RECEIVED
By Tifani White at 8:24 am, 8/17/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	SAVVY FL LLC FTB COLLATERAL ASSIGNEE PO BOX 1000 - DEPT #3035 MEMPHIS, TN 38148-3035	Property Owner	ROMEO FRANCES 159 WEEKS RD NORTH BABYLON, NY 11703-3221
Property description	INVERNESS HGLDS WEST PB 5 PG 19 LOT 5 BLK 341 DESC IN OR BK 460 PG 88	Application date	Apr 21, 2026
		Certificate #	2024 / 5238
		Date certificate issued	06/01/2024
		Account number	1809037

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)
# 2024/5238	06/01/2024	126.95	21.90	148.85
			→ **Part 2: Total***	**148.85**

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)
# 2025/5614	06/01/2025	128.57	6.25	10.02	144.84
				Part 3: Total*	**144.84**

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)	293.69
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	166.89
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)	53.13
7.	**Total Paid** (Lines 1-6)	938.71

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 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.	
16.	Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	1,067.71
17.	Redemption fee	6.25
18.	Total amount to redeem	1,073.96
	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 #: 1809037

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
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035

Owner on Current Tax Roll
ROMEO FRANCES
159 WEEKS RD
NORTH BABYLON, NY 11703-3221

Additional Parties, Per Search
FRANCES ROMEO — Title Holder
82 CLARK STREET
NORTH BABYLON, NY 11703

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 #: 923250

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
1809037	20E19S290010 03410 0050	3927 S VENTURA AVE INVERNESS 34452

Legal Description
INVERNESS HGLDS WEST PB 5 PG 19 LOT 5 BLK 341 DESC IN OR BK 460 PG 88

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5238	$5,154	No	No	No

Owner of Record on Current Tax Roll
FRANCES ROMEO

159 WEEKS RD
NORTH BABYLON NY 11703-3221

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: 07/22/2026 **Search covers** **20 years** **through:** 07/16/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
FRANCES ROMEO 82 CLARK STREET NORTH BABYLON NY 11703	Warranty Deed Bk:460 Pg:88	

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
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

$180.00

WARRANTY DEED
FROM CORPORATION

6.00 fee
6.00 doc
2.75 surv
1535

This Indenture,

Made this 6th *day of* April , *A. D. 19* 77 ,

Between *CITRUS COUNTY LAND BUREAU, Inc., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Citrus and State of Florida, party of the first part, and* FRANCES ROMEO, a single woman, whose permanent post office address is 82 Clark Street, North Babylon,

of the County of Suffolk *and State of* New York 11703;

party of the second part, **Witnesseth,** *That the said party of the first part, for and in consideration of the sum of* ----------ONE AND NO/100---------- *Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and* her *heirs and assigns forever, all that certain parcel of land lying and being in the County of Citrus and State of Florida, more particularly described as follows:* -Lot #5 in Block #341, ON MAP OF INVERNESS HIGHLANDS WEST---------- *Subdivision, Citrus County, Florida, according to the map or plat thereof recorded in the office of the Clerk of the Circuit Court of Citrus County, Florida, the following restrictions to run with the land:*

1. All lots shall be used for residential purposes only.
2. Any and all buildings on said premises shall be neat and attractive in appearance, painted or stained on the outside, with no corrugated iron or sheet metal or tar paper on the exterior walls of any structure.
3. No open toilets shall be permitted on the premises, but all living accommodations shall contain inside toilet facilities processed with a septic tank.
4. No part of any building on the premises shall be constructed nearer than 25 feet from the front property line, nor nearer than five and ten feet from the side property lines, respectively. The front property line being 80 feet in width, if building on corner faces length of property, must stay 25 feet from each corner. In the event of hardship due to irregular property lines, Seller may waive or modify this restriction.
5. There is no time limit as to when the purchaser may build, but the outside of building and roof must be completed within one (1) year after construction has started.
6. There shall be no trailers or tents allowed on the premises.
7. Only single family dwelling houses shall be constructed.
8. There shall be only one home constructed on a plot of land measuring 9,600 square feet with a minimum floor space in actual living quarters of 800 square feet.
9. No boats with mechanical propulsion shall be allowed on Lake Inverness. (Mechanical propulsion being outboard, inboard, or electric engines).
10. No for sale signs are permitted on the property at any time.
11. No building that is already built shall be moved onto the property.
12. All lots have ingress and egress from and to the street contiguous to the lot.

