RECEIVED
By Tifani White at 12:53 pm, 8/20/26

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes



## Part 1: Tax Deed Application Information

| | | | |
|---|---|---|---|
| Applicant | HARRY BROWN II EMPLOYEE PROFIT SHARING PLAN 401 (K)<br>1702 MARCELLA LANE<br>ROWLETT, TX 75089 | Property Owner | DEGRYSE BRIEN<br>1000 OLD HICKORY BLVD<br>BRENTWOOD, TN 37027 |
| Property description | HOLLOW OAKS ESTS UNREC SUB LOT 7 DESC AS: COM AT SE COR OF SEC 5-19-17 TH S 89DEG 33M W AL S LN OF S (Full legal attached.) | Application date | Apr 26, 2026 |
| | | Certificate # | 2024 / 504 |
| | | Date certificate issued | 06/01/2024 |
| | | Account number | 2401656 |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|---|---|---|---|---|
| # 2024/504 | 06/01/2024 | 251.40 | 33.73 | 285.13 |
| | | | → **Part 2: Total*** | **285.13** |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Other Certificate Sale | Column 3<br>Face Amount of Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4 + Column 5) |
|---|---|---|---|---|---|
| # 2025/586 | 06/01/2025 | 409.37 | 6.25 | 25.33 | 440.95 |
| | | | | **Part 3: Total*** | **440.95** |

## 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) | 726.08 |
| 2. | Delinquent taxes paid by the applicant | 0.00 |
| 3. | Current taxes paid by the applicant | 453.57 |
| 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) | 96.28 |
| 7. | **Total Paid** (Lines 1-6) | 1,700.93 |

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 20th 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) | 1,829.93 |
| 17. | Redemption fee | 6.25 |
| 18. | Total amount to redeem | 1,836.18 |

_____ Date of sale

Signature, Clerk of Court or Designee

## 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)

HOLLOW OAKS ESTS UNREC SUB LOT 7 DESC AS: COM AT SE COR OF SEC 5-19-17 TH S 89DEG 33M W AL S LN OF SD SEC 5 1068.39 FT TH N 21DEG 29M 12S E 105.00 FT TH N 40DEG 45M 06S W 178.73 FT TO POB TH CONT N 40DEG 45M 06S W 277.58 FT TO A PT ON SE'LY R/W LN OF CO RD 494 SD PT BEING 50 FT FROM AND MEASURED RADIALLY TO

CENTERLINE OF SD CO RD 494 SD PT ALSO BEING THE P C OF A CURVE CONCAVED NW'LY HAVING A CENTRAL ANGLE OF 14DEG 53M 02S AND A RADIUS OF 537.36 FT TH NE'LY AL THE ARC OF SD CURVE AND AL SD SE'LY R/W LN 139.59 FT TO A PT (CHORD BEARING AND DISTANCE BETWEEN SD PTS BEING N 37DEG 26M 28S E 139.20 FT) TH S 62DEG 40M 02S E 208.45 FT TH S 21DEG 29M 12S W 241.90 FT TO POB DESC IN OR BK 1777 PG 870 & OR BK 1978 PG 655

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

# TAX DEED APPLICATION COVER LETTER

**Account #:** 2401656

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**
HARRY BROWN II EMPLOYEE PROFIT SHARING PLAN 401 (K)
1702 MARCELLA LANE
ROWLETT, TX 75089

**Owner on Current Tax Roll**
DEGRYSE BRIEN
1000 OLD HICKORY BLVD
BRENTWOOD, TN 37027

**Additional Parties, Per Search**
DEBRA J. COBB — Mortgage Holder
4110 SW 5TH AVE
OCALA, FL 34471

**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 #: 923335

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 |
|---|---|---|
| 2401656 | 17E19S05 22000 0070 | 10188 W HOLLOWAY PATH<br>CRYSTAL RIVER 34429 |

