RECEIVED
By Tifani White at 4:11 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 - 2024 PO BOX 67513 NEWARK, NJ 07101-8009	Property Owner	WILMOT GERI S 9 FAIRFIELD AVE DARIEN, CT 06820
Property description	THE MOORINGS AT POINT O WOODS PB 13 PG 81 LOT 2 BLK A	Application date	Apr 21, 2026
		Certificate #	2024 / 296
		Date certificate issued	06/01/2024
		Account number	2544601

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)
# 2024/296	06/01/2024	2,484.54	124.23	2,608.77
			→ Part 2: Total*	**2,608.77**

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)
# 2025/357	06/01/2025	2,650.50	6.25	145.78	2,802.53
				Part 3: Total*	**2,802.53**

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)	5,411.30
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	0.00
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)	350.18
7.	**Total Paid** (Lines 1-6)	6,186.48

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.	
16.	Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	6,315.48
17.	Redemption fee	6.25
18.	Total amount to redeem	6,321.73
	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 #: 2544601

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C. The addresses provided are based on the attached Property Information Report and supporting documents:

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

Owner on Current Tax Roll
WILMOT GERI S
9 FAIRFIELD AVE
DARIEN, CT 06820

Additional Parties, Per Search

CITRUS COUNTY BOARD OF COUNTY COMMISSIONERS 3600 W SOVEREIGN PATH SUITE 205 LECANTO, FL 34461	Lien Holder
GERI S WILMOT 9525 E PELICAN COVE CT INVERNESS, FL 34450	Title Holder
GERI S WILMOT A/K/A GERI WILMOT A/K/A GERI STRATTON 9 FAIRFIELD AVE DARIEN, CT 06820	Title Holder

Certified By:

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

Christina Sedlak

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 #: 923312

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
2544601	20E19S020040 000A0 0020	9525 E PELICAN COVE CT INVERNESS 34450

Legal Description
THE MOORINGS AT POINT O WOODS PB 13 PG 81 LOT 2 BLK A

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 296	$154,800	No	No	No

Owner of Record on Current Tax Roll
GERI S WILMOT

Billing Name & Address

9 FAIRFIELD AVE
DARIEN CT 06820

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

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
GERI S WILMOT 9 FAIRFIELD AVE DARIEN CT 06820	Warranty Deed Bk:1972 Pg:483	

Related Documents (for Reference)

Death Certificate
Bk:2338 Pg:1012

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 BOARD OF COUNTY COMMISSIONERS 3600 W SOVEREIGN PATH SUITE 205 LECANTO FL 34461	Lien Bk:2246 Pg:2277	

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

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name: Donald C. Winters

Address: 804 Balmoral Ct.
Inverness, FL, 34453

Property Appraisers Parcel Identification

Folio Number(s):

Grantee[s] S.S. # (s)

2006011117 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $1,050.00
2006011117 BK:1972 PG:483
02/13/2006 11:38 AM 1 PG
LMITCHELL,DC Receipt #006585

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, *Made the* 6th *day of* February, 2006, *by* Donald C. Winters *hereinafter called the Grantor, to* Charles R. Wilmot and Geri S. Wilmot, *whose post office address is* 9 Fairfield Ave., Darien, CT, 06820, *hereinafter called the Grantee.*

(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, wherever the context so admits or requires.)

Witnesseth, *That the Grantor, for and in consideration of the sum of $* 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, State of* Florida, *viz:*

Lot 2, Block A of THE MOORINGS AT POINT O'WOODS, according to the Plat thereof as recorded in Plat Book 13, Page(s) 81 through 84, of the Public Records of Citrus County, Florida.

PARCEL ID Number: 02 19 SOE 0040 000A0 0020

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, 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,*

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:

Peggy L Moore
Witness Signature (as to first Grantor)

Peggy L Moore
Printed Name

Tara B Garcia
Witness Signature (as to first Grantor)

Tara B Garcia
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Donald C Winters L.S.
Grantor Signature

Donald C. Winters
Printed Name

804 Balmoral Ct.
Post Office Address

Inverness, FL, 34453

L.S.
Co-Grantor Signature, (if any)

Printed Name

Post Office Address

STATE OF FL)
COUNTY OF Citrus)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Donald C Winters known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one:) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification:

NOTARY RUBBER STAMP SEAL

PEGGY L. MOORE
Notary Public - State of Florida
My Commission Expires Jun 14, 2009
Commission # DD 428512
Bonded By National Notary Assn.

