RECEIVED
By Tifani White at 11:04 am, 8/14/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 5024 PO BOX 67513 NEWARK, NJ 07101-8009	Property Owner	MITCHELL JAMES 880 W CATBRIER LN BEVERLY HILLS, FL 34465
Property description	BEVERLY HILLS UNIT 7 PB 12 PG 101 LOT 10 BLK 170	Application date	Apr 21, 2026
		Certificate #	2024 / 2871
		Date certificate issued	06/01/2024
		Account number	2417498

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)
# 2024/2871	06/01/2024	727.18	55.75	782.93
			→ **Part 2: Total***	**782.93**

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)
# 2025/3066	06/01/2025	732.93	6.25	38.63	777.81
				Part 3: Total*	**777.81**

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)	1,560.74
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	748.30
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)	164.04
7.	**Total Paid** (Lines 1-6)	2,898.08

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.

Hallie Sullivan
Signature, Tax Collector or Designee

Citrus County, Florida

Date 14th 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.	33,623.00
16.	Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	36,650.08
17.	Redemption fee	6.25
18.	Total amount to redeem	36,656.33
	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 #: 2417498

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 - 5024
PO BOX 67513
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
MITCHELL JAMES
880 W CATBRIER LN
BEVERLY HILLS, FL 34465

Additional Parties, Per Search
JAMES MITCHELL — Title Holder
79 S JEFFERSON ST
BEVERLY HILLS, FL 34465

Certified By:

Hallie Sullivan

_____
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 #: 923304

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
2417498	18E18S110070 01700 0100	880 W CATBRIER LN BEVERLY HILLS 34465

Legal Description
BEVERLY HILLS UNIT 7 PB 12 PG 101 LOT 10 BLK 170

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 2871	$67,246	Yes	No	No

Owner of Record on Current Tax Roll
JAMES MITCHELL

880 W CATBRIER LN
BEVERLY HILLS FL 34465

Billing Name & Address

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: 08/10/2026 **Search covers** **20 years** **through:** 08/04/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

This updated report contains all the information collected in the earlier report, as well as any new or updated information since the issuance of the earlier report.

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
JAMES MITCHELL 79 S JEFFERSON ST BEVERLY HILLS FL 34465	Warranty Deed Bk:2172 Pg:306	

Related Documents (for Reference)

Quit Claim Deed
Bk:1851 Pg:1604

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
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Prepared by: Heather Goodman ,
RECORD & RETURN TO:
Express Title Services of Citrus, Inc.
5018 Lecanto Hwy.
Beverly Hills, Florida 34465

File Number: BH07-0074

2007062751 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $13.00
DOCUMENTARY TAX: $812.00
2007062751 BK:2172 PG:306
11/02/2007 01:57 PM 1 PG
LFCR,DC Receipt #035589

General Warranty Deed

Made this 31st day of October, 2007 A.D. By

Raymond Truchinski and Carol J. Truchinski, husband and wife both Indivdually and as Trustee of the RAYMOND TRUCHINSKI AND CAROL J. TRUCHINSKI INTER-VIVOS TRUST UAD 5/5/05,

hereinafter called the grantor, to

James Mitchell, an unmarried man,

hereinafter called the grantee:
whose post office address is: 79 S. Jefferson St. Beverly Hills, Florida 34465

(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 Ten Dollars, ($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:

Lot 10, Block 170 of BEVERLY HILLS UNIT NO. 7, according to the Plat thereof as recorded in Plat Book 12, Page(s) 101 through 105, of the Public Records of Citrus County, Florida.

Parcel ID Number: **11 18S 18E 0070 01700 0100**

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, 2006.

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:

Sign: _____
Witness Printed Name Barbara Truchinski

Raymond Truchinski (Seal)
Raymond Truchinski, Individuailly and as Trustee
Address: 413 Lodgewood Trail, Greer, South Carolina 29651

Sign: _____
Witness Printed Name BM TRUCHINSKI

Carol J. Truchinski (Seal)
Carol J. Truchinski, Indivdually and as Trustee
Address: 413 lodgewood Trail, Greer, South Carolina 29651

State of SC
County of GREENVILLE

The foregoing instrument was acknowledged before me this 25 day of October, 2007, by Raymond Truchinski and Carol J. Truchinski, husband and wife both Indivdually and as Trustee of the RAYMOND TRUCHINSKI AND CAROL J. TRUCHINSKI INTER-VIVOS TRUST UAD 5/5/05, who is/are personally known to me or who has produced _____ as identification.

Notary Public
Print Name: BARBARA M TRUCHINSKI
My Commission Expires: My Commission Expires June 15, 2014
NOTARY SEAL

BARBARA M. TRUCHINSKI NOTARY PUBLIC SOUTH CAROLINA

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

This instrument prepared by
and return to:
Michael Mountjoy, Esquire
BRADSHAW & MOUNTJOY, P.A.
209 Courthouse Square
Inverness, Florida 34450-4800

PARCEL NO.:



2005039368 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $20.50
DOCUMENTARY TAX $0.70
2005039368 BK:1851 PG:1604
05/06/2005 04:23 PM 2 PGS
LMITCHELL,DC Receipt #023342

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 5th day of May, 2005, by RAYMOND TRUCHINSKI and CAROL J. TRUCHINSKI, his wife of 880 West Catbrier Lane, Beverly Hills, Florida 34465, hereinafter called the Grantor and referred to in the singular, to RAYMOND TRUCHINSKI and CAROL J. TRUCHINSKI, as Trustees of that certain RAYMOND TRUCHINSKI and CAROL J. TRUCHINSKI INTER-VIVOS TRUST of May 5, 2005, whose mailing address is 880 West Catbrier Lane, Beverly Hills, Florida 34465, herein called the Grantee, parties of the second part.

