

RECEIVED

By Tifani White at 4:13 pm, 8/6/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19
Page 1 of 2**Part 1: Tax Deed Application Information**

Applicant	KEYS FUNDING LLC - 2024 PO BOX 67513 NEWARK, NJ 07101-8009	Property Owner	GIGUERE STEPHEN 5303 E LIVE OAK LN INVERNESS, FL 34453
Property description	SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93	Application date	Apr 21, 2026
		Certificate #	2024 / 600
		Date certificate issued	06/01/2024
		Account number	1727243

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)
# 2024/600	06/01/2024	477.39	43.46	520.85
→ Part 2: Total*				520.85

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)
# 2025/702	06/01/2025	494.77	6.25	28.35	529.37
Part 3: Total*					529.37

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)	1,050.22
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,137.74
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)	156.78
7. Total Paid (Lines 1-6)	2,769.74

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



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

TAX DEED APPLICATION COVER LETTER

Account #: 1727243

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

GIGUERE STEPHEN
5303 E LIVE OAK LN
INVERNESS, FL 34453

Additional Parties, Per Search

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

Lien Holder

DAVID GIGUERE
595 TERRYVILLE AVE
BRISTOL, CT 06010

Other Party

JAMES GIGUERE
PO BOX 1185
LONDONDERRY, NH 03053

Other Party

MICHELLE PEABODY
22942 LONE OAK DRIVE
ESTERO, FL 33928

Other Party



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

MICHELLE PEABODY
16074 SE 75TH AVE
SUMMERFIELD, FL 34491

Other Party

STEPHANIE RIVERA ESQ
SCALEUP LEGAL PLLC
14629 SW 104TH ST UNIT 107
MIAMI, FL 33186

Other Party

ESTATE OF LORENZO V GIGUERE A/K/A
LORENZO V GIGUERE JR A/K/A LORENZO GIGUERE
A/K/A LORENZO VICTOR GIGUERE JR, DECEASED
(NO STREET ADDRESS ON DOCUMENT)
WINDHAM, NH

Title Holder

PHYLLIS DORAN GIGUERE A/K/A PHYLLIS AMY DORAN
A/K/A PHYLLIS DORAN
WARDE SENIOR LIVING
21 SEARLES ROAD
ROOM 179
WINDHAM, NH 03087

Title Holder

Certified By:

Genevieve Holmes

Tax Collector or Authorized Designee

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
1727243	20E19S060010 0920	5303 E LIVE OAK LN INVERNESS 34453

Legal Description

SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 600	\$57,730	No	No	No

Owner of Record on Current Tax Roll
STEPHEN GIGUERE

Billing Name & Address

5303 E LIVE OAK LN
INVERNESS FL 34453

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**

ESTATE OF STEPHEN GIGUERE, DECEASED
 5303 E LIVE OAK LN
 INVERNESS FL 34450

Document

Warranty Deed
 Bk:1042 Pg:339

Examiner Comments**Related Documents (for Reference)**

None found.

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

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

Document

Order
 Bk:2564 Pg:2200

Examiner Comments

Orders 2564-2204 and
 3371-647 in compliance but
 not released.

Order
 Bk:2564 Pg:2204

Order
 Bk:2583 Pg:2126

Order
 Bk:2599 Pg:422

Order
 Bk:2613 Pg:1847

Order
 Bk:3349 Pg:1395

Order
 Bk:3369 Pg:176

Name & Address of Record	Document	Examiner Comments
	Order Bk:3371 Pg:647	
	Order Bk:3392 Pg:936	
	Order Bk:3625 Pg:98	
	Lien Bk:3667 Pg:901	

Related Documents (for Reference)

Order Acknowledging Compliance
Bk:2579 Pg:2262

Order Acknowledging Compliance
Bk:3546 Pg:878

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
PHYLLIS DORAN GIGUERE WARDE SENIOR LIVING 21 SEARLES ROAD ROOM 179 WINDHAM NH 03087	Amended Petition for Summary Administration Bk:3677 Pg:1	
ESTATE OF LORENZO V GIGUERE, DECEASED	Amended Petition for Summary Administration Bk:3677 Pg:1	No address found on document.
STEPHANIE RIVERA ESQ SCALEUP LEGAL PLLC 14629 SW 104TH ST UNIT 107 MIAMI FL 33186	Amended Petition for Summary Administration Bk:3677 Pg:1	
MICHELLE PEABODY 22942 LONE OAK DRIVE ESTERO FL 33928	Amended Petition for Summary Administration Bk:3677 Pg:1	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

6-00
252.00

This Warranty Deed

Made this 15th day of July A.D. 19 94
by Gene Kolen

hereinafter called the grantor, to
Stephen Giguere

whose post office address is: 5303 E. LIVE OAK LANE
INVERNESS, FLORIDA 34450

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 \$ 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:

Lots 92 and 93, Sportsmens Park Subdivision, according to plat thereof recorded in Plat Book 2, Pages 39 AND 40 of the public records of Citrus County, Florida.

SUBJECT TO restrictions of record.

GRANTOR warrants and certifies that the herein described land does not constitute the homestead of the Grantor as defined by the constitution of the State of Florida.

Parcel Identification Number: 6 19S 20E 0010 0920

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, 19 94

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:

Brenda L. Buta
Name: Witness One

Gene Kolen
Name & Address: Gene Kolen
99 S. Tyler Street, Beverly Hills, Florida 34415

BRENDA L. BUTA
Name: Witness Name Printed

Joyce Christiansen
Name: Witness Two

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
252.00

JOYCE CHRISTIANSEN
Name: Witness Name Printed

Name & Address:

State of **Florida**
County of **Citrus**

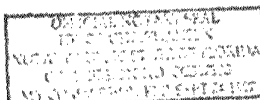
The foregoing instrument was acknowledged before me this 15th day of July, 19 94
by **Gene Kolen**

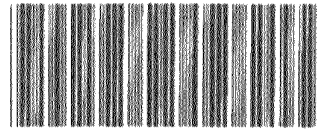
who is personally known to me or who has produced

as identification.

