RECEIVED
By Tifani White at 4:07 pm, 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 - 5024 PO BOX 67513 NEWARK, NJ 07101-8009	Property Owner	HEYMANS CHRISTOPHER C 22 SWEETBAY CT HOMOSASSA, FL 34446
Property description	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 11 BLK 96	Application date	Apr 21, 2026
		Certificate #	2024 / 3324
		Date certificate issued	06/01/2024
		Account number	1554861

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)
# 2024/3324	06/01/2024	1,899.91	264.01	2,163.92
			→ Part 2: Total*	**2,163.92**

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)
# 2025/3654	06/01/2025	1,951.59	6.25	102.87	2,060.71
				Part 3: Total*	**2,060.71**

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)	4,224.63
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	1,939.02
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)	395.32
7.	**Total Paid** (Lines 1-6)	6,983.97

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.

Christina Sedlak
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.	74,628.00
16.	Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	81,740.97
17.	Redemption fee	6.25
18.	Total amount to redeem	81,747.22
	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 #: 1554861

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 - 5024
PO BOX 67513
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
HEYMANS CHRISTOPHER C
22 SWEETBAY CT
HOMOSASSA, FL 34446

Additional Parties, Per Search

ASHLEY HEYMANS — Lien Holder
(NO ADDRESS ON DOCUMENT)

CITRUS COUNTY CLERK OF COURT — Lien Holder
(NO ADDRESS ON DOCUMENT)

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION INC. — Lien Holder
6972 LAKE GLORIA BLVD
ORLANDO, FL 32809-3200

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC. — Lien Holder
108 CYPRESS BLVD W
HOMOSASSA, FL 34446

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC. C/O LELAND MANAGEMENT 108 CYPRESS BLVD. W HOMOSASSA, FL 34446	Lien Holder
LELAND MANAGEMENT, INC., REGISTERED AGENT O/B/O CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC. 6972 LAKE GLORIA BLVD ORLANDO, FL 32809	Lien Holder's Agent/Rep
CHRISTOPHER C HEYMANS A/K/A CHRIS C. HEYMANS 22 SWEETBAY COURT HOMOSASSA, FL 34446	Title Holder
CHRISTOPHER C HEYMANS A/K/A CHRISTOPHER HEYMANS (NO ADDRESS ON DOCUMENT)	Title Holder

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

TDA #: 923301

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
1554861	18E20S130010 00960 0110	22 SWEETBAY CT HOMOSASSA 34446

Legal Description
SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 11 BLK 96

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3324	$149,256	Yes	No	No

Owner of Record on Current Tax Roll
CHRISTOPHER C HEYMANS

22 SWEETBAY 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: 07/10/2026 **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
CHRISTOPHER C HEYMANS 22 SWEETBAY COURT HOMOSASSA FL 34446	Quit Claim Deed Bk:2505 Pg:69	

Related Documents (for Reference)

Warranty Deed
Bk:1277 Pg:194

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
CITRUS COUNTY CLERK OF COURT	Judgment Bk:3151 Pg:550	No address found on document.
ASHLEY HEYMANS	Judgment Bk:3151 Pg:550	No address found on document.
CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION INC. 6972 LAKE GLORIA BLVD ORLANDO FL 32809-3200	Lien Bk:3447 Pg:1895	
CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC. 108 CYPRESS BLVD W HOMOSASSA FL 34446	Lien Bk:3483 Pg:1188	
	Amended Lien Bk:3604 Pg:2462	

Name & Address of Record	Document	Examiner Comments
CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC. ALEXA CAMARENO CALDEVILLA, ESQ BUSH ROSS, PA PO BOX 3913 TAMPA FL 33601	Lis Pendens Bk:3627 Pg:482	
LELAND MANAGEMENT, INC., REGISTERED AGENT O/B/O CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC. 6972 LAKE GLORIA BLVD ORLANDO FL 32809	Sunbiz	

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

2012041566 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
DOCUMENTARY TAX: $0.70
2012041566 BK:2505 PG:69
09/21/2012 08:26 AM 3 PGS
KLOSCIALE,DC Receipt #040046

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Christopher C. Heymans
22 Sweetbay Court
Homosassa, FL 34446
Parcel I.D. Number:
Alternate Key No.:
Grantor(s) S.S. No.:

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 20 day of September, 2012, by **CHRISTOPHER C. HEYMANS and ASHLEY E. HEYMANS,** herein called the Grantors, to **CHRISTOPHER C. HEYMANS,** whose mailing address is 22 Sweetbay Court, Homosassa, FL 34446, hereinafter called the Grantee:

(Whenever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantor(s), for and in consideration of the sum of ten and no/100 dollars ($10.00) and other valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said Grantee all of the right, title, interest, claim and demand which the Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus, Florida, to-wit:

Lot 11, Block B-96, CYPRESS 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, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

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

Signed, sealed and delivered in presence of:

Witness Signature

Adam Morse
Printed Name of Witness

Witness Signature

Antje Jacobson
Printed Name of Witness

CHRISTOPHER C. HEYMANS
22 Sweetbay Court
Homosassa, FL 34446

Witness Signature

Adam Morse
Printed Name of Witness

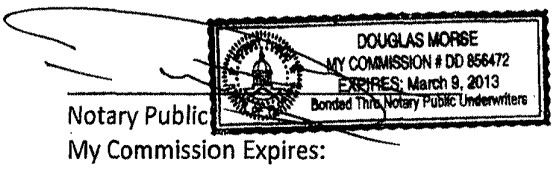
Witness Signature

Antje Jacobson
Printed Name of Witness

ASHLEY E. HEYMANS
22 Sweetbay Court
Homosassa, FL 34446

STATE OF FLORIDA)
COUNTY OF CITRUS)

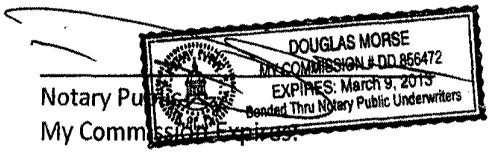
The foregoing instrument was acknowledged before me this 20 day of Sept, 2012, by **CHRISTOPHER C. HEYMANS,** who is personally known to me or who has produced Personally Known as identification.



Notary Public
My Commission Expires:

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 20 day of Sept, 2012, by **ASHLEY E. HEYMANS,** who is personally known to me or who has produced Personally Known as identification.



Notary Public
My Commission Expires:

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1044955

VERIFIED BY:
KBN D.C.

Documentary Tax Paid
$ 980.00
Intangible Tax Paid
$ —
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: KB D.C.

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Tracy L. Zarro
SOUTHERN SUN TITLE CO., INC.
7151 WEST INTERNATIONAL CT.
HOMOSASSA, FLORIDA 34446
98115556
Property Appraisers Parcel Identification (Folio) Numbers:
13-20S-18E-0010-00960-0110 / Alternate Key No.: **1554861**
Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 1st day of December, **A.D. 1998** by **Robert Carswell Garven and Deborah Russell Garven, husband and wife**, herein called the grantors, to **Chris C. Heymans and Ashley E. Heymans, husband and wife** whose post office address is 22 Sweetbay Ct, Homosassa, FL 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)

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

Lot 11, Block B-96, CYPRESS 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, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 1998 and thereafter.

1998 DE -3 PM 3:00

BK 1277PG 0194

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

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

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1997.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Nancy S. Ponticos
Witness #1 Printed Name

Witness #2 Signature

TRACY L. ZARRO
Witness #2 Printed Name

Robert Carswell Garven L.S.
Robert Carswell Garven
~~22 Sweetbay Court~~, Homosassa, FL 34446
31 Cypress Blvd. E.

Deborah Russell Garven L.S.
Deborah Russell Garven
~~22 Sweetbay Court~~, Homosassa, FL 34446
31 Cypress Blvd E.,

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 1st day of of December 1998 by **Robert Carswell Garven and Deborah Russell Garven, husband and wife** who are personally known to me or have produced FL Drivers License as identification.

SEAL

My Commission Expires:

TRACY L. ZARRO
My Comm Exp. 9/9/2002
No. CC 750748
[ ] Personally Known [ ] Other I.D.