**Legal Description**

HOLLOW OAKS ESTS UNREC SUB LOT 7 DESC AS: COM AT SE COR OF SEC 5-19-17 TH S 89DEG 33M W AL S LN OF SD SEC 5 1068.39 FT TH N 21DEG 29M 12S E 105.00 FT TH N 40DEG 45M 06S W 178.73 FT TO POB TH CONT N 40DEG 45M 06S W 277.58 FT TO A PT ON SE'LY R/W LN OF CO RD 494 SD PT BEING 50 FT FROM AND MEASURED RADIALLY TO CENTERLINE OF SD CO RD 494 SD PT ALSO BEING THE P C OF A CURVE CONCAVED NW'LY HAVING A CENTRAL ANGLE OF 14DEG 53M 02S AND A RADIUS OF 537.36 FT TH NE'LY AL THE ARC OF SD CURVE AND AL SD SE'LY R/W LN 139.59 FT TO A PT (CHORD BEARING AND DISTANCE BETWEEN SD PTS BEING N 37DEG 26M 28S E 139.20 FT) TH S 62DEG 40M 02S E 208.45 FT TH S 21DEG 29M 12S W 241.90 FT TO POB DESC IN OR BK 1777 PG 870 & OR BK 1978 PG 655

## Other Parcel Info

| Certificate # | Assessed Value | Homestead? | Mobile Home? | Bankruptcy? |
|---|---|---|---|---|
| 2024 - 504 | $24,750 | No | No | No |

**Owner of Record on Current Tax Roll**

BRIEN DEGRYSE

**Billing Name & Address**

1000 OLD HICKORY BLVD
BRENTWOOD TN 37027

# 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 | Document | Examiner Comments |
|---|---|---|
| BRIEN DEGRYSE<br>1000 OLD HICKORY BLVD<br>BRENTWOOD TN 37027 | Warranty Deed<br>Bk:3359 Pg:60 | |

**Related Documents (for Reference)**

Quit Claim Deed
Bk:1978 Pg:655

## MORTGAGE HOLDER

| Name & Address of Record | Document | Examiner Comments |
|---|---|---|
| DEBRA J. COBB<br>4110 SW 5TH AVE<br>OCALA FL 34471 | Mortgage<br>Bk:3359 Pg:63 | |

**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

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023011821 BK: 3359 PG: 60 3/1/2023 2:46 PM 1 Receipt: 2023010788
RECORDING $27.00 D DOCTAX PD $273.00

Prepared by
Cindy Butler, an employee of
**Talon Title Services, LLC**
12964 N. Dale Mabry Hwy
Tampa, Florida 33618
(813)264-2600

# WARRANTY DEED

Made this 22nd day of February, of 2023 by and between

**Debra J. Cobb**

whose address is: **4110 SW 5th Ave, Ocala, FL 34474**
hereinafter called the "grantor", to

**Brien DeGryse**

whose post office address is: **1000 Old Hickory Blvd, Brentwood, TN 37027**
hereinafter called the "grantee":
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

Lot 7: Commence at the SE corner of Section 5, Township 19 South, Range 17 East, thence S89°33' W along the South line of said Section 5 a distance of 1068.39 feet, thence. N21°29'12"E 105.00 feet, thence N40°45'06"W 178.73 feet to the Point of Beginning, thence continue N40°45'06"W 277.58 feet to a point on the Southeasterly right-of-way line of County Road No. 494, said point being 50 feet from and measured radially to the centerline of said County Road No. 494, said point also being the P.C. of a curve concaved North-westerly having a central angle of 14°53'02" and a radius of 537.36 feet, thence North-easterly along the arc of said curve and along said Southeasterly right-of-way line a distance of 139.59 feet to a point (chord bearing and distance between said points being N37°26'28"E 139.20 feet), thence S62°40'02"E 208.45 feet, thence S21°29'12"W 241.90 feet to the Point of Beginning.

Parcel Identification Number: **2401656**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold,** the same in fee simple forever.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023011821 BK: 3359 PG: 61 3/1/2023 2:46 PM 2 Receipt: 2023010788
RECORDING $27.00 D DOCTAX PD $273.00

**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 31st of 2022.

**In Witness Whereof,** the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Debra J. Cobb

Signed, sealed and delivered in the presence of these witnesses:

Witness Signature

Print Name: Julia P. Farrar

Witness Signature

Print Name: Roger C. Wood

State of Florida

County of Marion

**The Foregoing Instrument was Acknowledged** before me by means of ☒ physical presence or ☐ online notarization, on 2-22-23, by **Debra J. Cobb** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Notary Public

Julia P. Farrar

(Printed Name)

My Commission expires: Nov. 19th, 2026

JULIA P. FARRAR
Notary Public - State of Florida
Commission # HH 333441
My Comm. Expires Nov 19, 2026
Bonded through National Notary Assn.

