RECEIVED
By Tammy S. Kirby at 3:43 pm, 8/11/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	TLOA OF FLORIDA LLC TLOA SERVICING, LLC AS C/F SECURED PARTY PO BOX 669488 DALLAS, TX 75266-9488	Property Owner	LINDSEY EMILY L PO BOX 1462 DUNEDIN, FL 34697-1462
Property description	***ADVERSE POSSESSION FORM DR-542 FILED ON THIS PROPERTY*** BEVERLY HILLS UNIT 6 SEC 1 PB 11 PG 89 L (Full legal attached.)	Application date	Apr 22, 2026
		Certificate #	2024 / 2829
		Date certificate issued	06/01/2024
		Account number	1484871

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)
# 2024/2829	06/01/2024	1,847.29	265.55	2,112.84
			➔ Part 2: Total*	**2,112.84**

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)
# 2025/3023	06/01/2025	1,948.90	6.25	125.05	2,080.20
				Part 3: Total*	**2,080.20**

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	4,193.04
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,981.62
4. Property information report fee	250.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	395.98
7. **Total Paid** (Lines 1-6)	6,995.64

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
Signature, Tax Collector or Designee

Citrus County, Florida

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)	7,124.64
17. Redemption fee	6.25
18. Total amount to redeem	7,130.89

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)

ADVERSE POSSESSION FORM DR-542 FILED ON THIS PROPERTY BEVERLY HILLS UNIT 6 SEC 1 PB 11 PG 89 LOT 10 BLK 103

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

TAX DEED APPLICATION COVER LETTER

Account #: 1484871

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
TLOA OF FLORIDA LLC
TLOA SERVICING, LLC AS C/F SECURED PARTY
PO BOX 669488
DALLAS, TX 75266-9488

Owner on Current Tax Roll
LINDSEY EMILY L
PO BOX 1462
DUNEDIN, FL 34697-1462

Additional Parties, Per Search

CITRUS COUNTY — Lien Holder
PROPERTY APPRAISER
210 N APOPKA AVE
SUITE 200
INVERNESS, FL 34450

DYLAN DONAHUE — Title Holder
7 S MONROE ST
BEVERLY HILLS, FL 34465

EMILY L LINDSEY — Title Holder
219 S ADAMS ST
BEVERLY HILLS, FL 34465

EMILY L. LINDSEY — Title Holder
9 LORD STREET, APT. 8
BERWICK, ME 03901

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

TDA #: 923315

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
1484871	18E18S110060 01030 0100	219 S ADAMS ST BEVERLY HILLS 34465

Legal Description

ADVERSE POSSESSION FORM DR-542 FILED ON THIS PROPERTY
BEVERLY HILLS UNIT 6 SEC 1 PB 11 PG 89 LOT 10 BLK 103

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 2829	$102,768	No	No	No

Owner of Record on Current Tax Roll

EMILY L LINDSEY

Billing Name & Address

PO BOX 1462
DUNEDIN FL 34697-1462

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: 07/30/2026 **Search covers** **20 years** **through:** 07/20/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
EMILY L. LINDSEY 9 LORD STREET, APT. 8 BERWICK ME 03901	Warranty Deed Bk:1812 Pg:500	
DYLAN DONAHUE 7 S MONROE ST BEVERLY HILLS FL 34465	Warranty Deed Bk:3680 Pg:1318	

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
CITRUS COUNTY PROPERTY APPRAISER 210 N APOPKA AVE SUITE 200 INVERNESS FL 34450	Lien Bk:2874 Pg:1753	

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

THIS INSTRUMENT PREPARED BY:
Tricia Petrucci, AN EMPLOYEE OF
ADVANTAGE TITLE, LLC
3 WILLIAM TELL LANE
BEVERLY HILLS, FL 34465

2005008490 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $609.00
2005008490 BK:1812 PG:500-500
02/01/2005 02:28 PM 1 PG
SSEARL,DC Receipt #065150

WARRANTY DEED

THIS INDENTURE, made this 28 day of January, 2005, between WILLIAM H. JAMES AND DIANE C. JAMES, husband and wife whose address is P.O. Box 883, Eastsound, WA 98245 herein referred to as Grantor and EMILY L. LINDSEY, whose address is 9 Lord Street, Apt. 8, Berwick, ME 03901, hereinafter referred to as Grantee.

WITNESSETH

That Grantor, for and in consideration of the sum of TEN AND NO/100 dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following-described land situate, lying and being in Citrus County, Florida, viz.