Notary Signature

Printed Notary Signature

File # 98115556

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021021917 BK: 3151 PG: 550 4/6/2021 9:51 AM 1 Receipt: 2021018709

IN THE COURTY COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY FLORIDA
CIVIL ACTION

Case No. 2012 DR 000528

HEYMANS, ASHLEY

Petitioner

-vs-

HEYMANS, CHRISTOPHER

Respondent

JUDGMENT/CERTIFICATE OF DELINQUENCY

The undersigned, being the duly authorized local depository for court-ordered support payments pursuant to F.S. 61.181, in CITRUS county, certifies that HEYMANS, CHRISTOPHER has failed to pay into the depository the court-ordered support payment mandated by the current Support Order in this cause. As of this date, the total support arrrearage is $1,430.00 balance at terms, not including any costs or fees. Statutory interest automatically accrues on all past due support pursuant to F.S. 55.03.

I further certify that HEYMANS, CHRISTOPHER was issued a Notice of Delinquency on 03/17/2021, and 30 or more days have elapsed since the referenced delinquent payment was due. Pursuant to F.S. 61.14 this Certificate is a Final Judgment by operation of law for all past due and future payments together with all applicable costs and fees as provided by law for which execution may issue and which has the full force, effect and attributes of a Judgment entered by a Court in the State of Florida.

Dated April 5, 2021

ANGELA VICK
Clerk of the Circuit Court and Comptroller

By: _____, Deputy Clerk

Clerk of the Circuit Court and Comptroller
In God We Trust
Citrus County, Florida

Filed: ANGELA VICK, Clerk 04/05/2021 01:34 pm

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024010829 BK: 3447 PG: 1895 2/26/2024 3:46 PM 1 Receipt: 2024009662
RECORDING $10.00

Prepared By:
James Marcus Vernon, Esquire
1721 Rainbow Drive
Clearwater, Florida 33755
For Payoff Information Call: 407-781-1188

CLAIM OF LIEN FOR UNPAID MAINTENANCE OR ASSESSMENT OBLIGATIONS

(HOMEOWNERS' ASSOCIATION)

BEFORE ME, the undersigned notary public, personally appeared Erin Tompkins as agent for the below named Cypress Village Property Owners Association, Inc., hereinafter "Lienor", whose post office address is 6972 Lake Gloria Blvd., Orlando, Florida 32809-3200. Pursuant to Section 720.3085 of the Florida Statutes, and as provided in the Declaration of Homeowners' Association, on behalf of the Lienor, the agent hereby states, swears and affirms that:

1. The current record owner is: Christopher C. Heymans
2. The legal description of the real property being liened is:
   Lot 11, Block B-96, CYPRESS 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, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.
3. The name of the homeowners' association is: Cypress Village Property Owners Association, Inc.
4. The total Assessment amount due is: $124.00 from the period commencing on 04/01/2023
5. The total amount due, which includes all unpaid assessment obligations as referenced above, the accrual of interest at the rate stated in the declaration or as allowed by law, together with fees and charges and attorney's fees, if any, as provided in the declaration or as allowed by law and which is being secured by this lien is: $685.23

This claim of lien shall secure the payment of the amounts referenced above together with all future (a) unpaid assessment obligations, (b) maintenance or assessment obligations which may become due subsequent to the period referenced above, (c) accrual of interest at the rate stated in the declaration of the association or as allowed by law, (d) costs of collection which shall include but not be limited to attorney fees, court costs, and costs of litigation including appellate litigation, for the amounts which are due for the period referenced above, or which may become due and which may accrue subsequent to the date of this Claim of Lien and prior to entry of a final judgment of foreclosure.

Erin Tompkins, Authorized Agent

STATE OF FLORIDA
COUNTY OF ORANGE
The foregoing instrument was acknowledged before me by means of physical presence this February 22, 2024 by Erin Tompkins, who is personally known to me, as authorized agent for Cypress Village Property Owners Association, Inc..

(Signature of Notary Public - State of Florida)

MELANIE VIDAL
MY COMMISSION # HH 415948
EXPIRES: October 21, 2027

(Print, Type, or Stamp Commissioned Name of Notary Public)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024041156 BK: 3483 PG: 1188 7/11/2024 1:18 PM 1 Receipt: 2024035923
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 LEANNE HADSELL, Treasurer of CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC. a Florida corporation, on behalf of the corporation. Affiant took an oath that Affiant is an Agent of CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., whose address is 108 Cypress Blvd. W. Homosassa, Florida 34446, and that pursuant to Section 720.3085 of the Florida Statutes as well as the Declaration of Restrictions for CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., said Association is owed the following amounts for shares of the common expenses:

Assessment due	
Interest through June 14, 2024	855.27
Attorney's fees and costs through June 14, 2024	360.00
TOTAL (through June 14, 2024)	**$1215.27**

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 11, Block B-96, Cypress Village Sugarmill Woods, 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 16, 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: Christopher Heymans

The amount due to the Lienor remains outstanding as of this 17 day of June, 2024.