(Notarial Seal)

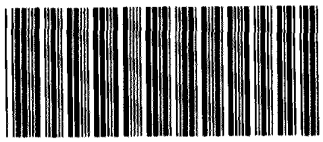
Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023011821 BK: 3359 PG: 62 3/1/2023 2:46 PM 3 Receipt: 2023010788
RECORDING $27.00 D DOCTAX PD $273.00

# Hollow Oaks Estates Deed Restrictions

1. Lots can be used for mobile homes or site built homes being 400 SF minimum.
2. Mobile homes must not be older than 5 years and must be in good condition.
3. Recreational vehicles and boats in good condition with current registrations may be parked on lots.
4. No junk or trash may be stored on lots. No junk vehicles and all vehicles must have current registrations.
5. Farming, Pets, Poultry, and Livestock are permitted that do not cause offensive noise and smell.
6. All lots are subject to Citrus County codes, regulations, and zoning.
7. All homes shall be reasonably landscaped within 6 months after installation.
8. When placement of any residence or other building has begun, it must be completed within 6 months.
9. Any additions made to homes (carports, screen rooms, etc. ) shall be constructed of new materials and be built in harmonious design and color to match the home.
10. All garbage & trash cans must be hidden from view.
11. Residences shall be maintained in good repair at all times, including painting if necessary.

Rec. $ 27.00
D.S. .70

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
DOCUMENTARY TAX: $0.70
# 2006015524 BK:1978 PG:655
03/01/2006 11:41 AM 3 PGS
JPARRISH,DC Receipt #009312



2006015524 3 PGS

This instrument prepared by:
Frank C. Amatea
500 N. E. 8th Avenue
Ocala, FL 34470

Tax Parcel No.: Part of 1115434

**QUITCLAIM DEED**

**THIS INSTRUMENT** made this 23 day of February, 2006, between, CYNTHIA D. ATKINSON, a single person, and ROBERT S. BLAUER, a single person, hereinafter called "Grantors", and DEBRA J. COBB, hereinafter called "Grantee", whose mailing address is 4110 S. W. 5th Avenue, Ocala, FL 34474-6719.

**WITNESSETH:** That the said Grantors, for and consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, have remised, released and quitclaimed and by these presents do remise, release and quitclaim unto the said Grantees all the right, title, interest, claim and demand of the Grantors in and to the following described land situated, lying and being in the County of Citrus, State of Florida, to-wit:

Lots 7 and 20 as more particularly described on Exhibits A and B attached hereto and made a part hereof.

**THIS IS AN EXCHANGE OF JOINTLY OWNED PROPERTY AND THERE IS NO NEW CONSIDERATION.**

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 and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

IN WITNESS WHEREOF, the said Grantors have hereunto their hands and seals the day and year first above written.

WITNESSES:

Sign: Miranda Pilcher
Printed name: Miranda Pilcher

Sign: Jennifer Owens
Printed name: Jennifer Owens

Sign: Cynthia D. Atkinson
Cynthia D. Atkinson

Sign: Robert S. Blauer
Robert S. Blauer

STATE OF FLORIDA
COUNTY OF MARION

Address: 16 South Magnolia Avenue
Ocala, FL 34474

The foregoing instrument was acknowledged before me this 23 day of February, 2006, by Cynthia D. Atkinson and Robert S. Blauer.