PREPARED BY: Joyce Christiansen
RECORD & RETURN TO:
Crystal River Title Company, Inc.
4009 North Lecanto Highway
Beverly Hills, Florida 34465
File No: B94-47285

Joyce Christiansen
Notary Public
My Commission Expires:





2013032309 4 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2013032309 BK:2564 PG:2200
07/09/2013 08:57 AM 4 PGS
JCARROLL, DC Receipt #029393

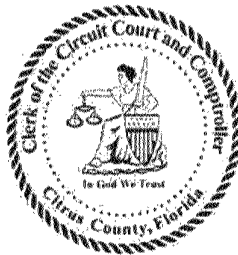
Angela Vick
Clerk of the Circuit Court and Comptroller
Citrus County Florida

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This certificate has been added to your document in compliance with

Florida Statute 695.26(1)(e).



This page has been recorded as a permanent part of your document.

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

COUNTY OF CITRUS,
a political subdivision of the state of Florida
Petitioner,
Vs.

STEPHEN GIGUERE
5303 E. Live Oak Ln.
Inverness, FL 34453
Respondent

Case No. 138425

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

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Michele L. Lieberman on June 19, 2013, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues her **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 5303 E. Live Oak Ln., Inverness, Citrus County, a political subdivision of the state of Florida. The Property is described as ALT KEY: 1727243, SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93; Parcel ID: 20E19S060010 0920

After an investigation by Code Officer Stephanie Stevens, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property. To Wit: Piles of wood, doors, windows, metals, aluminums, paper, plastics, car parts, tree debris, tarps, and other miscellaneous materials being stored in an unenclosed area."

Code Officer Stephanie Stevens testified that her initial inspection was conducted on March 25, 2013 at which time the violation was confirmed. Contact has been made with Mr. Giguere on several occasions to discuss the violation. Upon her final inspection on June 18, 2013, some improvements have been made; however, the property remains in violation.

The Respondent was present and testified that he collects antiques and uses items for yard art. He stated that he has physical restrictions and it takes some time to get things done and is requesting an extension to obtain compliance.

Mr. Eugene Larimer was present and testified that Mr. Giguere constantly has junk on his property as well as logs in his front yard which caused a termite issue. Mr. Larimer presented photographs from approximately one month ago depicting the logs as well as a letter from a neighbor, Mr. Thomas Frazier, stating, in part, the house has been a continuous eyesore for years with various junk strewn around the yard.

II. CONCLUSIONS OF LAW:

Respondent is in violation of Citrus County Code of Ordinances, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property. To Wit: Piles of wood, doors, windows,

Citrus County v. Giguere
Case No. 138425

metals, aluminums, paper, plastics, car parts, tree debris, tarps, and other miscellaneous materials being stored in an unenclosed area."

The Respondent can abate the violation by removing the junk and debris from the property or placing it in a permitted enclosed structure.

III. ORDER:

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

The Respondent is granted 30 days from June 19, 2013 to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$150.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Stephen Giguere. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

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

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

DONE AND ORDERED this the 8th day of July, 2013, at Lecanto, Florida.

BY: [Signature]
Michele L. Lieberman, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. Certified Mail to Stephen Giguere; 5303 E. Live Oak Ln.; Inverness, FL 34453, this the 8 day of July, 2013.

[Signature]
Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

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

[Signature]
Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

FOR RECORDING ONLY

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

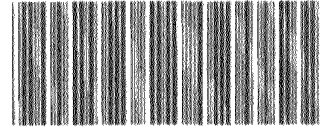
Cortney Marsh
Cortney Marsh, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 8th day of July, 2013, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: L. Samantha Phillips
Commission No.: EE 91317
Expiration Date: 12-14-2014



2013032310 4 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2013032310 BK: 2564 PG: 2204
07/09/2013 08:57 AM 4 PGS
JCARROLL, DC Receipt #029393

Angela Vick
Clerk of the Circuit Court and Comptroller
Citrus County Florida

Document Leader Page

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This certificate has been added to your document in compliance with

Florida Statute 695.26(1)(e).



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

COUNTY OF CITRUS,
a political subdivision of the state of Florida

Petitioner,

Vs.

STEPHEN GIGUERE
5303 E. Live Oak Ln.
Inverness, FL 34453
Respondent

Case No. 138641

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

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Michele L. Lieberman on June 19, 2013, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues her **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 5303 E. Live Oak Ln., Inverness, Citrus County, a political subdivision of the state of Florida. The Property is described as ALT KEY: 1727243, SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93; Parcel ID: 20E19S060010 0920

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

Code Officer Stephanie Stevens testified that her initial inspection was conducted on March 25, 2013 at which time the violation was confirmed. Upon inspection on April 18, 2013 an additional van was present on the property which was not there upon initial inspection. Upon her final inspection on June 18, 2013, two vehicles remain in violation on the property.

The Respondent was present and testified that he would like to make sure the Mercedes on the property is obtained by the right person for a project car and doesn't want to dispose of it and will achieve compliance with the remaining vehicle.

Mr. Eugene Larimer was present and testified that Mr. Giguere has had junk vehicles on his property since 1995. He presented photographs from approximately one month ago depicting the van.

II. CONCLUSIONS OF LAW:

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

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

Citrus County v. Giguere
Case No. 138641

III. ORDER:

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

The Respondent is granted 60 days from June 19, 2013 to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Stephen Giguere. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Respondent shall be responsible to pay all costs required by County ordinance or regulation. It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

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

DONE AND ORDERED this the 8th day of July, 2013, at Lecanto, Florida.

BY: Michele L. Lieberman
Michele L. Lieberman, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. Certified Mail to Stephen Giguere; 5303 E. Live Oak Ln.; Inverness, FL 34453, this the 8 day of July, 2013.

Cortney Marsh
Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

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

Cortney Marsh
Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

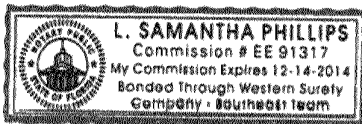
FOR RECORDING ONLY

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

Cortney Marsh
Cortney Marsh, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 14th day of July, 2013, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



L. Samantha Phillips
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: L. Samantha Phillips
Commission No.: EE 91317
Expiration Date: 12-14-2014

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

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

v.