Witness my hand and official seal in the County and State last aforesaid this 6th day of Feb, A.D. 2006

Peggy L Moore
Notary Signature

Peggy L. Moore
Printed Name

Notary Public

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07 23 99

CLAIM OF LIEN

2008048769 2 PGS

STATE OF FLORIDA,
COUNTY OF CITRUS

BEFORE ME, the undersigned Notary Public, personally appeared Janet Huntsman Straith who was duly sworn and says:

1. I am the Supervisor in the Accounts Receivable Office for The Citrus County Clerk of Courts who is the Chief Financial Officer for the Board of County Commissioners for Citrus County.
2. That pursuant to Citrus County Code Chapter 102 which established comprehensive regulations pertaining to water and wastewater utilities owned and operated by the Citrus County Municipal Service Benefit Unit for Water and Wastewater Utility Services, water and wastewater utility services were provided to the parties listed in the attached **Exhibit A** under **Name**.
3. During the month(s) listed in **Exhibit A** under **Start Month** through **End Month**, the total unpaid bill(s) for said month(s) amount to the amounts listed in **Exhibit A** under **Amount**.
4. That there remains due and payable to Citrus County as of September 30, 2008 the sum of the amounts listed in **Exhibit A** under **Amount**
5. Plus apportioned recording fees.
6. There is hereby imposed a lien against the properties described in the attached **Exhibit A** under **Legal Description** in said amount pursuant to Citrus County Code Section 102-136.

Citrus County Municipal Service
Benefit Unit for Water and
Wastewater Utility Services

Janet Huntsman Straith

Janet Huntsman Straith, Supervisor
3600 W. Sovereign Path Suite 127
Lecanto, FL 34461

SWORN to and subscribed before me this 10th day of October 2008 by Janet Huntsman Straith, Supervisor, Accounts Receivable, who is personally known.

Notary Public

Print Name: SUSAN M. BOELK
Expiration Date: MY COMMISSION # DD767320 EXPIRES: April 22, 2012
Commission No.

1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

This Instrument Prepared By:

Robert B Battista, County Attorney
111 W. Main Street
2nd Floor, Suite B
Inverness, FL 34450

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $55.50
2008048769 BK:2246 PG:2277
10/10/2008 01:28 PM 2 PGS
SJOHNSTON,DC Receipt #028152