✓ personally known or __ produced _____ as identification

LISA SKOVRONSKY
Notary Public, State of Florida
My comm. expires April 24, 2006
No. DD088990

Sign: _____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Commission Expires _____

Legal description for
Charles Holloway of
property in Sec. 5-19-17

Lot 7: Commence at the SE corner of Section 5, Township 19 South, Rnage 17 East, thence S89°33' W along the South line of said Section 5 a distance of 1068.39 feet, thence N21°29'12"E 105.00 feet, thence N40°45'06"W 178.73 feet to the Point of Beginning, thence continue N40°45'06"W 277.58 feet to a point on the Southeasterly right-of-way line of County Road No. 494, said point being 50 feet from and measured radially to the centerline of said County Road No. 494, said point also being the P.C. of a curve concaved Northwesterly having a central angle of 14°53'02" and a radius of 537.36 feet, thence Northeasterly along the arc of said curve and along said Southeasterly right-of-way line a distance of 139.59 feet to a point (chord bearing and distance between said points being N37°26'28"E 139.20 feet), thence S62°40'02"E 208.45 feet, thence S21°29'12"W 241.90 feet to the Point of Beginning.

Legal description for
Charles Holloway of
property in Sec. 5-19-17

Lot 20: Commence at the SE corner of Section 5, Township 19 South, Range 17 East, thence N1°36'59"W along the East line of said Section 5 a distance of 227.05 feet, thence N38°32'34"W 1041.17 feet, thence S21°29'12"W 524.00 feet to the Point of Beginning, thence continue S21°29'12"W 139.87 feet, thence N62°40'02"W 362.31 feet to a point on the Southeasterly right-of-way line of County Road No.494, said point being 50.00 feet from, and measured radially to the centerline of said County Road No. 494, said point also being on a curve concaved Northwesterly having a central angle of 3°10'47" and a radius of 537.36 feet, thence Northeasterly along the arc of said curve and along said Southeasterly right-of-way line a distance of 29.82 feet to the P.T. of said curve (chord bearing and distance between said points being N23°04'34"E 29.82 feet) thence N21°29'12"E along said Southeasterly right-of-way line a distance of 73.16 feet, thence S68°30'48"E 359.60 feet to the Point of Beginning.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023011822 BK: 3359 PG: 63 3/1/2023 2:46 PM 1 Receipt: 2023010788
RECORDING $44.00 M DOCTAX PD $119.00 INT TAX PD $68.00

Prepared by
Cindy Butler, an employee of
Talon Title Services, LLC
12964 N. Dale Mabry Hwy
Tampa, Florida 33618

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS $28,720.23 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

# MORTGAGE DEED

(Individual Balloon)

**THIS MORTGAGE DEED,** executed on **February 22, 2023,** by

**Brien DeGryse**

whose address is: **1000 Old Hickory Blvd, Brentwood, TN 37027**
hereinafter called the "Mortgagor", to

**Debra J. Cobb**

whose address is: **4110 SW 5th Ave, Ocala, FL 34471**
hereinafter called the "Mortgagee":

(Wherever used herein the terms "Mortgagor" and "Mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "Note" includes all the notes herein described if more than one.)

**Witnesseth,** that for good and valuable considerations and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the Mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Mortgagee all that certain land of which the Mortgagor is now seized and in possession situate in Citrus County, Florida, viz:

Lot 7: Commence at the SE corner of Section 5, Township 19 South, Range 17 East, thence S89°33' W along the South line of said Section 5 a distance of 1068.39 feet, thence. N21°29'12"E 105.00 feet, thence N40°45'06"W 178.73 feet to the Point of Beginning, thence continue N40°45'06"W 277.58 feet to a point on the Southeasterly right-of-way line of County Road No. 494, said point being 50 feet from and measured radially to the centerline of said County Road No. 494, said point also being the P.C. of a curve concaved North-westerly having a central angle of 14°53'02" and a radius of 537.36 feet, thence North-easterly along the arc of said curve and along said Southeasterly right-of-way line a distance of 139.59 feet to a point (chord bearing and distance between said points being N37°26'28"E 139.20 feet), thence S62°40'02"E 208.45 feet, thence S21°29'12"W 241.90 feet to the Point of Beginning.

**To have and to hold,** the same, together with the tenements, hereditaments and appurtenances thereto belonging and the rents, issue and profits thereof, unto the Mortgagee, in fee simple.

**And the Mortgagor** covenants with the Mortgagee that the Mortgagor is indefeasibly seized of said land in fee simple; that the Mortgagor has good right and lawful authority to convey said land as aforesaid; that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required; that the Mortgagor 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 taxes of the current year, and any prior mortgages and/or liens as stated elsewhere herein.

