages 86 through 150, inclusive, Plat Book 10, pages 1 through 150, inclusive, Plat Book 11, pages 1 through 16, inclusive, amended in Plat Book 9, page 87A, all 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 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, 2001.

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
Michelle I. Boulerice
Witness #1 Printed Name

Witness #2 Signature
Brenda L. Buta
Witness #2 Printed Name

James W. Hall L.S.
3 Pteris Court, Homosassa, Florida 34446

BK 1499 PG 312

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 10th day of **April, 2002** by **James W. Hall, an unremarried widower** who is personally known to me or has produced _____ as identification.

SEAL

BRENDA L. BUTA
Notary Public, State of Florida
My comm. expires May 16, 2003
Comm No CC837028
1-800-3-Notary Fla Notary Service & Bonding Co.

Notary Public

Brenda L. Buta
Printed Notary Name

My Commission Expires:

Return to Citrus Land Title, Inc.
File #

18.50
1050.00

Prepared by and Return to:
Danielle Smallridge
Southern Sun Title Company
7739 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

2008048466 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $1,050.00
2008048466 BK:2246 PG:1418
10/09/2008 08:18 AM 2 PGS
NWEIGESHOF,DC Receipt #027969

File No.: **08-08-6095**

WARRANTY DEED

This indenture made on A.D. 10/5/08, by

Kenneth J. Clark and O. Gail Clark, husband and wife

whose address is: 3106 Bethel Road, Unit 44, Simpsonville, SC 29681
hereinafter called the "grantor", to

James A. Vollmer and Ann M. Vollmer, husband and wife

whose address is: 237 Parkview Rd., St. Marys, PA 15857
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, **FL**, to-wit:

Lot 13, Block B-162, OAK VILLAGE, SUGARMILL WOODS, according to the plat thereof, as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, of the Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, of the public records of Citrus County, Florida.

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 2007.

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

Signed, sealed and delivered in our presence:

Danielle Smallridge
Witness Signature
Danielle Smallridge
Printed Name

Tracy L. Gough
Witness Signature
Tracy L. Gough
Printed Name

Kenneth J. Clark
Kenneth J. Clark

O. Gail Clark
O. Gail Clark

State of FL

County of: Citrus

Sworn To, Subscribed and Acknowledged before me on this 5th day of October, 2008, by **Kenneth J. Clark and O. Gail Clark, husband and wife** who is/are personally known to me or who has/have produced FL Drivers License as identification.

SEAL

NOTARY PUBLIC-STATE OF FLORIDA
Danielle Smallridge
Commission # DD531622
Expires: MAR. 22, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Danielle Smallridge
Notary Public
Danielle Smallridge
Notary Print Name
My Commission Expires: _____

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019015190 BK: 2964 PG: 2376 3/26/2019 2:52 PM 1 Receipt: 2019013828
RECORDING $18.50 D DOCTAX PD $1,305.50

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No.: 19-02-10048

WARRANTY DEED

This indenture made on A.D. March 25th 2019 by

James A. Vollmer and Ann M. Vollmer, husband and wife

whose address is: 101 Mulberry way, Murrells Inlet, SC 29576
hereinafter called the "grantor", to

Erin Marie Gilboy, an unmarried person

whose address is: 3 Peri's Ct., Homosassa, FL 34446
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, **FL**, to-wit:

Lot 13, Block B-162, SUGARMILL WOODS OAK VILLAGE, according to the plat thereof, as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, of the Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

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
#2019015190 BK: 2964 PG: 2377 3/26/2019 2:52 PM 2 Receipt: 2019013828
RECORDING $18.50 D DOCTAX PD $1,305.50

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

Signed, sealed and delivered in our presence:

Witness Signature

Nancy S Ponticos
Printed Name

Witness Signature

Danielle Smallridge
Printed Name

James A. Vollmer

Ann M. Vollmer

State of FL

County of: Citrus

Sworn To, Subscribed and Acknowledged before me on this 25th day of March 2019, by **James A. Vollmer and Ann M. Vollmer, husband and wife** who are personally known to me or who have produced FL Drivers Licenses as identification.