Cypress Village Property Owners Association, Inc.

Witness: JARROD CRUZ 108 Cypress Blvd W Homosassa FL 34446

BY: Leanne Hadsell (SEAL)
LEANNE HADSELL, Treasurer

Witness: BRITTAN FOETHKE 108 Cypress Blvd W Homosassa FL 34446

Sworn to and subscribed before me this 17 day of July, 2024, by Leanne Hadsell, Agent, on behalf of the corporation, who is personally known or who has/have produced a drivers license as identification.

Notary Public --- State of Florida
Printed Name:_____

ROBERT S. CHRISTENSEN
Commission # HH 218053
Expires March 12, 2026

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025058253 BK: 3604 PG: 2462 9/25/2025 11:29 AM 1 Receipt: 2025050645
RECORDING $18.50

PREPARED BY AND RETURN TO:
H. Web Melton III, Esquire
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601

**AMENDED CLAIM OF LIEN

This is an Amended Claim of Lien for unpaid assessments and interest on such assessments, together with attorney's fees and costs incurred by the undersigned incident to the collection of the assessments or enforcement of this lien, which is granted pursuant to Section 14.2 (SF) 15.2 (MF) of the Revitalized single and mulitfamily 5/9/2019 and amended and restated 3/30/2021 on the following property located in Citrus County, Florida:

Lot 11, Block B-96, CYPRESS 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, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

The name of the record owner of the above-described parcel is **CHRISTOPHER C. HEYMANS.**

ASSESSMENT	AMOUNTS DUE
Maintenance Assessment fee:*	
04/01/2023 Annual Assessment:	$124.00
04/01/2024 Annual Assessment:	$124.00
04/01/2025 Annual Assessment:	$132.00
Late Fee (3 @ $25.00):	$75.00
Interest through date of recording claim of lien:	$99.03
Attorney's Fees:	$775.00
Prior Attorney's Fees:	$500.00
Clerk of the Court (Recording Fee):	$22.25
Certified Mail (Postage):	$20.02
Other Cost of Collection:	$697.48
Clerk of the Court (Release Lien):	$27.50
TOTAL:	**$2596.28**

**This Amended Claim of Lien amends the Claim of Lien originally recorded 7/11/2024 as #2024041156 BK: 3483 PG: 1188, in the Official Records of Citrus County, Florida.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025058253 BK: 3604 PG: 2463 9/25/2025 11:29 AM 2 Receipt: 2025050645
RECORDING $18.50

Cypress Village Property Owners Association, Inc./Heymans

*THE MAINTENANCE AMOUNT IS DUE WITH INTEREST AT EIGHTEEN PERCENT PER ANNUM PURSUANT TO THE DECLARATION FOR CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

This Amended Claim of Lien is also effective for all unpaid assessments due hereafter until fully paid, plus interest, costs and attorney's fees.

I hereby certify that the above amount is due and payable at the present time, together with interest on the unpaid amount and reasonable attorney's fees.

Signed, sealed and delivered
in the presence of:

WITNESSES:

Peter Stanley

Print Name: Peter Stanley
P.O. Box 3913
Tampa, FL 33601

R. V. POWELL

Print Name: R. V. POWELL
P.O. Box 3913
Tampa, FL 33601

H. Web Melton III, Esquire
BUSH ROSS, P.A.
P.O. Box 3913
Tampa, FL 33601
(813) 204 6492
(813) 223-9620 (Fax)
As Agent for Cypress Village Property Owners Association, Inc.
c/o Leland Management
108 Cypress Blvd. W
Homosassa, FL 34446

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence ☒ or ☐ online notarization, this 22nd day of September 2025, by H. Web Melton III, as agent for Cypress Village Property Owners Association, Inc.