**Provided always,** that if said Mortgagor shall pay unto said Mortgagee all sums secured by the certain promissory note attached as Exhibit "A" hereto, and shall perform, comply with and abide by each and every agreement, stipulation, condition and covenant thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

**And the Mortgagor** hereby further covenants and agrees to pay, promptly when due, the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less that full insurable value in a company or companies acceptable to the Mortgagee, the policy or policies to be held by, and payable to, said Mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the Mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the Mortgagor for any such surplus; to pay all costs, charges and expenses, including attorney's fees and title searches, reasonably incurred and paid by the Mortgagee because of the failure of the Mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every agreement, stipulation, condition and covenant set forth in said note and this mortgage or either. In the event the Mortgagor fails to pay, when due, any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the Mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

**Mortgagee may require,** subject to applicable law, that Borrower/Mortgagor pay to Mortgagee on the day monthly payments are due under the note secured hereby, until said note is paid in full, a sum for (a) yearly taxes and assessments which may obtain priority over this security instrument; (b) hazard or property insurance; (c) flood insurance, and (d) for any other assessment or lien which may impair the lien or attain priority over this security instrument and the note secured hereby. These amounts shall be considered escrowed amounts. Waiver by Mortgagee to collect said escrowed amounts at any time shall not constitute a waiver to exercise Mortgagee's right to elect to collect said payment(s) at any later time while any sums of money due under this mortgage, or the note secured hereby, remain unpaid.

**If any sum** of money herein referred to be not promptly paid within 15 days after same becomes due or if each and every agreement, stipulation, condition, and covenant of said note and this mortgage, or either, is not fully performed, compiled with and abided by, then the entire sum mentioned in said note and this mortgage, or the entire balance unpaid therein, shall forthwith or thereafter, at the option of the Mortgagee, become immediately due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023011822 BK: 3359 PG: 66 3/1/2023 2:46 PM 4 Receipt: 2023010788
RECORDING $44.00 M DOCTAX PD $119.00 INT TAX PD $68.00

In **Witness Whereof,** the said grantor has signed these presents the day and year first above written.

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS $ 28,720.23 TOGETHER WITH ACCURED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

Brien DeGryse

*Signed, sealed and delivered in our presence:*

Julia P. Farrar
Witness Signature
Print Name: Julia P. Farrar

Roger C. Wood
Witness Signature
Print Name: Roger C. Wood

State of Florida
County of Marion

**The Foregoing Instrument Was Acknowledged** before me by means of ☑ physical presence or ☐ online notarization, on 2-22-23, by **Brien DeGryse.**

Julia P. Farrar
Notary Public
Julia P. Farrar
(Printed Name)

JULIA P. FARRAR
Notary Public - State of Florida
Commission # HH 333441
My Comm. Expires Nov 19, 2026
Bonded through National Notary Assn.

My Commission expires: Nov. 19th, 2026

*{Notarial Seal}*

Personally Known ☐ OR Produced Identification ☑
Type of Identification Produced a valid driver's license

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023011822 BK: 3359 PG: 67 3/1/2023 2:46 PM 5 Receipt: 2023010788
RECORDING $44.00 M DOCTAX PD $119.00 INT TAX PD $68.00

# Exhibit "A"

(ATTACH COPY OF NOTE)

**THIS IS A BALLOON NOTE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS $28,720.23 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS NOTE.**

## MORTGAGE NOTE

(Individual Balloon)

**$34,000.00** **February 22, 2023**

**FOR VALUE RECEIVED** , the undersigned hereinafter **Brien DeGryse** promises to pay to **Debra J. Cobb**, the principal sum of **THIRTY FOUR THOUSAND Dollars and no/100 ( $34,000.00 )** with interest thereon at the rate of **8.0**percent, per annum, from date until maturity, said interest being payable as set forth below, both principal and interest being payable in lawful money of the United States of America at **4110 SW 5th Ave, Ocala, FL 34471**, or at such other address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Payable in **59** consecutive monthly installments of **$300.00,** including principal and interest commencing on **April 1, 2023** and continuing on the **first** day of each month thereafter until balloon date on which date a **BALLOON PAYMENT IN THE AMOUNT OF $28,720.23** together with any unpaid interest and all other sums due under this note, shall be paid in full. Said installment when so paid shall be applied first to the interest then accrued and the balance thereof to the reduction of the principal.
If this note is pre-paid before the 60 month term. Borrower will pay a penalty equal to the interest due for the remaining term of the note.