SEAL

DANIELLE SMALLRIDGE
Notary Public - State of Florida
Commission # GG 185845
My Comm. Expires May 8, 2022
Bonded through National Notary Assn.

Notary Public

Danielle Smallridge
Notary Print Name

My Commission Expires: _____

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021059239 BK: 3199 PG: 1724 8/26/2021 3:49 PM 1 Receipt: 2021050207
RECORDING $18.50 D DOCTAX PD $1,505.00

Prepared by and return to:
Audra Chandler
Southern Security Title of the Nature Coast, Inc.
1271 Kass Circle
Spring Hill, FL 34606
(352) 688-9771
Actual Consideration paid is $215,000.00
File No 2021-08-1728

18.50
1505.00
1523.50

Parcel Identification No: Property 1:
18E20S130020 01620 0130

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **24th day of August, 2021** between **Erin Marie Gilboy, a single woman**, whose post office address is **27 Morning Glory Court, Homosassa, Florida 34446**, of the County of Citrus, State of Florida, Grantor, to **Juan Nivar, a married man**, whose post office address is **8400 East Sweetwater Drive, Inverness, Florida 34450,** of the County of Citrus, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 13, Block B-162, Sugarmill Woods, Oak Village, according to the Plat thereof, as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, of the Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

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

Subject to taxes not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021059239 BK: 3199 PG: 1725 8/26/2021 3:49 PM 2 Receipt: 2021050207
RECORDING $18.50 D DOCTAX PD $1,505.00

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cheryl Fleckenstein

Print Name: Cheryl Fleckenstein

Emily Lorentz

Print Name: Emily Lorentz

Erin Gilboy

Erin Marie Gilboy

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ( ) online notarization this 19 day of August, 2021, by Erin Marie Gilboy.

Cheryl Fleckenstein

Signature of Notary Public
Print, Type/Stamp Name of Notary

CHERYL FLECKENSTEIN
State of Florida-Notary Public
Commission # GG 175047
My Commission Expires
January 15, 2022

Personally Known:_____ OR Produced Identification: ✓
Type of Identification
Produced: Driver's License

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024041390 BK: 3483 PG: 1806 7/11/2024 3:50 PM 1 Receipt: 2024036115
RECORDING $10.00

PREPARED BY:
RECORD AND RETURN TO:
Robert S. Christensen
Law Office of Robert S. Christensen
P.O. Box 415
Homosassa Springs, FL. 34447
(352) 382-7934 Telephone
christensenlaw@earthlink.net

(Space above this line reserved for recording office use only)

CLAIM OF LIEN FOR ASSESSMENTS

STATE OF FLORIDA

COUNTY OF CITRUS

BEFORE ME, the undersigned notary public, personally appeared ED SCHILLER, President of SUGARMILL WOODS OAK VILLAGE ASSOCIATION, INC. a Florida corporation, on behalf of the corporation. Affiant took an oath that Affiant is an Agent of SUGARMILL WOODS OAK VILLAGE ASSOCIATION, INC., whose address is 5901 US Highway 19, STE 7Q, New Port Richey, Florida 34652, and that pursuant to Section 720.3085 of the Florida Statutes as well as the Declaration of Restrictions for SUGARMILL WOODS OAK VILLAGE ASSOCIATION, INC., said Association is owed the following amounts for shares of the common expenses:

Assessment due	
Interest through April 30, 2024	358.69
Attorney's fees and costs through April 30, 2024	360.00
TOTAL (through April 30, 2024)	**$718.69**

Plus interest at the rate of 18.000% per annum from the due dates. This Claim of Lien shall also secure all unpaid assessments, interest, costs, and attorneys' fees which are due and which may accrue subsequent to the date of this Claim of Lien and prior to entry of a final judgment of foreclosure. The Lienor claims this lien on the following described property in Citrus County, Florida:

Lot 13, Block B-162, Sugarmill Woods Oak Village, according to the Plat thereof, as recorded in Plat Book 9, Pages 86-150, inclusive; Plat Book 10, Pages 1 through 150, Plat Book 11, Pages 1 through 6, of the Public Records of Citrus County, Florida as amended in Plat Book 9, Page 87-A, inclusive, Public Records of Citrus County, Florida.