Lot 10, Block 103, Beverly Hills Unit Number Six, Section One, according to the map or plat thereof as recorded in Plat Book 11, Page 89, Public Records of Citrus County, Florida.

Parcel ID#1818110060010300100

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.

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.

AND Grantor hereby covenants with the 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 and clear of all encumbrances, except: Covenants, Restrictions, Easements of record and taxes for the current year.

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

Signed, Sealed and Delivered
in the Presence of:

Patricia Petrucci
William H. James
Printed Name: Patricia L. Petrucci

William H. James
William H. James

Lisa L Wilson
Printed Name: Lisa M Wilson

Diane C. James
Diane C. James

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me on the 28 day of January, 2005 by WILLIAM H. JAMES AND DIANE C. JAMES, husband and wife, who are personally known to me or produced the following as identification: WA Driver's Licenses.

Patricia Petrucci
Notary Public
My Commission Expires:

PATRICIA L. PETRUCCI
MY COMMISSION # DD 352706
EXPIRES: September 7, 2008
Bonded Thru Notary Public Underwriters

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026035843 BK: 3680 PG: 1318 6/17/2026 11:18 AM 1 Receipt: 2026031159
RECORDING $35.50 D DOCTAX PD $0.70

PREPARED BY:
Marquis Russell
219
Beverly hills, FL
34456

RETURN TO:
Marquis Russell
219
Beverly hills, FL
34456

PARCEL ID NUMBER:

Blank Space Above Line Reserved For Recorder's Use

FLORIDA GENERAL WARRANTY DEED

COVER PAGE

DATE: **June 17 2026**
PROPERTY ADDRESS: **219 S Adams St, Beverly Hills, Florida, 34465**
GRANTOR: **Marquis Russell**

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026035843 BK: 3680 PG: 1319 6/17/2026 11:18 AM 2 Receipt: 2026031159
RECORDING $35.50 D DOCTAX PD $0.70

FLORIDA GENERAL WARRANTY DEED

(*Pursuant to Fla. Stat. § 689.02*)

State of Florida

County of Citrus

THIS GENERAL WARRANTY DEED, dated June 17 2026, is made by and between the Grantor, identified as follows:

Name: **Marquis Russell**
Address: 219 South Adams Street, Beverly Hills, Florida, 34465
Marital Status: Single (Not Married)

AND the Grantee, identified as follows:

Name: **Dylan Donahue**
Address: 7 S Monroe St, Beverly Hills, Florida, 34465
Marital Status: Single (Not Married)

Legal description of the property: Unit 6
Lot 10 Block 103 Beverly Hills Sec 1
Middle of 219 South Adam St. Beverly hill Florida on the left side coming off Roosevelt st

Commonly known as: 219 S Adams St, Beverly Hills, Florida, 34465.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, and sell unto the Grantee and the heirs, successors, and assigns of the Grantee the above-described real property.

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

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

AND that Grantor, and the heirs, successors, and assigns of the Grantor, hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is made subject to all easements, covenants, restrictions and reservations of record, and real property taxes accruing subsequent to the date of transfer.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026035843 BK: 3680 PG: 1320 6/17/2026 11:18 AM 3 Receipt: 2026031159
RECORDING $35.50 D DOCTAX PD $0.70

IN WITNESS WHEREOF, the Grantor has duly executed this Deed on the day and year first above written.

Signature: _____
Print Name: Marquis Russell

Signed, sealed, declared and delivered in the presence of:

_____
Witness 1's Signature

_____
Name of Witness 1

_____
Street Address
WITNESS ADDRESS
1540 N MEADOWCREST BLVD
CRYSTAL RIVER, FL. 34429

_____
City, State, Zip Code

_____
Witness 2's Signature

_____
Name of Witness 2

_____
Street Address
WITNESS ADDRESS
~~1540 N MEADOWCREST BLVD~~
CRYSTAL RIVER, FL. 34429

_____
City, State, Zip Code

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026035843 BK: 3680 PG: 1321 6/17/2026 11:18 AM 4 Receipt: 2026031159
RECORDING $35.50 D DOCTAX PD $0.70

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Florida)

) ss.

County of Citrus)

The foregoing General Warranty Deed instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of June, 2026, by Marquis Russell, who is personally known to me or who has produced FL DL as identification.