This note is to be construed and enforced according to the laws of the State of Florida, and is secured by mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within **15** days a $50 late fee will be accessed then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectable without notice, time being of the essence to this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if counsel shall, after maturity of this note of default, hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage.

**Altkey: 2401656**
**DEGRYSE BRIEN**

**Parcel ID: 17E19S05 22000 0070**
**10188 W HOLLOWAY PATH , CRYSTAL RIVER, 34429**

**Citrus County Property Appraiser, Cregg E. Dalton**

| | |
|---|---|
| PC Code | 0000 - VACANT |
| Bldg Counts | Res 0 / MH 0 / Comm 0 |
| Nbhd | 3351 - OZELLO TRAIL SUBS EAST |
| Tax District | 0000 - COASTAL RIVERS BASIN |
| Subdivision | 000950 - UNREC TRACTS IN 05-19S-17E |
| Short Legal | HOLLOW OAKS ESTS UNREC SUB LOT 7 DESC AS: COM AT SE COR OFSEC 5-19-17 TH S 89DEG 33M W AL S LN OF SD SEC 5 1068.39 FTTH N 21DEG 29M 12S E 105.00 FT TH N 40DEG 45M 06S W 178.73 |
| Est. Parcel Sqft | 41,884 |
| Est. Parcel Acres | .96 |
| Map SC-TW-RG | 05-19S-17E |
| Recording Activity Notification (RAN) system | WORRIED ABOUT PROPERTY FRAUD? |

**Mailing Address**

| | |
|---|---|
| Name | DEGRYSE BRIEN |
| Mailing Address | 1000 OLD HICKORY BLVD<br>BRENTWOOD TN 37027 |

**All Owners**

| Name | | Owner Type |
|---|---|---|
| DEGRYSE BRIEN | | 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 | $26,500 | $0 | $26,500 | $24,750 | $0 | $24,750 | $0 | $402.74 | Link |
| 2024 | $22,500 | $0 | $22,500 | $22,500 | $0 | $22,500 | $0 | $337.77 | 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 | 0000 | COASTAL RIVERS BASIN | $26,500 | 14.8298 | $397.06 |

**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 |

**Sales**

| Sale Date | Sale Price | Book/Page | Instr Type | V/I |
|---|---|---|---|---|
| 02/22/2023 | $39,000 | 3359/0060 | 00-WARRANTY DEED | V |
| 02/01/2006 | $100 | 1978/0655 | 01-CORRECTIVE/QC/TD/COT | V |
| 10/01/2004 | $245,000 | 1777/0870 | 14-SALE / MORE THAN 1 PARCEL | V |
| 12/01/1987 | $5,000 | 0764/1545 | 01-CORRECTIVE/QC/TD/COT | I |
| 06/01/1984 | $11,000 | 0643/1868 | 13-FROM DEVELOPERS | 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 | U-UNIT | 1.00 | 140.0 | 243 | | | $26,500 | CLRMH |

| Total Misc Value |
|---|

**Legal Description**

| Legal Description |
|---|
| HOLLOW OAKS ESTS UNREC SUB LOT 7 DESC AS: COM AT SE COR OF SEC 5-19-17 TH S 89DEG 33M W AL S LN OF SD SEC 5 1068.39 FT TH N 21DEG 29M 12S E 105.00 FT TH N 40DEG 45M 06S W 178.73 FT TO POB TH CONT N 40DEG 45M 06S W 277.58 FT TO A PT ON SE'LY R/W LN OF CO RD 494 SD PT BEING 50 FT FROM AND MEASURED RADIALLY TO CENTERLINE OF SD CO RD 494 SD PT ALSO BEING THE P C OF A CURVE CONCAVED NW'LY HAVING A CENTRAL ANGLE OF 14DEG 53M 02S AND A RADIUS OF 537.36 FT TH NE'LY AL THE ARC OF SD CURVE AND AL SD SE'LY R/W LN 139.59 FT TO A PT (CHORD BEARING AND DISTANCE BETWEEN SD PTS BEING N 37DEG 26M 28S E 139.20 FT) TH S 62DEG 40M 02S E 208.45 FT TH S 21DEG 29M 12S W 241.90 FT TO POB DESC IN OR BK 1777 PG 870 & OR BK 1978 PG 655 |

