

RECEIVED

By Tammy S. Kirby at 3:44 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	PATRICK ALTINA 1134 STERLING PL BROOKLYN, NY 11212
Property description	CITRUS SPRINGS UNIT 21 PB 7 PG 73 LOT 7 BLK 1455	Application date	Apr 24, 2026
		Certificate #	2024 / 1983
		Date certificate issued	06/01/2024
		Account number	1445540

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)
# 2024/1983	06/01/2024	182.17	27.06	209.23
→ Part 2: Total*				209.23

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)	209.23
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	236.93
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)	52.27
7. Total Paid (Lines 1-6)	923.43

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)	1,052.43
17. Redemption fee	6.25
18. Total amount to redeem	1,058.68
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.

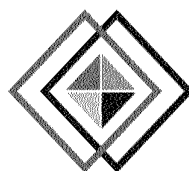
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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)



TAX DEED APPLICATION COVER LETTER

Account #: 1445540

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

PATRICK ALTINA
1134 STERLING PL
BROOKLYN, NY 11212

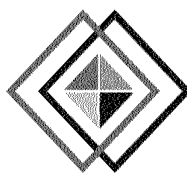
Additional Parties, Per Search

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 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

ALTINA PATRICK
C/O NEW VISTA PROPERTIES, INC.
15500 NEW BARN ROAD, STE. 100
MIAMI LAKES, FL 33014

Title Holder

Certified By:

Sabrina Maloy

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
1445540	18E17S100210 14550 0070	2325 W ANDROMEDAE DR CITRUS SPRINGS 34434

Legal Description

CITRUS SPRINGS UNIT 21 PB 7 PG 73 LOT 7 BLK 1455

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 1983	\$3,528	No	No	No

Owner of Record on Current Tax Roll

ALTINA PATRICK

Billing Name & Address

1134 STERLING PL
BROOKLYN NY 11212

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: 07/28/2026 **Search covers** **20 years** **through:** 07/23/2026

Nicole Burdick
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

ALTINA PATRICK
C/O NEW VISTA PROPERTIES, INC.
15500 NEW BARN ROAD, STE. 100
MIAMI LAKES FL 33014

Document

Warranty Deed
Bk:2029 Pg:212

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**

None found.

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

None found.

OTHER PARTIES**Name & Address of Record**

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

Document

Sunbiz

Examiner Comments

Name & Address of Record	Document	Examiner Comments
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

Property Appraisers Parcel I.D. Number: 1445540

File No: 20061115

WARRANTY DEED
(CORPORATION)

2006050053 1 PG
OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$385.00
2006050053 BK: 2029 PG: 212
07/17/2006 04:10 PM 1 PG
AHOLMES, DC Receipt #029989

This Warranty Deed Made the 7th day of July, 2006, by
NEW VISTA PROPERTIES, INC., a Florida corporation, and having its place of business at 15500
New Barn Road, Ste 100, Miami Lakes, Florida 33014, hereinafter called the grantor, and

ALTINA PATRICK, whose post office address is: c/o New Vista Properties, Inc., 15500 New Barn
Road, Ste. 100, Miami Lakes, Florida 33014, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable
considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

**Lot 7, Block 1455, CITRUS SPRINGS, UNIT 21, a subdivision according to the plat
thereof, recorded in Plat Book 7, Pages 73 through 83, of the Public Records of Citrus
County, Florida.**

**Subject to restrictions, reservations and easements of record, if any, and taxes for the year
2006 and subsequent years.**

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.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and
assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be
hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: _____
Printed Name: Janice Gavia

NEW VISTA PROPERTIES, INC.

By: Maria Merlo
Maria Merlo Deeding Officer

Witness Signature: _____
Printed Name: Cristina Pulido-Lopez

STATE OF Florida
COUNTY OF Miami - Dade

The foregoing instrument was acknowledged before me this 6 day of July, 2006, by
Maria Merlo as Deeding Officer of NEW VISTA PROPERTIES, INC., a Florida
corporation, on behalf of the corporation. He/she is personally known to me or who has produced driver license(s)
as identification.

Notary Public
Printed Name: _____
My Commission Expires: _____

 **Janice Gavia**
Commission #DD319589
Expires: May 16, 2008
Bonded Through
Atlantic Bonding Co., Inc.



[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>01/29/2025 -- 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
<u>02/26/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/21/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/1995 -- ANNUAL REPORT</u>	View image in PDF format

Florida Department of State, Division of Corporations

Altkey: 1445540
PATRICK ALTINA

Parcel ID: 18E17S100210 14550 0070
2325 W ANDROMEDAE DR , CITRUS SPRINGS, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1521 - CITRUS SPRINGS UNIT 21
Tax District 00CS - CITRUS SPRINGS
Subdivision 000394 - CITRUS SPRINGS UNIT 21
Short Legal CITRUS SPRINGS UNIT 21 PB 7 PG 73 LOT 7 BLK 1455
Est. Parcel Sqft 13,430
Est. Parcel Acres .31
Map SC-TW-RG 03-17S-18E

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

Mailing Address

Name PATRICK ALTINA
Mailing Address 1134 STERLING PL
BROOKLYN NY 11212

All Owners

Name	Owner Type
PATRICK ALTINA	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	\$15,110	\$0	\$15,110	\$3,528	\$0	\$3,528	\$0	\$192.41	Link
2024	\$9,280	\$0	\$9,280	\$3,207	\$0	\$3,207	\$0	\$135.85	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	\$15,110	14.8298	\$279.92

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
0147	WATER UTILITY AVAIL ASMT	\$21.77

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
07/01/2006	\$55,000	2029/0212	00-WARRANTY DEED	V
02/01/2005	\$4,494,600	1815/1255	14-SALE / MORE THAN 1 PARCEL	V
08/01/2004	\$14,200	1774/2436	00-WARRANTY DEED	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	0008-SFR NON-WATERFRONT	F-FRONT FOOT	94.00	94.0	114			\$15,110 PDR	
									Total Misc Value

Legal Description

Legal Description
CITRUS SPRINGS UNIT 21 PB 7 PG 73 LOT 7 BLK 1455

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.

1445540

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923331

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
1445540	2024/1983	06-01-2024
Legal Description		
CITRUS SPRINGS UNIT 21 PB 7 PG 73 LOT 7 BLK 1455		

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: 1445540
PATRICK ALTINA

Parcel ID: 18E17S100210 14550 0070
2325 W ANDROMEDAE DR , DUNNELLON, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
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Est. Parcel Sqft 13,430
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Map SC-TW-RG 03-17S-18E

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Mailing Address

Name PATRICK ALTINA
Mailing Address 1134 STERLING PL
BROOKLYN NY 11212

All Owners

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2024	\$9,280	\$0	\$9,280	\$3,207	\$0	\$3,207	\$0	\$135.85	Link

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

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Total Misc Value