Heidi Leann Haynes (SEAL)
Notary Signature

Heidi Leann Haynes
Notary Printed Name

Notary Title / Rank: _____

HEIDI LEANN HAYNES
Notary Public
State of Florida
Comm# HH425036
Expires 8/3/2027

Notary Serial Number (If Any): _____

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018001949 BK: 2874 PG: 1753 1/12/2018 3:18 PM 1 Receipt: 2018001720
RECORDING $10.00

FLORIDA DEPARTMENT OF REVENUE

NOTICE OF TAX LIEN FOR EXEMPTIONS AND ASSESSMENT LIMITATIONS

DR-453
R. 04/16
Rule 12D-16.002
F.A.C.
Eff. 04/16

Citrus County, Florida

LINDSEY EMILY L (taxpayer) has received exemption(s) and/or assessment limitation(s) totaling $ $1,508.85 for 2 years. The property appraiser has discovered that the taxpayer was not legally entitled to receive the exemption(s) and/or assessment limitation because:

EMILY L LINDSEY- DOD AUGUST 08, 2014.

Sections 193.155(10), 193.1554(10), 193.1555(10), 193.501(9), 196.011(9), 196.075(9), 196.161(1) and 196.183, F.S., require a lien on the property to recover unpaid taxes. The property appraiser will recover from the taxpayer taxes due, a 50 percent penalty and 15 percent interest for any year or years within the last ten years in which the taxpayer was not entitled to, but was granted, a tax exemption or assessment limitation.

When this document is recorded, it becomes a lien on the real property addressed and legally owned by the taxpayer in Florida.

For official use only

Taxpayer name	LINDSEY EMILY L	Parcel ID	18E18S110060 01030 0100
Address	219 S ADAMS ST BEVERLY HILLS 34465	Legal description	BEVERLY HILLS UNIT 6 SEC 1 PB 11 PG 89 LOT 10 BLK 103

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Tax Year / Date Tax Due	Reason for Lien	Taxes due	Penalty	Interest	Total (3+4+5)
2015 / 04/01/2016	OWNER DECEASED	$460.84	$230.42		$691.26
2016 / 04/01/2017	OWNER DECEASED	$545.06	$272.53		$817.59
/					
/					
/					
/					
/					
/					
/					
/					

Tax Collector: The 50 percent penalty is calculated individually on each annual exemption or assessment limitation. Interest is based on the taxes exempted or excluded each year from the date the taxes become due for each assessment until the lien is satisfied.

The tax collector must collect any fees and costs which the property appraiser or the tax collector has incurred in filing and collecting this lien.

Total for Column 6 (subtotal)			$1,508.85
Added fees and costs paid by:	Property Appraiser	+	$12.00
	Tax Collector	+	
	Total due		$1,520.85

I certify that I have read this notice of tax lien and the facts in it are true. If prepared by someone other than the property appraiser, this declaration is based on all information of which he or she has knowledge.

Tonya Caldwell — Signature
Chief Deputy — Title
1/11/2018 — Date

Payment must include all unpaid taxes, interest, penalties, fees, and costs, or the lien will not be satisfied.

Altkey: 1484871 **Parcel ID: 18E18S110**
LINDSEY EMILY L **219 S ADAMS ST , BEVERL**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	7560 - BEVERLY HILLS-SOUTH NEW YORK TO REGINA
Tax District	000B - BEVERLY HILLS
Subdivision	000121 - BEVERLY HILLS UNIT 6-1
Short Legal	***ADVERSE POSSESSION FORM DR-542 FILED ON THIS PROPERTY***BEVERLY HILLS UNIT 6 SEC 1 PB 11 PG 89 LOT 10 BL
Est. Parcel Sqft	9,600
Est. Parcel Acres	.22
Map SC-TW-RG	14-18S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	LINDSEY EMILY L
Mailing Address	PO BOX 1462 DUNEDIN FL 34697 1462

All Owners

Name		Owner Type
LINDSEY EMILY L		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 Esti
2025	$15,200	$113,057	$128,257	$102,768	$0	$102,768	$0	$1,88
2024	$11,600	$114,660	$126,260	$93,425	$0	$93,425	$0	$1,74

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

Year	Tax Dist	District Name	Market Value	Millage Rate	
2025	000B	BEVERLY HILLS	$128,257	14.8298	

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property t
remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, whic
result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and a
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
0045	BEV. HILLS BEAUTIFICATION	$15.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type
06/17/2026	$100	3680/1318	98-UNABLE TO PROCESS
01/01/2005	$87,000	1812/0500	00-WARRANTY DEED
01/01/1999	$100	1286/1253	07-LIFE ESTATE
07/01/1988	$100	0785/1613	01-CORRECTIVE/QC/TD/COT
11/01/1979	$33,500	0547/1523	00-WARRANTY DEED
06/01/1978	$23,000	0506/0729	13-FROM DEVELOPERS

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
list, please allow more time for the sale record to be processed.

Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Oc
12/23/2009	200909107	REMOVE & REPLACE 1 WINDOW SIZE FOR SIZE**NOC N/A	$150	
12/09/2009	200908738	INSTALL SPLIT SYSTEM***NO NOC REQ***	$2,873	

02/04/2002	200200872	REMODEL--ALL ROOMS UNDER EXSISTING ROOF------ NO N	$1,800

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just
1	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	120			$1

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1978
Total FLA	1,056
Total Under Roof	1,440
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	159,900
RCNLD	112,537

Additions to Base Area

Building	Description	Year Built
1	MAIN BULDING	
1	FLR LIV AREA	1978
1	GARAGE FINISHED	1978
1	OPEN PORCH FIN	1978

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units
1	1	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1978	13	10	1
1	2	CHAIN LINK FENCE-[1-SF]	2008			1

To

Legal Description

Legal Description
ADVERSE POSSESSION FORM DR-542 FILED ON THIS PROPERTY
BEVERLY HILLS UNIT 6 SEC 1 PB 11 PG 89 LOT 10 BLK 103

DISCLAIMER

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

1484871

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923315

To: Tax Collector of____CITRUS COUNTY_____, Florida

I,

TLOA OF FLORIDA LLC
TLOA SERVICING, LLC AS C/F SECURED PARTY
PO BOX 669488
DALLAS, TX 75266-9488,

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
1484871	2024/2829	06-01-2024
Legal Description		
ADVERSE POSSESSION FORM DR-542 FILED ON THIS PROPERTY BEVERLY HILLS UNIT 6 SEC 1 PB 11 PG 89 LOT 10 BLK 103		

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
TLOA OF FLORIDA LLC
TLOA SERVICING, LLC AS C/F SECURED PARTY
PO BOX 669488
DALLAS, TX 75266-9488

_____
Applicant's signature

04-22-2026
Application Date

Altkey: 1484871
LINDSEY EMILY L

Parcel ID: 18E18S110060 01030 0100
219 S ADAMS ST , BEVERLY HILLS, 34465

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	7560 - BEVERLY HILLS-SOUTH NEW YORK TO REGINA
Tax District	000B - BEVERLY HILLS
Subdivision	000121 - BEVERLY HILLS UNIT 6-1
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Est. Parcel Acres	.22
Map SC-TW-RG	14-18S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	LINDSEY EMILY L
Mailing Address	PO BOX 1462 DUNEDIN FL 34697 1462

All Owners

Name		Owner Type
LINDSEY EMILY L		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	$15,200	$113,057	$128,257	$102,768	$0	$102,768	$0	$1,886.28	Link
2024	$11,600	$114,660	$126,260	$93,425	$0	$93,425	$0	$1,740.85	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2026	000B	BEVERLY HILLS	$118,918	14.5489	$1,955.97

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	$35.00
0045	BEV. HILLS BEAUTIFICATION	$15.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/17/2026	$100	3680/1318	98-UNABLE TO PROCESS	I
01/01/2005	$87,000	1812/0500	00-WARRANTY DEED	I
01/01/1999	$100	1286/1253	07-LIFE ESTATE	I
07/01/1988	$100	0785/1613	01-CORRECTIVE/QC/TD/COT	I
11/01/1979	$33,500	0547/1523	00-WARRANTY DEED	I
06/01/1978	$23,000	0506/0729	13-FROM DEVELOPERS	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

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
12/23/2009	200909107	REMOVE & REPLACE 1 WINDOW SIZE FOR SIZE**NOC N/A	$150	
12/09/2009	200908738	INSTALL SPLIT SYSTEM***NO NOC REQ***	$2,873	
02/04/2002	200200872	REMODEL--ALL ROOMS UNDER EXSISTING ROOF----- NO N	$1,800	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	120			$15,200	PDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1978
Total FLA	1,056
Total Under Roof	1,440
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.

HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	158,805
RCNLD	103,198

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING		864
1	FLR LIV AREA	1978	192
1	GARAGE FINISHED	1978	288
1	OPEN PORCH FIN	1978	96

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]	1978	13	10	1	130	180
1	2	CHAIN LINK FENCE-[1-SF]	2008			1	672	340

Total Misc Value
520