Name	Address	Property Address	Start Month	End Month	Amount	AK#	Parcel ID	Legal Description
Judy Wagner	2 Pine Dr, Homosassa, FL 34446-4617	2 Pine Dr	July-07	October-07	101.60	1529760	18E20S130010 000R0 0010	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 1 BLK R
Kel Homes	151 Wymore Rd Ste 7000, Altamonte Springs, FL 32714-4306	8105 N Hale Rd	January-08	April-08	38.32	1373263	18E17S100130 09040 0130	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 13 BLK 904
Clifton McCarley	1304 Bernard Ave, Findlay, OH 45840-5512	2143 W Greenway PL	November-07	February-08	66.64	1241057	18E17S100020 01670 0150	CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 15 BLK 167
Kel Homes LLC	151 Wymore Rd Ste 7000, Altamonte Springs, FL 32714-4306	1467 W Pringle PL	February-08	April-08	142.57	1281237	18E17S100040 03810 0130	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 13 BLK 381
Deborah A Arnold	3312 Whistling Tr, Saint Cloud, FL 34772-7798	1020B Allwood Ave	November-07	February-08	73.43	1211093	18E17S100010 00140 0130	CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 13 BLK 14
Kevin W Daley	2377 W Swanson Dr, Citrus Springs, FL 34434-7826	2377 W Swanson Dr	October-07	March-08	95.64	2068736	18E17S100230 16930 0210	CITRUS SPGS UNIT 23 PB 7 PG 115 LOT 21 BLK 1693
Hazelton Whitely	PO Box 2426, Dunnellon, FL 34430-2426	1045B N Adler Dr	August-07	January-08	91.65	1247438	18E17S100030 02020 0080	CITRUS SPGS UNIT 3 PB 5 PG 116 LOTS 8 & 9 BLK 202
Robert Eschbacher	8416 N Pinnacle Dr, Citrus Springs, FL 34434-5842	8416 N Pinnacle Dr	December-06	November-07	363.87	1283906	18E17S100040 03920 0070	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 7 & 8 BLK 392
John Shine	10590 N Citrus Springs Blvd, Citrus Springs, FL 34434-2616	9160 N Caressa Way	April-07	February-08	232.17	1244391	18E17S100020 01860 0120	CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 12 BLK 186
Charleen Simpkins	1686 W Pinion Ln, Dunnellon, FL 34434-2266	2056 W Devon Dr	April-07	February-08	348.64	1241561	18E17S100020 01700 0010	CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 1 BLK 170
Bob Schmidt	9416 N Gentle Breeze Loop, Citrus Springs, FL 34434-4985	9370 W Gentle Breeze Lp	August-05	November-07	116.25	2636131	18E17S140010 0170	THE VILLAS OF CITRUS SPGS CONDO DECL IN OR BK 782 PG 301 & DECL IN OR BK 1151 PG 978 UNIT 17
Bob Schmidt	9416 N Gentle Breeze Loop, Citrus Springs, FL 34434-4985	9368 N Gentle Breeze Lp	August-05	November-07	116.25	2636157	18E17S140010 0180	THE VILLAS OF CITRUS SPGS CONDO DECL IN OR BK 782 PG 301 & DECL IN OR BK 1151 PG 978 UNIT 18
Bob Schmidt	9416 N Gentle Breeze Loop, Citrus Springs, FL 34434-4985	9416 N Gentle Breeze Lp	April-06	November-07	125.51	2581913	18E17S140010 0020	THE VILLAS OF CITRUS SPGS CONDO DECL IN OR BK 782 PG 301 & DECL IN OR BK 1151 PG 978 UNIT 2
Bob Schmidt	9416 N Gentle Breeze Loop, Citrus Springs, FL 34434-4985	9418 N Gentle Breeze Lp	April-06	November-07	181.07	2581891	18E17S140010 0010	THE VILLAS OF CITRUS SPGS CONDO DECL IN OR BK 782 PG 301 & DECL IN OR BK 1151 PG 978 UNIT 1
Bob Schmidt	9416 N Gentle Breeze Loop, Citrus Springs, FL 34434-4985	9382 N Gentle Breeze Lp	April-06	November-07	116.75	2698357	18E17S140010 0130	THE VILLAS OF CITRUS SPGS CONDO OR BK 782 PG 301 UNIT 13 CUT SEPERATE THRU CUT OUT 92-1969 MERGER IN OR BK 1143 PG 1085
Bob Schmidt	9416 N Gentle Breeze Loop, Citrus Springs, FL 34434-4985	9404 N Gentle Breeze Lp	April-06	November-07	422.33	2698349	18E17S140010 0060	THE VILLAS OF CITRUS SPGS CONDO OR BK 782 PG 301 UNIT 6 CUT SEPERATE THRU CUT OUT 92-1968 MERGER IN OR BK 1143 PG 1085