WITNESSETH, That the said Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee all of the right, title and interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Citrus, State of Florida, to wit:

Lot 10 in Block 170, of Beverly Hills, Unit No. 7, according to the map or plat thereof recorded in Plat Book 12, pages 101 to 105 inclusive, public records of Citrus County, Florida.

SUBJECT TO restrictions on record and drainage and utility easements as shown on Plat.

THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED TO SCRIVENER BY GRANTOR. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guideline have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Health Unit.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

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

Signed, sealed and delivered
in presence of:

Signature of Witness:
Michael Mountjoy
Printed Name of Witness:

RAYMOND TRUCHINSKI
880 West Catbrier Lane
Beverly Hills, Florida 34465

Signature of Witness:
Gloria J. Christy
Printed Name of Witness:

CAROL J. TRUCHINSKI
880 West Catbrier Lane
Beverly Hills, Florida 34465

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 5th day of May, 2005 by RAYMOND TRUCHINSKI and CAROL J. TRUCHINSKI,

( ) who are personally known to me.
(X) who produced State of Florida Drivers Licenses as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date as shown hereinabove.

Notary Public
Commission Number:
My Commission Expires:

Kristie Hecter
MY COMMISSION # DD163775 EXPIRES
February 26, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Altkey: 2417498
MITCHELL JAMES

Parcel ID: 18E18S110070 01700 0100
880 W CATBRIER LN , BEVERLY HILLS, 34465

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	7564 - BEVERLY HILLS-EAST LINCOLN TO FOREST RID
Tax District	000B - BEVERLY HILLS
Subdivision	000127 - BEVERLY HILLS UNIT 7
Short Legal	BEVERLY HILLS UNIT 7 PB 12 PG 101 LOT 10 BLK 170
Est. Parcel Sqft	11,528
Est. Parcel Acres	.26
Map SC-TW-RG	13-18S-18E

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

Mailing Address

Name	MITCHELL JAMES
Mailing Address	880 W CATBRIER LN BEVERLY HILLS FL 34465

All Owners

Name	Owner Type
MITCHELL JAMES	O - Owner

Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	2008

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	$24,500	$152,270	$176,770	$67,246	$42,246	$25,000	$109,524	$688.88	Link
2024	$18,700	$171,205	$189,905	$65,351	$40,351	$25,000	$124,554	$632.65	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	000B	BEVERLY HILLS	$176,770	14.8298	$2,601.30

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
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

10/01/2007	$116,000 2172/0306	00-WARRANTY DEED	I
05/01/2005	$100 1851/1604	03-SAME FAMILY/DEED FOL	I
08/01/1985	$66,900 0678/1873	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
06/16/2022	202209285	REPLACE HVAC SYSTEM, SAME SIZE FOR SAME SIZE; N.O.C. not applicable	$7,480	
03/09/2012	201201106	10 X 10 5 X 7 X 5 SITE BUILT STORAGE SHED NO ELEC	$2,000	
10/01/2001	200108289	RE-ROOF, NOC IN FILE FOR	$0	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	190.00	190.0	133			$24,500	PDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1985
Total FLA	1,604
Total Under Roof	2,256
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	221,558
RCNLD	150,660

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1985	1,604
1	OPEN PORCH FIN	1985	102
1	GARAGE FINISHED	1985	462
1	UTLY STOR FINISHED	1985	88

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CONCRETE PATIO NO FOOTER-[1-SF]	1985			1	221	740
1	2	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2012			1	87	870

Total Misc Value
1,610

Legal Description

Legal Description
BEVERLY HILLS UNIT 7 PB 12 PG 101 LOT 10 BLK 170

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.

2417498

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923304

To: Tax Collector of CITRUS COUNTY, Florida

I,
KEYS FUNDING LLC - 5024
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
2417498	2024/2871	06-01-2024
Legal Description		
BEVERLY HILLS UNIT 7 PB 12 PG 101 LOT 10 BLK 170		

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 - 5024
PO BOX 67513
NEWARK, NJ 07101-8009

04-21-2026
Application Date

Applicant's signature

Altkey: 2417498
MITCHELL JAMES

Parcel ID: 18E18S110070 01700 0100
880 W CATBRIER LN , BEVERLY HILLS, 34465

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	7564 - BEVERLY HILLS-EAST LINCOLN TO FOREST RID
Tax District	000B - BEVERLY HILLS
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Name	MITCHELL JAMES
Mailing Address	880 W CATBRIER LN BEVERLY HILLS FL 34465

All Owners

Name		Owner Type
MITCHELL JAMES		O - Owner

Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	2008

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$24,500	$150,340	$174,840	$69,062	$44,062	$25,000	$105,778

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	$24,500	$152,270	$176,770	$67,246	$42,246	$25,000	$109,524	$688.88	Link
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Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	218,693
RCNLD	148,710

Additions to Base Area

Building	Description	Year Built	Area
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1	2	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2012			1	87	840

Total Misc Value
1,630