**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.

2401656

# APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923335

To: Tax Collector of CITRUS COUNTY, Florida

I,
HARRY BROWN II EMPLOYEE PROFIT SHARING PLAN 401 (K)
1702 MARCELLA LANE
ROWLETT, TX 75089,
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 |
|---|---|---|
| 2401656 | 2024/504 | 06-01-2024 |
| Legal Description | | |
| HOLLOW OAKS ESTS UNREC SUB LOT 7 DESC AS: COM AT SE COR OF SEC 5-19-17 TH S 89DEG 33M W AL S LN OF SD SEC 5 1068.39 FT TH N 21DEG 29M 12S E 105.00 FT TH N 40DEG 45M 06S W 178.73 FT TO POB TH CONT N 40DEG 45M 06S W 277.58 FT TO A PT ON SE'LY R/W LN OF CO RD 494 SD PT BEING 50 FT FROM AND MEASURED RADIALLY TO CENTERLINE OF SD CO RD 494 SD PT ALSO BEING THE P C OF A CURVE CONCAVED NW'LY HAVING A CENTRAL ANGLE OF 14DEG 53M 02S AND A RADIUS OF 537.36 FT TH NE'LY AL THE ARC OF SD CURVE AND AL SD SE'LY R/W LN 139.59 FT TO A PT (CHORD BEARING AND DISTANCE BETWEEN SD PTS BEING N 37DEG 26M 28S E 139.20 FT) TH S 62DEG 40M 02S E 208.45 FT TH S 21DEG 29M 12S W 241.90 FT TO POB DESC IN OR BK 1777 PG 870 & OR BK 1978 PG 655 | | |

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
HARRY BROWN II EMPLOYEE PROFIT SHARING PLAN
401 (K)
1702 MARCELLA LANE
ROWLETT, TX 75089

04-26-2026
Application Date

Applicant's signature

**Altkey: 2401656** **Parcel ID: 17E19S05 22000 0070**
**DEGRYSE BRIEN** **10188 W HOLLOWAY PATH , CRYSTAL RIVER, 34429**

**Citrus County Property Appraiser, Cregg E. Dalton**

| | |
|---|---|
| PC Code | 0000 - VACANT |
| Bldg Counts | Res 0 / MH 0 / Comm 0 |
| Nbhd | 3351 - OZELLO TRAIL SUBS EAST |
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| Est. Parcel Acres | .96 |
| Map SC-TW-RG | 05-19S-17E |
| Recording Activity Notification (RAN) system | WORRIED ABOUT PROPERTY FRAUD? |

**Mailing Address**

| | |
|---|---|
| Name | DEGRYSE BRIEN |
| Mailing Address | 1000 OLD HICKORY BLVD<br>BRENTWOOD TN 37027 |

**All Owners**

| Name | | Owner Type |
|---|---|---|
| DEGRYSE BRIEN | | IN - Individual |

**2026 Preliminary Values**

| Year | Land Value | Impr Value | Just Value | Non-Sch. Assessed | Non-Sch. Exemptions | Non-Sch. Taxable | HX Savings |
|---|---|---|---|---|---|---|---|
| 2026 | $26,500 | $0 | $26,500 | $26,500 | $0 | $26,500 | $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 | $26,500 | $0 | $26,500 | $24,750 | $0 | $24,750 | $0 | $402.74 | Link |
| 2024 | $22,500 | $0 | $22,500 | $22,500 | $0 | $22,500 | $0 | $337.77 | Link |

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

| Year | Tax Dist | District Name | Market Value | Millage Rate | Tax Estimate |
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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 |
|---|