Case No.: 138641

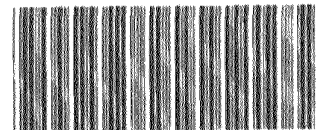
STEPHEN GIGUERE
Respondent,

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Compliance Special Master Michele L. Lieberman upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer Stephanie Stevens pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162.07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondent, STEPHEN GIGUERE, has come into compliance on September 11, 2013 with the Order issued by the Special Master on July 8, 2013 regarding a violation on property more fully described as Alt Key 1727243; SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93.

DONE and ORDERED this 18 day of September, 2013.


Michele L. Lieberman
Citrus County Code Compliance
Special Master



2013044493 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2013044493 BK:2579 PG:2262
09/19/2013 10:43 AM 3 PGS
JCARROLL,DC Receipt #039622

Citrus County v. Giguere
Case No.: 138641

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. Certified Mail to Stephen Giguere; 5303 E. Live Oak Ln.; Inverness, FL 34453 this the 18 day of September, 2013.



Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

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



Cortney Marsh
Recording Secretary
Citrus County Code Compliance Special Master
Suite 147
3600 W. Sovereign Path
Lecanto, Florida 34461

FOR RECORDING ONLY

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Cortney Marsh

Cortney Marsh

Recording Secretary

Citrus County Code Compliance Special Master

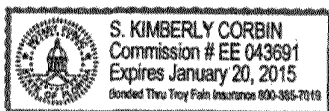
Suite 147

3600 W. Sovereign Path

Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 18th day of September, 2013, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me.



S. Kimberly Corbin

NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: S. Kimberly Corbin

Commission No.: EE 043691

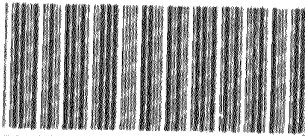
Expiration Date: 1/20/2015

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

COUNTY OF CITRUS,
a political subdivision of the state of Florida
Petitioner,

Vs.

Stephen Giguere
5303 E. Live Oak Ln.
Inverness, FL 34453
Respondent /



2013047915 3 PGS

Case No.: 138425

FIRST ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, a political subdivision of the state of Florida, on **June 19, 2013**, after due notice to Stephen Giguere, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to Stephen Giguere.

Said **ORDER** required Stephen Giguere to take certain corrective action by a time certain, as more specifically set forth in that **ORDER**.

An Affidavit of Non-Compliance, bearing the date of August 26, 2013, has been filed with the Special Master by the Code Officer, which Affidavit certifies under oath that the required corrective action has not been taken as ordered.

Accordingly, it has been brought to the Special Master's attention that compliance with the Special Master's Order dated July 8, 2013, was not made by Stephen Giguere, it is hereby

ORDERED that Stephen Giguere pay to the County of Citrus, a political subdivision of the state of Florida, a fine of \$5,700.00 for 38 days, July 20, 2013 through August 26, 2013, inclusive at \$150.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of **\$6,148.71**. This is a violation that has continued to exist on property more fully described Alt Key 1727243; SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93 in public records of Citrus County, a political subdivision of the state of Florida. This fine will be recorded and shall constitute a lien upon any real or personal property owned by Stephen Giguere, pursuant to Section 162.09, Florida Statutes.

The Respondent may request a hearing to challenge the fine within twenty (20) days from the date of this order. This order will be recorded after twenty (20) days from the date of this order and constitute a lien, unless the Respondent files a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

DONE AND ORDERED this the 18 day of September 2013 at Lecanto, Citrus County, a political subdivision of the state of Florida.

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2013047915 BK:2583 PG:2126
10/09/2013 02:32 PM 3 PGS
JCARROLL, DC Receipt #042588

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

BY: 

Michele L. Lieberman, Special Master

I HEREBY CERTIFY that a true and correct copy of the above foregoing FIRST ORDER IMPOSING FINE has been furnished via US Certified Mail to: Stephen Giguere; 5303 E. Live Oak Ln.; Inverness, FL 34453 this the 18 day of September, 2013.

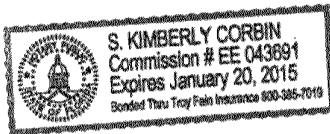
Cortney Marsh

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

County of Citrus
State of Florida

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

WITNESS my hand and official seal this 18th day of September, 2013.



S. Kimberly Corbin

Notary Public - Printed Name

S. Kimberly Corbin

Notary Public Signature

FOR RECORDING ONLY

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

Cortney Marsh

Cortney Marsh

Recording Secretary

Citrus County Code Compliance Special Master

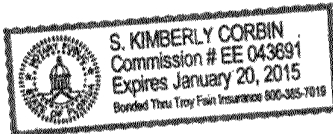
Suite 147

3600 W. Sovereign Path

Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 18th day of September, 2013, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



S. Kimberly Corbin

NOTARY PUBLIC STATE OF FLORIDA

Printed Name: S. Kimberly Corbin

Commission No.: EE 043691

Expiration Date: 1/20/2015

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

COUNTY OF CITRUS,
a political subdivision of the state of Florida
Petitioner,

Vs.

Stephen Giguere
5303 E. Live Oak Ln.
Inverness, FL 34453
Respondent /



Case No.: 138425

SECOND ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, a political subdivision of the state of Florida, on **June 19, 2013**, after due notice to Stephen Giguere, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to Stephen Giguere.

Said **ORDER** required Stephen Giguere to take certain corrective action by a time certain, as more specifically set forth in that **ORDER**.

An Affidavit of Non-Compliance, bearing the date of December 2, 2013, has been filed with the Special Master by the Code Officer, which Affidavit certifies under oath that the required corrective action has not been taken as ordered.

Accordingly, it has been brought to the Special Master's attention that compliance with the Special Master's Order dated July 8, 2013, was not made by Stephen Giguere, it is hereby

ORDERED that Stephen Giguere pay to the County of Citrus, a political subdivision of the state of Florida, a fine of \$14,700.00 for 98 days, August 27, 2013 through December 2, 2013, inclusive at \$150.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of **\$14,868.57**. This is a violation that has continued to exist on property more fully described Alt Key 1727243; SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93 in public records of Citrus County, a political subdivision of the state of Florida. This fine will be recorded and shall constitute a lien upon any real or personal property owned by Stephen Giguere, pursuant to Section 162.09, Florida Statutes.