Together *with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:* **To Have and to Hold** *the same in fee simple forever.*

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises, that they are free from all encumbrances and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, *the party of the first part has caused this instrument to be signed in its name and to be sealed on the date above written by Arthur Cassel, pursuant to a Power of Attorney authorizing the same, duly filed and recorded in the office of the County Clerk of Citrus County of the State of Florida on the 25th day of February, 1955, in Book 12, page 136 (File #014412).*

CITRUS COUNTY LAND BUREAU, Inc.

By _____
Arthur Cassel,
as Attorney in Fact.

Signed, sealed and delivered in our presence:

Gladys Hargrett

Beverly Bruch

BOOK 460 PAGE 88

State of New York

County of Nassau

on this 6th day of April 1977, before me personally came Arthur Cassel to me known to be the individual described in and who executed the foregoing instrument and to me known to be the Attorney-in-Fact of Citrus County Land Bureau, Inc., the corporation described in, and who by its Attorney-in-Fact, executed the same, and acknowledged that he executed said instrument as the act and deed of said corporation by virtue of a Power of Attorney dated February 14th, 1955, and filed and recorded in the office of the Clerk of Citrus County, State of Florida, on the 25th day of February, 1955, in Book 12, page 136 (File #014412).

Janet A. Vasselman

JANET A. VASSELMAN
NOTARY PUBLIC, State of New York
No. 30-4637847
Qualified in Nassau County
Commission Expires March 30, 1978

DOCUMENTARY SURTAX 02 75

FLORIDA

CITRUS COUNTY

STATE OF FLORIDA

DEPARTMENT OF REVENUE

0800

Warranty Deed

CITRUS COUNTY LAND BUREAU, INC.

To

FRANCES ROMEO

Date April 6th, 1977

Abstract of Description

D.C.

State of Florida,
County of

On this day of A. D. 19 , at o'clock m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages in the public records of Book of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Judicial Circuit of said State, in and for said County.

Clerk.

D.C.

181511

FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT GRIFFIN, CLERK

77 APR 15 AM 8 34

VERIFIED BY

Altkey: 1809037
ROMEO FRANCES

Parcel ID: 20E19S290010 03410 0050
3927 S VENTURA AVE , INVERNESS, 34452

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	8713 - INVERNESS HIGHLANDS SOUTH OUT CITY LIMIT
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001044 - INVERNESS HIGHLANDS WEST
Short Legal	INVERNESS HGLDS WEST PB 5 PG 19 LOT 5 BLK 341 DESC IN OR BK460 PG 88
Est. Parcel Sqft	9,600
Est. Parcel Acres	.22
Map SC-TW-RG	29-19S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	ROMEO FRANCES
Mailing Address	159 WEEKS RD NORTH BABYLON NY 11703 3221

All Owners

Name		Owner Type
ROMEO FRANCES		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	$9,200	$0	$9,200	$5,154	$0	$5,154	$0	$124.41	Link
2024	$6,240	$0	$6,240	$4,685	$0	$4,685	$0	$81.86	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	$9,200	14.8298	$140.50

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

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	80.00	80.0	120			$9,200	MDR

Total Misc Value

Legal Description

Legal Description
INVERNESS HGLDS WEST PB 5 PG 19 LOT 5 BLK 341 DESC IN OR BK 460 PG 88

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.

1809037

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923250

To: Tax Collector of CITRUS COUNTY, Florida

I,

SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035,

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
1809037	2024/5238	06-01-2024
Legal Description		
INVERNESS HGLDS WEST PB 5 PG 19 LOT 5 BLK 341 DESC IN OR BK 460 PG 88		

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
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035

Applicant's signature

04-21-2026
Application Date

Altkey: 1809037
ROMEO FRANCES

Parcel ID: 20E19S290010 03410 0050
3927 S VENTURA AVE , INVERNESS, 34452

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	8713 - INVERNESS HIGHLANDS SOUTH OUT CITY LIMIT
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Mailing Address

Name	ROMEO FRANCES
Mailing Address	159 WEEKS RD NORTH BABYLON NY 11703 3221

All Owners

Name		Owner Type
ROMEO FRANCES		O - Owner

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$11,200	$0	$11,200	$5,669	$0	$5,669	$0

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	$9,200	$0	$9,200	$5,154	$0	$5,154	$0	$124.41	Link
2024	$6,240	$0	$6,240	$4,685	$0	$4,685	$0	$81.86	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	000X	WITHLACOOCHEE RIVER BASIN	$11,200	14.5489	$189.28

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.

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Total Misc Value