Bob Schmidt	9416 N Gentle Breeze Loop, Citrus Springs, FL 34434-4985	9406 Gentle Breeze Lp	April-06	November-07	329.73	2698331	18E17S140010 0050	THE VILLAS OF CITRUS SPGS CONDO OR BK 782 PG 301 UNIT 5 CUT THRU CUT OUT 92-1967 MERGER IN OR BK 1143 PG 1085
Bob Schmidt	9416 N Gentle Breeze Loop, Citrus Springs, FL 34434-4985	9382 N Gentle Breeze Lp	August-05	November-07	116.75	2698357	18E17S140010 0130	THE VILLAS OF CITRUS SPGS CONDO OR BK 782 PG 301 UNIT 13 CUT SEPERATE THRU CUT OUT 92-1969 MERGER IN OR BK 1143 PG 1085
Kirkpatrick A Tracey	9766 N Jourden Dr, Citrus Springs, FL 34434-4146	9766 N Jourden Dr	May-07	August-08	104.40	1229448	18E17S100010 00980 0140	CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 14 BLK 98
Shoma Jackson St Kitts	10688 N Skylark Ter, Citrus Springs, FL 34434-2961	10688 N Skylark Ter	April-07	May-07	63.24	2117788	18E17S100270 13790 0010	CITRUS SPRINGS UNIT 27 PB 9 PG 54 LOT 1 BLK 1379
Sharon Boyington	9435 N Milan Way, Citrus Springs, FL 34434-4070	9435 N Milam Way	January-07	October-07	162.88	1242045	18E17S100020 01730 0030	CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 3 BLK 173
Karen Haynes	2235 W Austin Dr, Citrus Springs, FL 34434-3902	2235 W Austin DR	March-07	February-08	187.38	1237921	18E17S100020 01490 0360	CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 36 BLK 149
John Webster	6122 E Peach St, Inverness, FL 34442	3184 N Camilo Dr	September-07	January-08	50.78	1314313	18E17S100060 05590 0120	CITRUS SPGS UNIT 6 PB 6 PG 15 LOT 12 BLK 559
David Sparks	16 Woodland Tr, Killingworth, CT 06419-1231	7923 N Golfview Dr	September-06	December-06	102.84	1387299	18E17S100140 07210 0050	CITRUS SPGS UNIT 14 PB 6 PG 110 LOT 5 BLK 721
Bruce Fichter Property Contr	PO Box 772135, Coral Springs, FL 33077-2135	1271 W Zamora Ln	June-07	July-07	42.00	1374341	18E17S100130 09110 0150	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 15 BLK 911
Misty L David	1077 W Ludlum St, Citrus Springs, FL 34434	1077 W Ludlum ST	February-08	May-08	159.52	2044748	18E17S100230 16650 0230	CITRUS SPRINGS UNIT 23 PB 7 PG 115 LOT 23 BLK 1665
Jean Leroy Noel	1474 W Pringle Pl, Citrus Springs, FL 34434-5960	1474 W Pringle Pl	May-07	October-07	330.57	1281075	18E17S100040 03800 0210	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 21 BLK 380
Joseph Grimsley	1080 E Lakeshore Blvd, Kissimmee, FL 34744-5429	4392 W Malaluka Cir	April-07	October-07	35.78	2148632	18E17S100220 15370 0100	CITRUS SPRINGS UNIT 22 PB 7 PG 93 LOT 10 BLK 1537
Maureen Grandison	6362 N Walter Ter, Citrus Springs, FL 34434-8326	6362 N Walter Ter	April-07	March-08	192.37	2089474	18E17S100230 17270 0010	CITRUS SPRINGS UNIT 23 PB 7 PG 115 LOT 1 BLK 1727
Richmond Custom Homes	PO Box 354967, Palm Coast, FL 32135-4967	2268 W Linden Dr	March-07	October-07	36.13	1337704	18E17S100080 07570 0010	CITRUS SPRINGS UNIT 8 PB 6 PG 43 LOT 1 BLK 757
Robert Clark	4957 N Valley Ter, Beverly Hills, FL 34465-4429	4957 N Valley Ter	March-07	February-08	116.81	2100044	18E17S320020 01500 0010	PINE RIDGE UNIT 2 PB 8 PG 37 LOT 1 BLK 150
Michael Price	3355 S Winding Path, Inverness, FL 34450-7519	3355 S Winding Path	August-07	November-07	155.75	2505486	20E19S260130 000A0 0500	ROLLING GREENS OF INVERNESS UNIT 2 PB 13 PG 29 LOT 50 BLK A
Geri Wilmot	9525 E Pelican Cove Ct, Inverness, FL 34450-1939	9525 E Pelican Cove Ct	November-07	May-08	33.65	2544601	20E19S020040 000A0 0020	THE MOORINGS AT POINT O WOODS PB 13 PG 81 LOT 2 BLK A
Jorge Diaz	12933 Sarah Ln, Largo, FL 33773-1258	11 Sweetgum CT S	February-07	March-07	49.42	1563887	18E20S130010 01240 0380	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 38 BLK 124