The Respondent may request a hearing to challenge the fine within twenty (20) days from the date of this order. This order will be recorded after twenty (20) days from the date of this order and constitute a lien, unless the Respondent files a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

DONE AND ORDERED this the 19 day of December 2013 at Lecanto, Citrus County, a political subdivision of the state of Florida.

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2014001025 BK:2599 PG:422
01/09/2014 03:44 PM 3 PGS
BTENNEY,DC Receipt #000929

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

BY: Michele Lieberman
Michele L. Lieberman, Special Master

I HEREBY CERTIFY that a true and correct copy of the above foregoing SECOND ORDER IMPOSING FINE has been furnished via US Certified Mail to: Stephen Giguere; 5303 E. Live Oak Ln.; Inverness, FL 34453 this the 19 day of December, 2013.

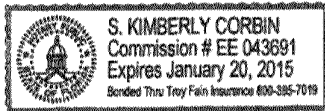
Cortney Marsh

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

County of Citrus
State of Florida

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

WITNESS my hand and official seal this 19th day of December, 2013.



S. Kimberly Corbin

Notary Public - Printed Name

S. Kimberly Corbin

Notary Public - Signature

FOR RECORDING ONLY

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

Cortney Marsh

Cortney Marsh

Recording Secretary

Citrus County Code Compliance Special Master

Suite 147

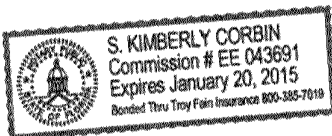
3600 W. Sovereign Path

Lecanto, Florida 34461

STATE OF FLORIDA)

COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 19th day of December, 2013, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



S. Kimberly Corbin

NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: S. Kimberly Corbin

Commission No.: EE 043691

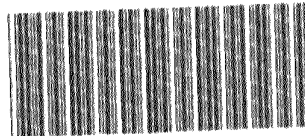
Expiration Date: 1/20/2015

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

COUNTY OF CITRUS,
a political subdivision of the state of Florida
Petitioner,

Vs.

Stephen Giguere
5303 E. Live Oak Ln.
Inverness, FL 34453
Respondent /



2014014121 3 PGS

Case No.: 138425

THIRD ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, a political subdivision of the state of Florida, on **June 19, 2013**, after due notice to Stephen Giguere, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to Stephen Giguere.

Said **ORDER** required Stephen Giguere to take certain corrective action by a time certain, as more specifically set forth in that **ORDER**.

An Affidavit of Non-Compliance, bearing the date of March 6, 2014, has been filed with the Special Master by the Code Officer, which Affidavit certifies under oath that the required corrective action has not been taken as ordered.

Accordingly, it has been brought to the Special Master's attention that compliance with the Special Master's Order dated July 8, 2013, was not made by Stephen Giguere, it is hereby

ORDERED that Stephen Giguere pay to the County of Citrus, a political subdivision of the state of Florida, a fine of \$14,100.00 for 94 days, December 3, 2013 through March 6, 2014, inclusive at \$150.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of **\$14,268.96**. This is a violation that has continued to exist on property more fully described Alt Key 1727243; SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93 in public records of Citrus County, a political subdivision of the state of Florida. This fine will be recorded and shall constitute a lien upon any real or personal property owned by Stephen Giguere, pursuant to Section 162.09, Florida Statutes.

The Respondent may request a hearing to challenge the fine within twenty (20) days from the date of this order. This order will be recorded after twenty (20) days from the date of this order and constitute a lien, unless the Respondent files a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

DONE AND ORDERED this the 10 day of MARCH 2014 at Lecanto, Citrus County, a political subdivision of the state of Florida.

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2014014121 BK:2613 PG:1847
04/01/2014 03:22 PM 3 PGS
BTENNEY, DC Receipt H012747

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

BY: 

Gregg R. Brennan, Special Master

I HEREBY CERTIFY that a true and correct copy of the above foregoing THIRD ORDER IMPOSING FINE has been furnished via US Certified Mail to: Stephen Giguere; 5303 E. Live Oak Ln.; Inverness, FL 34453 this the 13 day of March, 2014.

Cortney Marsh

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

County of Citrus
State of Florida

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

WITNESS my hand and official seal this 13th day of March, 2014.



L. Samantha Phillips

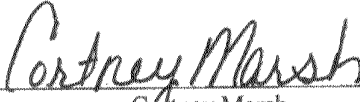
Notary Public - Printed Name

[Signature]

Notary Public - Signature

FOR RECORDING ONLY

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



Cortney Marsh
Recording Secretary
Citrus County Code Compliance Special Master
Suite 147
3600 W. Sovereign Path
Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 13th day of March, 2014, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.




NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: L. Samantha Phillips
Commission No.: EE 91317
Expiration Date: 12-14-2014

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

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

Case No. 2176855

STEPHEN GIGUERE
5303 E. Live Oak Ln.
Inverness, Florida 34453
Respondent.

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

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

I. EVIDENCE:

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

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

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on November 21, 2022, December 27, 2022, January 5, 2023 and January 17, 2023; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Alan Jonason testified that the initial inspection was conducted on November 21, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on December 17, 2022, January 5, 2023 and January 17, 2023. The Notice of Violation was issued on November 21, 2022. The Notice of Hearing was issued on December 27, 2022 and posted at the property and the Lecanto Government Building on January 5, 2022. He has not had contact with the Respondent. Upon his final inspection on January 17, 2023, the property remains in violation.

II. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 5303 E. Live Oak Ln., Inverness, Citrus County, a political subdivision of the State of Florida. The Property is described as Altkey: 1727243; SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93; Parcel ID: 20E19S060010 0920.

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

III. CONCLUSIONS OF LAW:

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

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

IV. ORDER:

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

The Respondent shall abate the violation on later than 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of 100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of STEPHEN GIGUERE. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be

Citrus County vs. Giguere
Case No. 2176855

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

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

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

DONE AND ORDERED this 19th day of January, 2023, at Orlando, Florida.

BY: Christian W. Waugh
Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER has been furnished via U.S. First Class Mail to STEPHEN GIGUERE, 5303 E. Live Oak Ln., Inverness, FL 34453, this 19 day of January, 2023.