ANGEL LETO
MY COMMISSION # HH 417650
EXPIRES: July 5, 2027

(Seal)

Notary Public, State of Florida at Large

☒ Personally Known or ☐ Produced Identification
Type of Identification Produced_____

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025074856 BK: 3627 PG: 482 12/15/2025 10:39 AM 1 Receipt: 2025064808

Filing # 237558270 E-Filed 12/11/2025 05:00:29 PM

IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION CASE NO.: 2025 CC 001566 A

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

CHRISTOPHER C. HEYMANS,
Defendant.
_____/

NOTICE OF LIS PENDENS

TO: CHRISTOPHER C. HEYMANS
22 SWEETBAY COURT
HOMOSASSA, FL 34446

AND TO ALL OTHERS WHOM IT MAY CONCERN: YOU ARE HEREBY NOTIFIED OF THE FOLLOWING:

A. The Plaintiff has instituted this action against you seeking to foreclose a lien with respect to the property described below.
B. The Plaintiff(s) in this action is: Cypress Village Property Owners Association, Inc.
C. The case number of the action is as shown in the Caption.
D. The property that is the subject matter of this action is in Citrus County, Florida and is described as follows:
Lot 11, Block B-96, CYPRESS 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, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.
and more commonly known as 22 Sweetbay Court,Homosassa, FL 34446 .

DATED: 12/11/2025

/s/ Alexa Camareno Caldevilla
H. Web Melton III, Esquire
Florida Bar No.: 0037703
wmelton@bushross.com
Alexa Camareno Caldevilla, Esquire
Florida Bar No.: 1031636
acaldevilla@bushross.com
BUSH ROSS, P.A.
P.O. Box 3913
Tampa, FL 33601
Telephone: (813) 204-6492
Facsimile: (813) 223-9620
Attorneys for Plaintiff

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Not For Profit Corporation
CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

Filing Information

Document Number	753801
FEI/EIN Number	59-2441506
Date Filed	08/18/1980
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/29/2024
Event Effective Date	NONE

Principal Address

6972 Lake Gloria Blvd.
Orlando, FL 32809

Changed: 07/07/2023

Mailing Address

6972 Lake Gloria Blvd.
Orlando, FL 32809

Changed: 07/07/2023

Registered Agent Name & Address

Leland Management, Inc.
6972 Lake Gloria Blvd.
Orlando, FL 32809

Name Changed: 07/07/2023

Address Changed: 07/07/2023

Officer/Director Detail

Name & Address

Title Secretary, Treasurer

Perreault, Barbara
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Hanlon, Edward
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title VP

McCrann-Deszcz, Melissa
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Staley, Wilma
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title President

Weller, Gordon
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Busch, Carol
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Dozier, Donald
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Harrison, William
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Monie, William

6972 Lake Gloria Blvd.
Orlando, FL 32809

Annual Reports

Report Year	Filed Date
2025	04/29/2025
2026	04/01/2026
2026	06/29/2026

06/29/2026 -- AMENDED ANNUAL REPORT	View image in PDF format
04/01/2026 -- ANNUAL REPORT	View image in PDF format
08/25/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2025 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- Amendment	View image in PDF format
07/07/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
03/28/2023 -- ANNUAL REPORT	View image in PDF format
03/30/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/19/2022 -- ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
05/08/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
05/07/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
05/05/2020 -- ANNUAL REPORT	View image in PDF format
05/05/2020 -- Reg. Agent Change	View image in PDF format
08/08/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
09/26/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
05/16/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
04/04/2018 -- ANNUAL REPORT	View image in PDF format
04/20/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
05/19/2010 -- ANNUAL REPORT	View image in PDF format
04/03/2010 -- ANNUAL REPORT	View image in PDF format
04/21/2009 -- ANNUAL REPORT	View image in PDF format
04/16/2008 -- ANNUAL REPORT	View image in PDF format
05/07/2007 -- ANNUAL REPORT	View image in PDF format
06/15/2006 -- Reg. Agent Change	View image in PDF format
05/22/2006 -- ANNUAL REPORT	View image in PDF format

