RECEIVED
By Tifani White at 3:38 pm, 8/20/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Property Owner	WILLIAMS UNA MAE 4266 S EMBER TRL INVERNESS, FL 34452-7577
Property description	HUNTERS ESTS 3RD ADD UNREC SUB LOT 41 FURTHER DESCRIBED AS FOLLOWS: COM AT THE NE COR SE 1/4, SW 1/4 (Full legal attached.)	Application date	Apr 09, 2026
		Certificate #	2024 / 4862
		Date certificate issued	06/01/2024
		Account number	1696917

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)
# 2024/4862	06/01/2024	551.77	92.54	644.31
			→ **Part 2: Total***	**644.31**

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)
# 2025/5225	06/01/2025	573.49	6.25	39.43	619.17
				Part 3: Total*	**619.17**

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)	1,263.48
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	587.32
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)	136.55
7.	**Total Paid** (Lines 1-6)	2,412.35

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 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)	2,541.35
17.	Redemption fee	6.25
18.	Total amount to redeem	2,547.60

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)

HUNTERS ESTS 3RD ADD UNREC SUB LOT 41 FURTHER DESCRIBED AS FOLLOWS: COM AT THE NE COR SE 1/4, SW 1/4 SEC 25, TWN 19S, RNG 19E, THN S 00DEG 43M 30S E ALONG THE EAST LINE OF THE SW 1/4 OF SAID SEC 25, 896.28 FT,

THN S 89DEG 46M 50S W 27.53 FT, THN S 00DEG 39M 00S E 255 FT TO THE POB, THN CONTINUE S 00DEG 39M 00S E 85 FT, THN S 89DEG 46M 50S W 105 FT, THN N 00DEG 39M 00S W 85 FT, THN N 89DEG 46M 50S E 105 FT TO THE POB.

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

TAX DEED APPLICATION COVER LETTER

Account #: 1696917

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Owner on Current Tax Roll
WILLIAMS UNA MAE
4266 S EMBER TRL
INVERNESS, FL 34452-7577

Additional Parties, Per Search

CITRUS COUNTY — Lien Holder
CODE COMPLIANCE
3600 W SOVEREIGN PATH, SUITE 147
LECANTO, FL 34461

UNA MAE WILLIAMS — Title Holder
1415 TENTH STREET
PALMETTO, FL 33561

UNA MAE WILLIAMS A/K/A UNA M. WILLIAMS — Title Holder
PO BOX 1223
PALMETTO, FL 33561

Certified By:

Sabrina Maloy

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

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 #: 923158

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
1696917	19E19S25 3B000 0410	4266 S EMBER TRL INVERNESS 34452

Legal Description

HUNTERS ESTS 3RD ADD UNREC SUB LOT 41 FURTHER DESCRIBED AS FOLLOWS: COM AT THE NE COR SE 1/4, SW 1/4 SEC 25, TWN 19S, RNG 19E, THN S 00DEG 43' 30" E ALONG THE EAST LINE OF THE SW 1/4 OF SAID SEC 25, 896.28 FT, THN S 89DEG 46' 50" W 27.53 FT, THN S 00DEG 39' 00" E 255 FT TO THE POB, THN CONTINUE S 00DEG 39' 00" E 85 FT, THN S 89DEG 46' 50" W 105 FT, THN N 00DEG 39' 00" W 85 FT, THN N 89DEG 46' 50" E 105 FT TO THE POB.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 4862	$23,353	No	No	No

Owner of Record on Current Tax Roll

UNA MAE WILLIAMS

4266 S EMBER TRL
INVERNESS FL 34452-7577

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

Karen LaBree
Title Examiner

General Examiner Comments:

The legal description on the conveyance(s) or vesting deed(s) differ from the Property Appraiser records. The Property Appraiser includes "Hunters Ests 3rd Add unre Sub Lot 41" which is not shown on the deed.

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
UNA MAE WILLIAMS 1415 TENTH STREET PALMETTO FL 33561	Warranty Deed Bk:312 Pg:54	
UNA M. WILLIAMS PO BOX 1223 PALMETTO FL 33561		Affidavit and Death Certificate in 677-1493.