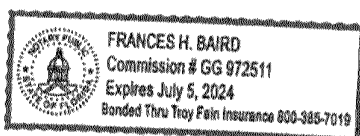
Laurie M. Speros
Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

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

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

STATE OF FLORIDA)
CITRUS COUNTY)

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



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

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

CITRUS COUNTY,
a political subdivision of the State of Florida

Petitioner,

vs.

Case No. 2176854

STEPHEN GIGUERE
5303 E. Live Oak Ln.
Inverness, Florida 34453
Respondent.

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on February 15, 2023 and March 15, 2023 after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues his Findings of Fact, Conclusions of Law and Order, as follows:

I. EVIDENCE:

After an investigation by Code Officer Alan Jonason, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner; or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property." To Wit: miscellaneous junk and debris, discarded furniture.

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

On February 15, 2023, Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on November 21, 2022; Exhibit B: copy of the Property Appraiser's summary for the subject property, copy of returned mail, and a photograph taken on December 27, 2022; and Exhibit C: composite exhibits of photographs taken on November 21, 2022, December 27, 2022, Notice of Violation, Notice of Hearing, continuance letter, posting affidavit and photograph of the posting at the property.

On February 15, 2023, Code Officer Alan Jonason testified that the initial inspection was conducted on November 21, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on December 27, 2022, February 1, 2023 and February 14, 2023. The Notice of Violation was issued on November 21, 2022. The Notice of Hearing was issued on December 27, 2022. A continuance letter issued on January 20, 2023 and posted at the property and the Lecanto Government Building on February 1, 2023. He has not had contact with the Respondent. Upon his final inspection on February 14, 2023, the property remains in violation.

On February 15, 2023, neighbor Barbara Larimar stated that this property has been cluttered with junk for longer than she can remember. She testified that nothing ever gets put away and the entire neighborhood is sick of looking at it all.

On February 15, 2023, neighbor Rebecca Workman testified that she has tried to help the Respondent by cleaning up the property while the Respondent was incarcerated. She stated that the Respondent is very difficult to deal with and can be threatening.

II. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 5303 E. Live Oak Ln., Inverness, Citrus County, a political subdivision of the State of Florida. The Property is described as Altkey: 1727243; SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93; Parcel ID: 20E19S060010 0920.

The Special Master finds that the property is in violation of junkyard conditions.

Citrus County vs. Giguere
Case No. 2176854

III. CONCLUSIONS OF LAW:

Respondent is in violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property. To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent can abate the violation by removing the junk and debris from the property or placing it in a permitted enclosed structure.

Although the undersigned finds the manner of the presentation of the junk interesting, the undersigned finds that the junk in the yard is not the sort that is protected as expression under the First Amendment of the United States Constitution. In order to understand what kind of expression might be permitted in this context, it is useful to review *O'Hare v. Town of Gulf Stream*, 2015 WL 12977393 (S.D. Fla. June 22, 2015) presided over by the Honorable Donald M. Middlebrooks.

In *O'Hare*, according to the pleadings, a town resident, O'Hare, "exhibited about a half of a dozen well-crafted, artistically satirical political signs from his front yard that were critical of Town government" and the Town Manager in particular. *Id.* at *2. The Town issued a notice of violation as part of the Town's code enforcement for these signs as impermissible objects d'art. *Id.* O'Hare brought suit to declare that the applicable law is unconstitutionally overbroad and unconstitutional as applied to him. *Id.* at *8. The applicable ordinance banned "[o]bjects d'art visible from the street." *Id.* at *7. Denying the Town's motion to dismiss on the point, Judge Middlebrooks pointed out that "[t]he Town's position that 'art' is separate and distinct from speech is untenable. [...] Indeed, almost any lawn sign can be considered an 'object d'art.'" *Id.* at *8. A great deal of political expression would be banned under this ordinance on its face. *Id.*

There is no such ordinance in Citrus County. The question here is whether junk acquires some protected value under the First Amendment merely by the appending of some kind of message, whether coherent or not. The answer is "no."

In *Robar v. Village of Potsdam Board of Trustees, et al.*, 490 F. Supp. 3d 546 (N.D.N.Y. 2020), the court deliberated on a similar question. In *Robar*, the plaintiff sought to enjoin the Village of Potsdam from preventing his expressions in his yard. *Id.* at 553. He placed toilets repurposed as flower planters in outdoor spaces on several properties he owns. *Id.* Also, he sought "a declaration that his porcelain gardens are not 'junk,' as defined in the ordinance..." *Id.* Specifically, plaintiff "has installed toilets repurposed as planters containing floral arrangements and attached to decorative posts, installations he refers to as 'porcelain gardens,' on seven properties he owns in Potsdam." *Id.* "To create a 'porcelain garden,' Plaintiff cleans the bowl, removes the functional components of the toilet, and places an arrangement of flowers in the bowl, 'with colorful painted posts and accompanying plant arrangements.'" *Id.* at 554.

So, were they junk? No. The court in *Robar* turned to three U.S. Supreme Court decisions for guidance: *Spence v. Washington, Texas v. Johnson*, and *Hurley v. Irish-American Gay, Lesbian & Bisexual Group of Boston*. *Id.* at 561-62. The court found that under these cases and their progeny, the porcelain gardens "are partly junk" but that the junk aspect of them is "secondary to their expressive purpose." *Id.* at 565. Critically, for the court, the toilets were "altered through the removal of their functional components, filled with dirt and flowers..." and were "thus transformed... not left in a haphazard pile, in the manner of garbage." *Id.*

The undersigned believes that these are the distinguishing factors. None of Giguere's junk seems to be predominantly for expression, since most, if not all, of it is entirely incoherent. Adding to this, the junk has not been transformed in any way. It is simply left there.

IV. ORDER:

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

The Respondent shall abate the violation on later than 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of STEPHEN GIGUERRE. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be

Citrus County vs. Giguere
Case No. 2176854

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

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

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

DONE AND ORDERED this 10th day of April, 2023, at Orlando, Florida.

BY: Christian W. Vaughn
Christian W. Vaughn, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER has been furnished via U.S. First Class Mail to STEPHEN GIGUERE, 5303 E. Live Oak Ln., Inverness, FL 34453, this 10 day of April, 2023.

