

RECEIVED

By Tammy S. Kirby at 3:45 pm, 8/11/26

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	GERALD YOUNG 11765 STONEWALL SPRINGS AVE LAS VEGAS, NV 89138	Property Owner	URGILLES LUIS O PO BOX 446 NORTH TARRYTOWN, NY 10591
Property description	CITRUS SPGS UNIT 20 PB 7 PG 52 LOT 11 BLK 1329 DESC IN OR BK 890 PG 847	Application date	Apr 24, 2026
		Certificate #	2024 / 1921
		Date certificate issued	06/01/2024
		Account number	1434351

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)
# 2024/1921	06/01/2024	163.68	24.31	187.99
# 2025/2087	06/01/2025	170.96	12.15	183.11
→ Part 2: Total*				371.10

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)
# /					
Part 3: Total*					0.00

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)	371.10
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	285.55
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)	64.90
7. Total Paid (Lines 1-6)	1,146.55

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

Sabrina Maloy	Citrus County, Florida
Signature, Tax Collector or Designee	Date 11th 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)	1,275.55
17. Redemption fee	6.25
18. Total amount to redeem	1,281.80
Signature, Clerk of Court or Designee Date of sale	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

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

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

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

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

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

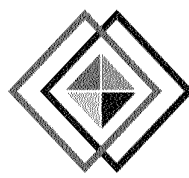
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

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

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

FULL LEGAL (If applicable)



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 1434351

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

GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138

Owner on Current Tax Roll

URGILLES LUIS O
PO BOX 446
NORTH TARRYTOWN, NY 10591

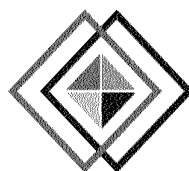
Additional Parties, Per Search

CITRUS SPRINGS CIVIC ASSOCIATION INC 1570 W CITRUS SPRINGS BLVD CITRUS SPRINGS, FL 34434	Other Party
--	-------------

CITRUS SPRINGS CIVIC ASSOCIATION, INC. P.O. BOX 236 HOLDER, FL 34445	Other Party
--	-------------

ROBERT B CHILDERS JR, REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION INC PO BOX 236 HOLDER, FL 34445	Other Party
--	-------------

ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W. CITRUS SPRINGS BLVD. CITRUS SPRINGS, FL 34434	Other Party
--	-------------



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

Certified By:

Sabrina Maloy

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450

Phone: 352-341-6500 | Fax: 352-341-6514

www.citrustc.us

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
1434351	18E17S100200 13290 0110	11069 N VESTA PT CITRUS SPRINGS 34434

Legal Description

CITRUS SPGS UNIT 20 PB 7 PG 52 LOT 11 BLK 1329 DESC IN OR BK 890 PG 847

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 1921	\$4,246	No	No	No

Owner of Record on Current Tax Roll

LUIS O URGILLES

Billing Name & Address

PO BOX 446
NORTH TARRYTOWN NY 10591

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: 07/26/2026 **Search covers** **20 years** **through:** 07/22/2026

Karen LaBree
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
LUIS O. URGILLES PO BOX 446 NORTH TARRYTOWN NY 10591	Warranty Deed Bk:890 Pg:847	

Related Documents (for Reference)

None found.

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
CITRUS SPRINGS CIVIC ASSOCIATION, INC. P.O. BOX 236 HOLDER FL 34445	Sunbiz	
ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W. CITRUS SPRINGS BLVD. CITRUS SPRINGS FL 34434	Sunbiz	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

05-35454-40

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
50.60
WARRANTY DEED

BK0890PG0847

REC. 62
DOC. 50.60
SUR.
TOT. 9,195.00

THIS INDENTURE, made March 25, 1991, between THE DELTONA CORPORATION, a corporation existing under the laws of the State of Delaware, a domestic corporation for United States tax purposes whose Federal Identification No. is [REDACTED], having a place of business in the County of Dade and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and

LUIS O. URGILLES

Social Security No. [REDACTED]
parties of the second part, whose mailing address is:

P.O. Box 446, North Tarrytown, New York 10591

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land situate, lying and being in the County of Citrus, and State of Florida, to wit:

Lot 11, Block 1329, of CITRUS SPRINGS UNIT TWENTY, a Subdivision according to the Plat thereof, recorded in Plat Book 7, at Page 52-66, of the Public Records of Citrus County, Florida.

Folio No.

This deed is executed subject to restrictions, reservations and easements of record, and taxes from the date of this deed and subsequent years.

And the said party of the first part does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its authorized agent and its corporate seal to be affixed the day and year above written.

Signed, sealed and delivered in the presence of:

THE DELTONA CORPORATION

Patricia Munn
Ulan Nopolek

By: Sharon J. Hummerhielm
Authorized Agent

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY, that on March 25, 1991 before me personally appeared Sharon J. Hummerhielm, Authorized Agent of THE DELTONA CORPORATION, a corporation organized under the laws of the State of Delaware, to me well known to be the person who signed the foregoing instrument as Authorized Agent for said corporation, and acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in her by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade, and State of Florida, the day and year last aforesaid.

Notary Public

This instrument prepared by:
Five Points Title Services Co., Inc.
by Nancy Roche
3250 S. W. Third Avenue
Miami, Florida 33129

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. SEPT. 28, 1994
BONDED THRU GENERAL INS. UND.