The current owner: Gary F. Hamrick

The amount due to the Lienor remains outstanding as of this 20 day of JUNE, 2024.

Witness: B. J. [illegible] 8827 S Suncoast Blvd Homosassa FL 34446

Witness: MARGARET ARNOLD 8827 S. SUNCOAST BLVD HOMOSASSA FL 34446

Sugarmill Woods Oak Village Association, Inc.

BY: Ed Schiller (SEAL)
ED SCHILLER, President

Sworn to and subscribed before me this 20 day of JUNE, 2024, by Ed Schiller, Agent, on behalf of the corporation, who is personally known or who has/have produced a drivers license as identification.

Theresa Poist
Notary Public --- State of Florida
Printed Name: Theresa Poist

THERESA POIST NOTARY PUBLIC MY COMMISSION EXPIRES 11-3-2025 STATE OF FLORIDA COMMISSION NUMBER HH 285423



Detail by Entity Name

Florida Not For Profit Corporation
SUGARMILL WOODS OAK VILLAGE ASSOCIATION, INC.

Filing Information

Document Number	753800
FEI/EIN Number	59-2441360
Date Filed	08/18/1980
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/21/1992
Event Effective Date	NONE

Principal Address

QUALIFIED PROPERTY MANAGEMENT INC
5901 US HWY 19, STE 7Q
NEW PORT RICHEY, FL 34652

Changed: 02/20/2020

Mailing Address

QUALIFIED PROPERTY MANAGEMENT INC
5901 US HWY 19, STE 7Q
NEW PORT RICHEY, FL 34652

Changed: 02/20/2020

Registered Agent Name & Address

QUALIFIED PROPERTY MANAGEMENT INC
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HWY 19, STE 7Q
NEW PORT RICHEY, FL 34652

Name Changed: 02/20/2020

Address Changed: 02/20/2020

Officer/Director Detail

Name & Address

Title President, Director

SCHILLER, ED
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HWY 19, STE 7Q
NEW PORT RICHEY, FL 34652

Title VP, Director

MOODY, KEN
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HWY 19, STE 7Q
NEW PORT RICHEY, FL 34652

Title Secretary, Director

REID, RAY
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HWY 19, STE 7Q
NEW PORT RICHEY, FL 34652

Title Treasurer, Director

MCELROY, DIXIE
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HWY 19, STE 7Q
NEW PORT RICHEY, FL 34652

Title Director

JACK, CLAUDIA
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HWY 19, STE 7Q
NEW PORT RICHEY, FL 34652

Title Director

GRADY, MELISSA
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HWY 19, STE 7Q
NEW PORT RICHEY, FL 34652

Title Director

PIROTTA, JAMES
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HWY 19, STE 7Q

NEW PORT RICHEY, FL 34652

Annual Reports

Report Year	Filed Date
2024	01/31/2024
2025	02/14/2025
2026	03/20/2026

03/20/2026 -- ANNUAL REPORT	View image in PDF format
02/14/2025 -- ANNUAL REPORT	View image in PDF format
01/31/2024 -- ANNUAL REPORT	View image in PDF format
03/10/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
04/19/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/25/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
01/29/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/24/2017 -- ANNUAL REPORT	View image in PDF format
01/14/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
03/12/2014 -- ANNUAL REPORT	View image in PDF format
01/14/2013 -- ANNUAL REPORT	View image in PDF format
01/26/2012 -- ANNUAL REPORT	View image in PDF format
04/06/2011 -- AC	View image in PDF format
03/09/2011 -- ANNUAL REPORT	View image in PDF format
02/15/2010 -- ANNUAL REPORT	View image in PDF format
02/19/2009 -- ANNUAL REPORT	View image in PDF format
01/17/2008 -- ANNUAL REPORT	View image in PDF format
02/15/2007 -- ANNUAL REPORT	View image in PDF format
02/09/2006 -- ANNUAL REPORT	View image in PDF format
08/01/2005 -- ANNUAL REPORT	View image in PDF format
01/12/2004 -- ANNUAL REPORT	View image in PDF format
02/12/2003 -- ANNUAL REPORT	View image in PDF format
02/24/2002 -- ANNUAL REPORT	View image in PDF format
01/30/2001 -- ANNUAL REPORT	View image in PDF format
07/26/2000 -- ANNUAL REPORT	View image in PDF format
02/26/1999 -- ANNUAL REPORT	View image in PDF format
05/06/1998 -- ANNUAL REPORT	View image in PDF format
01/24/1997 -- ANNUAL REPORT	View image in PDF format
02/01/1996 -- ANNUAL REPORT	View image in PDF format