Nathan Bowman	13 Salvia Ct E, Homosassa, FL 34446-5444	13 Salvia Ct E	November-06	November-07	42.37	2172860	18E20S130020 01680 0070	SUGARMILL WOODS OAK VLG PB 9 PG 86 LOT 7 BLK 168
Edward Shaughnessy	217 Millstone DR, Palm Harbor, FL 34683-4837	3 Sycamore Ct N	January-08	April-08	71.15	1566436	18E20S130010 01320 0200	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 20 BLK 132
Bryon Hesel	710 N Menzies Rd, Lake City, MI 49651-8714	4 Blair Ct	March-08	March-08	112.39	2158859	18E20S130020 01630 0020	SUGARMILL WOODS OAK VLG PB 9 PG 86 LOT 2 BLK 163
Edward or Donald Margeson	43 Greentree St, Homosassa, FL 34446-5129	72 Golfview Dr	October-04	October-07	116.76	1524971	18E20S13001A 000A0 193R	SUGARMILL WOODS CYPRESS VLG VILLA REPLAT PB 11 PG 105 LOT 193R
Syvonne Fussell	7210 Tascosa Dr, Flowery Branch, GA 30542-5587	9 Canella Ct	June-07	November-07	34.59	1556767	18E20S130010 01020 0240	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 24 BLK 102
Susan Jurado	27 Pine St, Homosassa, FL 34446-4611	27 Pine St	January-08	January-08	43.18	1560225	18E20S130010 01140 0150	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 15 BLK 114
Stanley Sarzynski	14 Beverly Ct, Homosassa, FL 34446-4246	14 Beverly Ct	January-08	April-08	249.48	1573287	18E20S130010 00110 0040	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 4 BLK 11
Paul W Barker	7267 W Lincoln Ln, Homosassa, FL 34448-2042	51 Jamaica St	February-08	April-08	32.66	1526507	18E20S130010 000A0 3760	SUGARMILL WOODS CYPRESS VILLAGE PB 9 PG 86 LOT 376 & E1/2 OF LOT 377 BLK A
Karen Kingston	303 Rutland Rd, Freeport, NY 11520-1749	11 Blackwillow St	November-07	April-08	89.16	1552214	18E20S130010 00860 0230	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 23 BLK 86
Louis J Weinstein	1102 Bahama Bnd Apt F2, Coconut Creek, FL 33066-3140	14 Milbark Ct N	November-07	April-08	104.31	1541026	18E20S130010 00440 0250	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 25 BLK 44
Elizabeth Durand	4808 NW 113th Ave, FL 33076-2781	8 Stokesia Ct	March-07	October-07	194.52	2158905	18E20S130020 02070 0370	SUGARMILL WOODS OAK VLG PB 10 PG 10 LOT 37 BLK 207
Ricardo Melendez	5990 NE 103rd Ter, Bronson, FL 32621	34 Village Center Dr	November-07	January-08	32.14	2148667	18E20S130020 01560 0050	SUGARMILL WOODS OAK VLG PB 10 PG 10 LOT 5 BLK 156
Douglas A Jackman	87 Whitewood St, Homosassa, FL 34446	87 Whitewood St	December-07	April-08	98.60	1544190	18E20S130010 00550 0300	SUGARMILL WOODS CYPRESS VILLAGE PB 9 PGS 86-150 LOT 30 BLK 55
James W Sproles	PO Box 640911, Beverly Hills, FL 34464-0911	4058 Lasso Ter	September-05	September-07	510.77	1602971	19E18S140110 00410 0300	APACHE SHORES UNIT 11 PB 5 PG 36 LOT 30 BLK 41
RN Rollison	3656 S Susan Pt, Inverness, FL 34452-8911	12261 S Fern Pt 30 N-7	September-07	March-08	92.54	1871948	20E21S040010 000N0 0070	OAK FOREST PB 11 PG 84 LOT 7 BLK N DESC IN OR BK 511 PG 285, DC IN OR BK 900 PG 1473 & OR BK 921 PG 651 (ESTELLE J ROLLASON IV TRUST)
Donald Malloy	PO Box 109, Floral City, FL 34436-0109	12474 S Elm Pt	November-07	January-08	53.89	2239941	20E21S040010 00010 0080	OAK FOREST UNREC SUB LOT 8 BLK
Michelle Mileti	431 NW 14th Pl Apt A, Crystal River, FL 34428-3871	8260 W Periwinkle Ln	May-07	September-07	155.99	1138698	17E19S270200 000F0 0100	SPRING GARDENS UNIT 1 PB 11 PG 98 LOT 10 BLK F
Roylan Williams	17710 NW 8th Ave, Miami, FL 33169-4704	891 N Rembrandt Way	July-07	November-07	51.41	3330462	19E18S360080 2100	LAKESIDE TOWN HOMES CONDOMINIUM UNIT 210