PLEASE RETURN TO:

FIVE POINTS TITLE SERVICES CO., INC.
3250 S. W. THIRD AVENUE
MIAMI, FLORIDA 33129



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Filing Information

Document Number	734809
FEI/EIN Number	59-6543328
Date Filed	01/13/1976
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/28/2025
Event Effective Date	NONE

Principal Address

1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Changed: 04/16/2025

Mailing Address

PO BOX 236
HOLDER, FL 34445

Changed: 01/28/2025

Registered Agent Name & Address

CHILDERS, ROBERT B, Jr.
1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Name Changed: 01/16/2026

Address Changed: 04/16/2025

Officer/Director Detail

Name & Address

Title President

CHILDERS, ROBERT B, Jr.
PO BOX 236
HOLDER, FL 34445

Title VP

CANDELA, SALVATORE
PO BOX 236
HOLDER, FL 34445

Title Secretary

PASTOR, LORENE
PO BOX 236
HOLDER, FL 34445

Title Treasurer

SMITH, RUTH
PO BOX 236
HOLDER, FL 34445

Title Director

STOUTE, EDDIE
PO BOX 236
HOLDER, FL 34445

Title Director

KOCHER, AMANDA
PO BOX 236
HOLDER, FL 34445

Title Director

PARKER, JOE
PO BOX 236
HOLDER, FL 34445

Title Director

MILLER, LORRAINE
PO BOX 236
HOLDER, FL 34445

Title D

LAMB, WILLIAM
PO BOX 236
HOLDER, FL 34445

Annual Reports

Report Year	Filed Date
2024	05/02/2024
2025	04/16/2025
2026	01/16/2026

<u>01/16/2026 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2025 -- Amendment</u>	View image in PDF format
<u>11/25/2024 -- Amendment</u>	View image in PDF format
<u>05/02/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/29/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/26/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>06/07/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/12/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/12/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/27/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/05/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/27/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/27/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/25/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/27/2000 -- ANNUAL REPORT</u>	View image in PDF format

[02/26/1999 -- ANNUAL REPORT](#)

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[02/04/1998 -- ANNUAL REPORT](#)

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[01/21/1997 -- ANNUAL REPORT](#)

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[01/29/1996 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/09/1995 -- ANNUAL REPORT](#)

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Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1525 - CITRUS SPRINGS MULTIPLE FAMILY AREA EAST
Tax District	00CS - CITRUS SPRINGS
Subdivision	000390 - CITRUS SPRINGS UNIT 20
Short Legal	CITRUS SPGS UNIT 20 PB 7 PG 52 LOT 11 BLK 1329 DESC IN ORBK 890 PG 847
Est. Parcel Sqft	11,251
Est. Parcel Acres	.26
Map SC-TW-RG	01-17S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	URGILLES LUIS O
Mailing Address	PO BOX 446 NORTH TARRYTOWN NY 10591

All Owners

Name	Owner Type
URGILLES LUIS O	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	\$26,730	\$0	\$26,730	\$4,246	\$0	\$4,246	\$0	\$239.61	Link
2024	\$9,320	\$0	\$9,320	\$3,860	\$0	\$3,860	\$0	\$120.49	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	00CS	CITRUS SPRINGS	\$26,730	14.8298	\$430.47

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
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/01/1991	\$9,200	0890/0847	17-17	V

DISCLAIMER

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

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0808-MULTI-FAMILY NON-WATERFRONT	F-FRONT FOOT	90.00	90.0	125			\$26,730	PDR

Total Misc Value

Legal Description

Legal Description

CITRUS SPGS UNIT 20 PB 7 PG 52 LOT 11 BLK 1329 DESC IN OR
BK 890 PG 847

DISCLAIMER

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923325

To: Tax Collector of CITRUS COUNTY, Florida

I,
GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138,

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
1434351	2024/1921	06-01-2024
Legal Description		
CITRUS SPGS UNIT 20 PB 7 PG 52 LOT 11 BLK 1329 DESC IN OR BK 890 PG 847		

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
GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138

04-24-2026
Application Date

Applicant's signature

Altkey: 1434351
URGILLES LUIS O

Parcel ID: 18E17S100200 13290 0110
11069 N VESTA PT , DUNNELLON, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1525 - CITRUS SPRINGS MULTIPLE FAMILY AREA EAST
Tax District	00CS - CITRUS SPRINGS
Subdivision	000390 - CITRUS SPRINGS UNIT 20
Short Legal	CITRUS SPGS UNIT 20 PB 7 PG 52 LOT 11 BLK 1329 DESC IN ORBK 890 PG 847
Est. Parcel Sqft	11,251
Est. Parcel Acres	.26
Map SC-TW-RG	01-17S-18E

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

Mailing Address

Name	URGILLES LUIS O
Mailing Address	PO BOX 446 NORTH TARRYTOWN NY 10591

All Owners

Name	Owner Type
URGILLES LUIS O	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	\$26,730	\$0	\$26,730	\$4,246	\$0	\$4,246	\$0	\$239.61	Link
2024	\$9,320	\$0	\$9,320	\$3,860	\$0	\$3,860	\$0	\$120.49	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2026	00CS	CITRUS SPRINGS	\$26,730	14.5489	\$445.22

Buyer Beware!

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