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

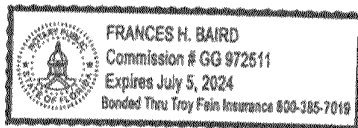
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

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

Citrus County vs. Giguere
Case No. 2176854

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 10 day of April, 2023, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



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

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

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

Petitioner,

Case No. 2176855

vs.

STEPHEN GIGUERE
5303 E. Live Oak Ln.
Inverness, Florida 34453

Respondent.

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **January 18, 2023**, after due notice to Respondent STEPHEN GIGUERE, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to STEPHEN GIGUERE.

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

2. An Affidavit of Non-Compliance dated March 21, 2023 has been filed with the Special Master by Code Officer Alan Jonason, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 1727243; SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93; Parcel ID: 20E19S060010 0920.

4. Accordingly, it has been brought to the Special Master's attention that Respondent STEPHEN GIGUERE has not complied with the Special Master's Order dated January 18, 2023.

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

5. Respondent STEPHEN GIGUERE shall pay to Citrus County, Florida, a fine of **\$100.00** per day, plus administrative costs in the amount of **\$276.34**, beginning on March 21, 2023, and continuing, with interest, until the violation has been abated as directed in the Order.

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

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

DONE AND ORDERED this the 22nd day of March, 2023.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY:

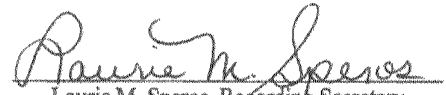

Christian W. Vaughn, Special Master

Citrus County vs. Giguere
Case No. 2176855

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: STEPHEN GIGUERE, 5303 E. Live Oak Ln., Inverness, FL 34453, this 28 day of March, 2023.


Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Inverness, Florida 34453 34429
(352) 527-5350

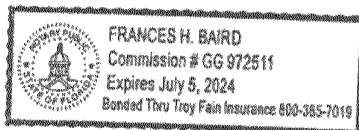
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of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

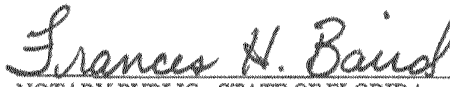

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Inverness, Florida 34453 34429
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

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

WITNESS my hand and official seal this 28 day of March, 2023.




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

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

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

Case No. 2176854

vs.

STEPHEN GIGUERE
5303 E. Live Oak Ln.
Inverness, Florida 34453
Respondent.

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **February 15, 2023**, after due notice to Respondent STEPHEN GIGUERE, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to STEPHEN GIGUERE.

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

2. An Affidavit of Non-Compliance dated June 12, 2023 has been filed with the Special Master by Code Officer Alan Jonason, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 1727243; SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93; Parcel ID: 20E19S060010 0920.

4. Accordingly, it has been brought to the Special Master's attention that Respondent STEPHEN GIGUERE has not complied with the Special Master's Order dated April 10, 2023.

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

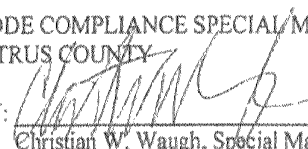
5. Respondent STEPHEN GIGUERE shall pay to Citrus County, Florida, a fine of **\$50.00** per day, plus administrative costs in the amount of **\$487.04**, beginning on June 12, 2023, and continuing, with interest, until the violation has been abated as directed in the Order.

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

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

DONE AND ORDERED this the 15th day of June, 2023.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY: 

Christian W. Waugh, Special Master

Citrus County vs. Giguere
Case No. 2176854

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: STEPHEN GIGUERE, 5303 E. Live Oak Ln., Inverness, FL 34453, this 16 day of June, 2023.


Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Inverness, Florida 34453 34429
(352) 527-5350

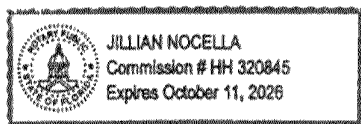
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of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


Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Inverness, Florida 34453 34429
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

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

WITNESS my hand and official seal this 16th day of June, 2023.




NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Jillian Nocella
Commission No.: HH320845
Expiration Date: 10/11/26

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

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

vs.

Case No. 2176855

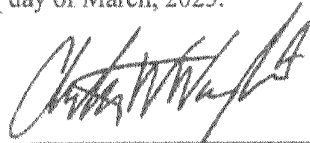
STEPHEN GIGUERE
5303 E. Live Oak Ln.
Inverness, Florida 34453

Respondent.

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Compliance Special Master Christian W. Waugh upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer Alan Jonason pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162.07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondent STEPHEN GIGUERE has come into compliance on March 5, 2025 with the Order issued by the Special Master on January 18, 2023 regarding a violation on property more fully described as 1727243; SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93; Parcel ID: 20E19S060010 0920.

DONE and ORDERED this 7th day of March, 2025.



Christian W. Waugh
Citrus County Code Compliance
Special Master

Citrus County vs. Giguere
Case No. 2176855

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. First Class Mail to STEPHEN GIGUERE, 5303 e. Live Oak Ln., Inverness, FL 34453, this 7th day of March, 2025.


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

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


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

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 7th day of March, 2025 by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me.


NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Brenda S Lott
Commission No.: HH 251555
Expiration Date: May 21, 2026



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

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

v.

Case No. CE2023-01013

STEPHEN GIGUERE
5303 E. Live Oak Ln.
Inverness, Florida 34453
Respondent

ORDER FOR REIMBURSEMENT OF COSTS AND EXPENSES

THIS CAUSE having come on for determination on February 17, 2025, due notice to the Respondent having been given via Certified U.S. Mail, Return Receipt Requested, and the Citrus County Code Compliance Director having determined that the structure(s) located upon the above-referenced real property constituted a slum or blight condition pursuant to Chapter 20, Article V, of the Citrus County Code of Ordinances, and the Citrus County Code Compliance Director having thereupon issued his Order to Demolish, as more specifically described in the above-captioned code compliance case; and

Said Order to Demolish required the Respondent to take certain corrective action by a time certain, as more specifically set forth in the Unsafe Structure/Condition Abatement Notice served upon the Respondent;

IT IS ORDERED that **STEPHEN GIGUERE** shall pay to Citrus County, Florida, a political subdivision of the State of Florida, the sum of **\$17,742.83** in reimbursement of the costs and expenses incurred by Citrus County, Florida, a political subdivision of the state of Florida, for the abatement of the above-referenced slum or blight condition upon the real property more fully described as Altkey: 1727243; SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93; Parcel ID: 20E19S060010 0920, in public records of Citrus County, Florida, a political subdivision of the State of Florida. This Order shall be recorded in the Official Records of Citrus County, Florida, a political subdivision of the State of Florida, and shall thereafter constitute a lien upon such real property and all other real and personal property owned by **STEPHEN GIGUERE** pursuant to Section 162.09, Florida Statutes.