Altkey: 2544601
WILMOT GERI S

Parcel ID: 20E19S020040 000A0 0020
9525 E PELICAN COVE CT , INVERNESS, 34450

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	4741 - THE MOORINGS AT POINT OF WOODS
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001285 - MOORINGS AT POINT O`WOODS
Short Legal	THE MOORINGS AT POINT O WOODS PB 13 PG 81 LOT 2 BLK A
Est. Parcel Sqft	4,125
Est. Parcel Acres	.09
Map SC-TW-RG	02-19S-20E

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

Mailing Address

Name	WILMOT GERI S
Mailing Address	9 FAIRFIELD AVE DARIEN CT 06820

All Owners

Name		Owner Type
WILMOT GERI S		O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$11,200	$143,600	$154,800	$154,800	$0	$154,800	$0	$2,506.48	Link
2024	$11,200	$151,058	$162,258	$142,129	$0	$142,129	$0	$2,380.27	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	000X	WITHLACOOCHEE RIVER BASIN	$154,800	14.8298	$2,460.49

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
02/01/2006	$150,000	1972/0483	00-WARRANTY DEED	I
12/01/2005	$125,000	1955/0229	00-WARRANTY DEED	I
01/01/1990	$82,600	0882/1758	13-FROM DEVELOPERS	I

DISCLAIMER

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Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
01/12/2016	201600285	CHANGE OUT HVAC EQUIPMENT * NOC N/A	$3,834	
02/01/1989	8900766	RES	$20,654	04/01/1990

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0154-CANAL-VILLA,TWNHSE	U-UNIT	1.00	.0				$11,200	PDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1989
Total FLA	1,175
Total Under Roof	1,667
Exterior Wall	38 - WOOD SIDING LAP WD FRAME
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	2/2/
Addl Fixtures	1
FPL: Stacks/Openings	/
RCN	192,970
RCNLD	142,490

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1989	1,175
1	SCR PORCH FIN	1989	67
1	GARAGE FINISHED	1989	299
1	SCR PORCH FIN	1989	126

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCREEN ENCLOSURE ALUMINUM-[1-SF]	2005	14	9	1	126	580
1	2	CONCRETE PATIO NO FOOTER-[1-SF]	2005	14	9	1	126	530

Total Misc Value
1,110

Legal Description

Legal Description
THE MOORINGS AT POINT O WOODS PB 13 PG 81 LOT 2 BLK A

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.

2544601

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923312

To: Tax Collector of CITRUS COUNTY, Florida

I,
KEYS FUNDING LLC - 2024
PO BOX 67513
NEWARK, NJ 07101-8009,
hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date
2544601	2024/296	06-01-2024
Legal Description		
THE MOORINGS AT POINT O WOODS PB 13 PG 81 LOT 2 BLK A		

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

Applicant's signature

04-21-2026
Application Date

Altkey: 2544601
WILMOT GERI S

Parcel ID: 20E19S020040 000A0 0020
9525 E PELICAN COVE CT , INVERNESS, 34450

Citrus County Property Appraiser, Cregg E. Dalton

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Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
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Land & Agricultural

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RCNLD

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Total Misc Value