04/13/1995 -- ANNUAL REPORT

View Image in PDF format

Altkey: 2157712
HAMRICK GARY F

Parcel ID: 18E20S130020 01620 0130
3 PTERIS CT , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	5411 - SUGARMILL WOODS (OAK VILLAGE NORTH)
Tax District	00SW - SUGARMILL WOODS
Subdivision	001812 - SUGARMILL WOODS, OAK VILLAGE
Short Legal	SUGARMILL WOODS OAK VILLAGE PB 9 PG 86 LOT 13 BLK 162
Est. Parcel Sqft	12,002
Est. Parcel Acres	.28
Map SC-TW-RG	29-20S-18E

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

Mailing Address

Name	HAMRICK GARY F
Mailing Address	3 PTERIS CT HOMOSASSA FL 34446

All Owners

Name		Owner Type
HAMRICK GARY F		IN - Individual

Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	2022

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	$22,000	$208,407	$230,407	$90,452	$50,722	$39,730	$139,955	$972.86	Link
2024	$18,000	$219,726	$237,726	$87,903	$50,000	$37,903	$149,823	$895.77	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	00SW	SUGARMILL WOODS	$230,407	14.8298	$3,616.94

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
0019	SUGARMILL WOODS OAK	$35.21
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
12/30/2021	$270,000	3241/0571	00-WARRANTY DEED	I
08/19/2021	$215,000	3199/1724	00-WARRANTY DEED	I
03/25/2019	$186,500	2964/2376	00-WARRANTY DEED	I
10/01/2008	$150,000	2246/1418	00-WARRANTY DEED	I
04/01/2002	$114,000	1499/0312	00-WARRANTY DEED	I
11/01/1998	$85,000	1276/1310	00-WARRANTY DEED	I
07/01/1997	$88,000	1198/1054	00-WARRANTY DEED	I
07/01/1996	$100	1144/0745	03-SAME FAMILY/DEED FOL	I
06/01/1996	$89,900	1137/0161	00-WARRANTY DEED	I
02/01/1987	$90,000	0731/0623	00-WARRANTY DEED	I
08/01/1981	$83,200	0588/1180	13-FROM DEVELOPERS	I

DISCLAIMER

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Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
04/20/2016	201603681	REPLACE EXISTING HEAT PUMP SYSTEM****NOC N/A****	$4,500	
04/29/2015	201504355	REROOF - SFD REMOVE AND REPLACE SHINGLES DUE TO WIND DAMAGE ** NOC FOR ROOF REPL	$8,970	
05/01/1997	199703098	REROOF	$3,870	
02/01/1981	27824	RES 61X60	$36,550	07/01/1981

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.00	105.0	125			$22,000	PDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1981
Total FLA	1,819
Total Under Roof	2,791
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	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	2
FPL: Stacks/Openings	/
RCN	300,511
RCNLD	206,547

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1981	1,819
1	SCR PORCH FIN	1981	396
1	GARAGE FINISHED	1981	506
1	OPEN PORCH FIN	1981	70

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CONCRETE PAVERS SAND/MORTAR BASE-[1-SF]	2013	14	16	1	224	1,860

Total Misc Value
1,860

Legal Description

Legal Description
SUGARMILL WOODS OAK VILLAGE PB 9 PG 86 LOT 13 BLK 162

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.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923283

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
2157712	2024/3375	06-01-2024
Legal Description		
SUGARMILL WOODS OAK VILLAGE PB 9 PG 86 LOT 13 BLK 162		

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: 2157712
HAMRICK GARY F

Parcel ID: 18E20S130020 01620 0130
3 PTERIS CT , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

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Permits

Legacy System Permits (Infor)

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Addl Fixtures	2
FPL: Stacks/Openings	/

RCN
RCNLD

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Total Misc Value