DONE AND ORDERED this the 5th day of December, 2025 at Lecanto, Citrus County, Florida, a political subdivision of the State of Florida.

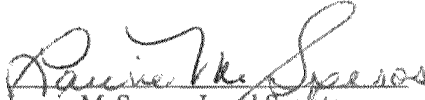
CITRUS COUNTY CODE COMPLIANCE
CITRUS COUNTY, FLORIDA, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA

BY: 
JC Charlton, Code Compliance Director

Administration Suite #109 (352) 527-5220 Fax 527-5317	Building Division Suite #111 (352) 527-5310 Fax 527-5317	Code Compliance Suite #147 (352) 527-5350 Fax 527-5523	Planning Division Suite #140 (352) 527-5239 Fax 527-5252	Land Development Division Suite #141 (352) 527-5239 Fax 527-5428
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Citrus County vs. Giguere
Case No. CE2023-01013

I HEREBY CERTIFY that a true and correct copy of the above foregoing Order for Reimbursement of Costs and Expenses was furnished via U.S. First Class Mail to: **STEPHEN GIGUERE**, 5303 E. Live Oak Ln., Homosassa, FL 34446, this 5th day of December, 2025.


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

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


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

STATE OF FLORIDA)
CITRUS COUNTY)

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

WITNESS my hand and official seal this 5th day of December, 2025.


NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Brenda S. Lott
Commission No.: HH 251555
Expiration Date: May 21, 2026



Administration Suite #109 (352) 527-5220 Fax 527-5317	Building Division Suite #111 (352) 527-5310 Fax 527-5317	Code Compliance Suite #147 (352) 527-5350 Fax 527-5523	Planning Division Suite #140 (352) 527-5239 Fax 527-5252	Land Development Division Suite #141 (352) 527-5239 Fax 527-5428
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CLAIM OF LIEN FOR SPECIAL ASSESSMENT

STATE OF FLORIDA
COUNTY OF CITRUS

BEFORE ME, the undersigned notary public, personally appeared BRENDA S. LOTT, for Citrus County, Florida ("Lienor"), who was duly sworn and says that she is an agent of Lienor, whose address is 3600 West Sovereign Path, Suite 147, Lecanto, Florida 34461, and that on **September 8, 2025**, the below-described property was found in violation of Chapter 20, Article V of the Citrus County Code of Ordinances (the "Code") related to Unsafe Structures and/or Conditions. The violation(s) presented a serious threat to public health, safety or welfare, or were irreparable or irreversible in nature, and therefore, the County performed the work necessary to abate the existing violation(s) pursuant to Section 20-54 of the Code.

As further described below, the County has incurred costs in the amount of **\$17,742.83** in abating the violation(s) on the subject property, which amount remains unpaid as of the date below.

STEPHEN GIGUERE
5303 E. Live Oak Ln.
Inverness, Florida
Parcel ID: 20E19S060010 0920

Violation Repaired/Abated	December 5, 2025
Cost of Repair/Abatement	Cost: \$17,233.24 Administrative Costs: \$509.59 Total: \$17,742.83

This lien shall accrue interest at the rate of 8.25% per annum.

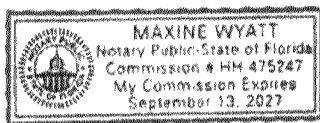
Citrus County Code Compliance Division

By: 

Brenda S. Lott, Code Compliance Legal Secretary

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 6th day of May, 2026, by **Brenda S. Lott**, Legal Secretary, Citrus County Code Compliance, who is personally known to me.




NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: Maxine Wyatt

Commission No.: HH 475247

Expiration Date: 9/13/2027

This instrument prepared by:
Brenda S. Lott
Citrus County Code Compliance
3600 W. Sovereign Path, #147
Lecanto, FL 34461

Altkey: 1727243
GIGUERE STEPHEN

Parcel ID: 20E19S060010 0920
5303 E LIVE OAK LN , INVERNESS, 34453

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0100 - SINGLE FAMILY
Bldg Counts Res 1 / MH 0 / Comm 0
Nbhd 8728 - SPORTSMANS PARK
Tax District 000X - WITHLACOOCHEE RIVER BASIN
Subdivision 001738 - SPORTSMENS PARK
Short Legal SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93
Est. Parcel Sqft 30,000
Est. Parcel Acres .69
Map SC-TW-RG 06-19S-20E

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

Mailing Address

Name GIGUERE STEPHEN
Mailing Address 5303 E LIVE OAK LN
INVERNESS FL 34453

All Owners

Name	Owner Type
GIGUERE STEPHEN	IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	\$30,160	\$27,570	\$57,730	\$57,730	\$0	\$57,730	\$0	\$1,066.98	Link
2024	\$28,080	\$131,120	\$159,200	\$41,909	\$25,000	\$16,909	\$117,291	\$415.60	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	\$57,730	14.8298	\$1,020.96

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
07/01/1994	\$36,000	1042/0339	00-WARRANTY DEED	
06/01/1994	\$28,000	1037/1901	11-11	
06/01/1994	\$100	1037/1900	02-MIN DOC STAMP (\$100)	
06/01/1994	\$100	1037/1899	02-MIN DOC STAMP (\$100)	
06/01/1994	\$100	1037/1898	02-MIN DOC STAMP (\$100)	

DISCLAIMER

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

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
10/21/2025	BLD2510-0940	DEMO SINGLE FAMILY HOME FOR CITRUS COUNTY CODES DEPT ** NOC N/A **	\$2,400	
10/21/2024	BLD2024336888	DEMOLITION OF HOME AND IT'S ATTACHMENTS INCLUDING ALL CONCRETE. DEMOLITION OF DE	\$2,400	
06/28/2017	201706275	REROOF SFD - METAL OVER EXISTING 14 SQ ON 4/12 PITCH * NOC N/A *	\$2,000	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	100.00	100.0	150			\$15,080	CLR
2	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	100.00	100.0	150			\$15,080	CLR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1950
Total FLA	1,010
Total Under Roof	1,446
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	009 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	160,997
RCNLD	20,610

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BUILDING	1950	1,010
1	OPEN PORCH FIN	1950	72
1	ENCLOSED PORCH	1950	364

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1976	9	10	1	90	120
1	2	GARAGE DETACHD CONCRETE BLOCK-[1-SF]	1976	20	22	1	440	6,730
1	3	WOOD PRIVACY FENCE-[1-SF]	2012	6	48	1	288	110

Total Misc Value:

6,960

Legal Description**Legal Description**

SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93

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.