12/19/2005 -- Restated Articles	View image in PDF format
01/06/2005 -- ANNUAL REPORT	View image in PDF format
04/29/2004 -- ANNUAL REPORT	View image in PDF format
05/19/2003 -- ANNUAL REPORT	View image in PDF format
04/15/2002 -- Amendment	View image in PDF format
01/31/2002 -- ANNUAL REPORT	View image in PDF format
02/13/2001 -- ANNUAL REPORT	View image in PDF format
02/09/2000 -- ANNUAL REPORT	View image in PDF format
10/08/1999 -- Reg. Agent Change	View image in PDF format
03/06/1999 -- ANNUAL REPORT	View image in PDF format
05/08/1998 -- ANNUAL REPORT	View image in PDF format
02/04/1997 -- ANNUAL REPORT	View image in PDF format
01/29/1996 -- ANNUAL REPORT	View image in PDF format
04/12/1995 -- ANNUAL REPORT	View image in PDF format
08/18/1980 -- FILINGS PRIOR TO 1995	View image in PDF format

Altkey: 1554861 | **Parcel ID: 18E20S130010 00960 0110**

HEYMANS CHRISTOPHER C | **22 SWEETBAY CT , HOMOSASSA, 34446**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	5402 - SUGARMILL WOODS (CYPRESS VILLAGE NEWER H
Tax District	00SW - SUGARMILL WOODS
Subdivision	001792 - SUGARMILL WOODS (CYPRESS VILLA
Short Legal	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 11 BLK 96
Est. Parcel Sqft	11,998
Est. Parcel Acres	.28
Map SC-TW-RG	20-20S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	HEYMANS CHRISTOPHER C
Mailing Address	22 SWEETBAY CT HOMOSASSA FL 34446

All Owners

Name		Owner Type
HEYMANS CHRISTOPHER C		O - Owner

Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	1999

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	$247,413	$269,413	$149,256	$50,722	$98,534	$120,157	$1,844.92	Link
2024	$18,870	$256,583	$275,453	$145,050	$50,000	$95,050	$130,403	$1,743.30	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	$269,413	14.8298	$4,195.39

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
0018	SUGARMILL WOODS CYPRESS	$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
09/01/2012	$100	2505/0069	03-SAME FAMILY/DEED FOL	I
09/01/2012	$100	2503/2428	02-MIN DOC STAMP ($100)	I
12/01/1998	$140,000	1277/0194	00-WARRANTY DEED	I
06/01/1992	$12,800	0939/0998	00-WARRANTY DEED	V
08/01/1991	$100	0904/1059	11-11	V
12/01/1986	$10,000	0726/0851	00-WARRANTY DEED	V
06/01/1986	$12,000	0713/0886	13-FROM DEVELOPERS	V

DISCLAIMER

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Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
05/07/2015	201504604	REPLACE A/C EQUIPMENT***NOC N/A***	$6,980	
08/22/2013	201306416	REPLACE 1 GARAGE DOOR SIZE FOR SIZE * NOC N/A	$1,100	
11/01/2012	201207951	REROOF / REMOVE & REPLACE SHINGLES NOC ON FILE F	$9,480	
11/01/1992	9207649	POOL ENCLO	$3,742	
09/01/1992	9206460	POOL	$9,257	
07/01/1992	9204579	RES	$49,800	11/01/1992

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	61.0	120			$22,000	PDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1992
Total FLA	2,163
Total Under Roof	3,092
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	3
FPL: Stacks/Openings	1 / 1
RCN	365,458
RCNLD	235,283

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1992	2,163
1	GARAGE FINISHED	1992	550
1	OPEN PORCH FIN	1992	319
1	OPEN PORCH FIN	1992	60

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SWIMMING POOL CONCRETE-[1-SF]	1992	12	25	1	300	8,540
1	2	SCREEN ENCLOSURE ALUMINUM-[1-SF]	1992			1	854	3,270
1	3	CONCRETE PATIO NO FOOTER-[1-SF]	2013	8	12	1	96	320

Total Misc Value
12,130

Legal Description

Legal Description
SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 11 BLK 96

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.

1554861

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923301

To: Tax Collector of CITRUS COUNTY, Florida

I,
KEYS FUNDING LLC - 5024
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
1554861	2024/3324	06-01-2024
Legal Description		
SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 11 BLK 96		

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 - 5024
PO BOX 67513
NEWARK, NJ 07101-8009

Applicant's signature

04-21-2026
Application Date

Altkey: 1554861
HEYMANS CHRISTOPHER C

Parcel ID: 18E20S130010 00960 0110
22 SWEETBAY CT , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

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Legacy System Permits (Infor)

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Total Misc Value