1727243



Board of County Commissioners
Department of Growth Management
Code Compliance Division

3600 W. Sovereign Path, Lecanto, Florida 34461

(352) 527-5350

Fax: (352) 527-5523

September 3, 2025

Citrus County Tax Collector
210 N. Apopka Avenue, Suite 100
Inverness, Florida 34450

Case No: CE202301013
Date Issued: September 8, 2025
Officer: Jillian Nocella

CERTIFICATES ISSUED

LETTERS SENT TO CERT HOLDERS

Re: Stephen Giguere, 5303 E. Live Oak Ln. Inverness, Citrus County, Florida, and legally described as Altkey: 1727243; SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93; Parcel ID: 20E19S060010 0920

On September 2, 2025, orders were issued by: Citrus County Code Compliance Director to vacate and demolish the structure(s) on the property located at 5303 E. Live Oak Ln. Inverness, FL 34453.

If the property owner(s) fail to demolish the structure(s), the Citrus County Department of Growth Management; Code Compliance Division shall in accordance with the Order(s), cause the structure(s) to be demolished on or about **October 14, 2025**. The cost of these actions, including legal and administrative costs, may constitute a lien on this property and/or may be assessed against this property as a special assessment pursuant to Chapter 86 of the Code.

You have the right to a Code Compliance hearing for the purpose of showing cause why this structure(s)/condition should not be deemed slum or blight. You must request a hearing not later than 30 days from the date of this notice. If you do not immediately remedy the violation(s) or request a hearing, fail to attend a scheduled hearing or do not show good cause, the county shall take all necessary action to remedy the violation(s). Demolition and/or clearance may include all tangible personal property such as vehicles, appliances, etc., and other structure(s) that may pose a threat to the general public. Any cost associated with the abatement of the condition(s) shall be paid within (30) days of the receipt of notice of such cost. Failure to pay such amount shall result in the filing and recording of a lien on this property and/or may be assessed against this property as a special assessment pursuant to Chapter 86 of the Code. For information about this notice, the requirements of this notice, or information on how to request an appeal before the Code Compliance Special Master, call Code Compliance Officer Jillian Nocella at (352) 527-5350.

This notice is sent to inform you of this pending action as you were identified through a search of the public records as someone who may have a legal interest in the above-referenced property.

Sincerely,

JC Charlton
Code Compliance Director

9214 8969 0099 9790 1850 0133 84

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 923309

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
1727243	2024/600	06-01-2024
Legal Description		
SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93		

I agree to:

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

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

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

04-21-2026
Application Date

Applicant's signature

Altkey: 1727243
GIGUERE STEPHEN

Parcel ID: 20E19S060010 0920
5303 E LIVE OAK LN , INVERNESS, 34453

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 8728 - SPORTSMANS PARK
Tax District 000X - WITHLACOOCHEE RIVER BASIN
Subdivision 001738 - SPORTSMENS PARK
Short Legal SPORTSMENS PARK PB 2 PG 39 LOTS 92 & 93
Est. Parcel Sqft 30,000
Est. Parcel Acres .69
Map SC-TW-RG 06-19S-20E

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

Mailing Address

Name GIGUERE STEPHEN
Mailing Address 5303 E LIVE OAK LN
INVERNESS FL 34453

All Owners

Name	Owner Type
GIGUERE STEPHEN	IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	\$30,160	\$27,570	\$57,730	\$57,730	\$0	\$57,730	\$0	\$1,066.98	Link
2024	\$28,080	\$131,120	\$159,200	\$41,909	\$25,000	\$16,909	\$117,291	\$415.60	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	\$57,730	14.8298	\$1,066.96

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
0131	FIRE SERVICES ASSESSMENT	\$26.33

0154

STORMWATER

\$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
07/01/1994	\$36,000	1042/0339	00-WARRANTY DEED	I
06/01/1994	\$28,000	1037/1901	11-11	I
06/01/1994	\$100	1037/1900	02-MIN DOC STAMP (\$100)	I
06/01/1994	\$100	1037/1899	02-MIN DOC STAMP (\$100)	I
06/01/1994	\$100	1037/1898	02-MIN DOC STAMP (\$100)	I

DISCLAIMER

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

Permits**Accela Permits (new system)**

Permit Date	Permit Number	Description	Amount	Occupancy Date
10/21/2025	BLD2510-0940	DEMO SINGLE FAMILY HOME FOR CITRUS COUNTY CODES DEPT ** NOC N/A **	\$2,400	

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
10/21/2024	BLD2024336888	DEMOLITION OF HOME AND IT'S ATTACHMENTS INCLUDING ALL CONCRETE. DEMOLITION OF DE	\$2,400	
06/28/2017	201706275	REROOF SFD - METAL OVER EXISTING 14 SQ ON 4/12 PITCH * NOC N/A *	\$2,000	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0078-MISCL-RES-NON-WTR	F-FRONT FOOT	100.00	100.0	150				CLR
2	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	100.00	100.0	150				CLR

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CONCRETE PATIO NO FOOTER-[1-SF]	1976	9	10	1	90	
1	2	CONCRETE PATIO NO FOOTER-[1-SF]	1976	20	22	1	440	
1	4	WELL 4"-[3-UNIT]	1950			1	1	
1	5	SEPTIC TANK TWO BEDROOM-[3-UNIT]	1950			1	1	

	Total Misc Value
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