Related Documents (for Reference)

Affidavit and Death Certificate
Bk:677 Pg:1493

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 CODE COMPLIANCE 3600 W SOVEREIGN PATH, SUITE 147 LECANTO FL 34461	Order Bk:3559 Pg:579	
	Order Bk:3569 Pg:1562	
	Order Bk:3681 Pg:152	

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

BOOK 312 PAGE 54

This Warranty Deed Made the 19th day of June A D 1972 by

Thomas E. LaByer and Katherine C. LaByer

hereinafter called the grantor, to

Charles Wesley Williams or Ona Mae Williams

whose postoffice address is 1415 Tenth Street, Palmetto, Florida 33561

hereinafter called the grantee:

(Wherever used herein the terms "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 $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:

Commence at the NE Corner of the SE¼ of the SW¼ of Section 25, Township 19 South, Range 19 East, thence S 0° 43' 30" East along the East line of the SW¼ of said Section 25 a distance of 896.28 feet, thence S 89° 46' 50" W 27.53 feet, thence S 0° 39' E 255 feet, to the Point of Beginning; thence continue S 0° 39' E 85 feet; thence S 89° 46' 50" W 105 feet, thence N 0° 39' W 85 feet, thence N 89° 46' 50" E 105 feet to the Point of Beginning.

STATE OF FLORIDA DOCUMENTARY STAMP TAX 08.00

INDEXED

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, 1971.

STATE OF FLORIDA DOCUMENTARY SURTAX 202.20

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:

Virginia Schmidt — Thomas E. LaByer (SEAL)

Katherine C. LaByer (SEAL)

STATE OF Florida
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Thomas E. LaByer and Katherine C. LaByer

to me known to be the person s described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 19 day of June A. D. 1972.

Virginia Schmidt

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 26, 1973
GENERAL INSURANCE UNDERWRITERS, INC.

FILED & RECORDED
CLERK CIRCUIT COURT
CITRUS COUNTY, FLA.
72 JUN 27 PM 12 37

098139

BOOK 312 PAGE 54

The deed made by Katherine LaByer

AFFIDAVIT BY SURVIVING SPOUSE REGARDING DECEASE OF OTHER SPOUSE WHERE PROPERTY WAS HELD AS AN ESTATE BY THE ENTIRETY

STATE OF Florida

COUNTY OF Manatee

Before me, a Notary Public, this date appeared Una Mae Williams, to me well known, who being by me first duly sworn, deposes and says as follows:

1. That I am the surviving spouse of Charles Wesley Williams.

2. That my spouse and I, as an estate by the entirety, heretofore acquired title to the following described property:

Commence at the NE Corner of the SE ¼ of the SW¼ of Section 25, Township 19 South, Range 19 East, thence S 0° 43' 30" East along the East line of the SW¼ of said Section 25 a distance of 896.28 feet, thence S 89° 46' 50" W 27.53 feet, thence S 0° 39' E 255 feet, to the Point of Beginning, thence Continue S 0° 39' E 85 feet, thence S 89° 46' 50" W 105 feet, thence N 0° 39' W 85 feet, thence N 89° 46' 50" E 105 feet to the Point of Beginning. Citrus County.

3. That my spouse and I were lawfully married to each other prior to the acquisition of the above described property and that we remained married to each other without an intervening divorce up to the time of the death of my spouse.

4. That my spouse and I were lawfully married to each other on January 5, 1949, at Woodbine, Georgia

5. That my said spouse died on the 24th day of June, 1985, at Bay Pines, County of Pinellas, State of Florida.

6. At the time of death, my spouse was a resident of the State of Florida, County of Manatee.

7. That a copy of the death certificate of the decedent is attached and made a part of this affidavit.

[redacted] Una Mae Williams
Affiant

Sworn to and subscribed before me this 12th day of August, 1985, at Bradenton, Florida

Notary Public, State of Florida
My Commission Expires Aug. 24, 1988
[redacted]

Una M. Wallace
Notary Public

My Commission Expires: Aug 24, 1988

STATE OF FLORIDA, NONTAXABLE CERTIFICATE #G 82524 IS ATTACHED HERETO

JAMES M. WALLACE
ATTORNEY AT LAW
[redacted]
BRADENTON, FLORIDA

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025023888 BK: 3559 PG: 579 4/21/2025 1:28 PM 1 Receipt: 2025020943
RECORDING $18.50

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISON OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA, a political subdivision of the State of Florida,
Petitioner,

Case No. CE2024-02000

v.
UNA MAE WILLIAMS
4266 S. Ember Trl.
Inverness, Florida 34452-7577
Respondent.
_____/

SPECIAL MASTER'S FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **April 16, 2025**, on Petitioner's Notice of Violation. The following parties were present before the Court:

Code Compliance Officer JC Charlton on behalf of Petitioner
Kimberly Harrison, Assistant County Attorney
UNA MAE WILLIAMS

The Special Master heard testimony from the following witnesses:

Code Compliance Officer JC Charlton
Neighbor Roger Alvar

The Special Master admitted the following documents into evidence: Exhibit A: photographs taken on November 18, 2024, February 5, 2025, April 15, 2025; Exhibit B: a copy of the Notice of Violation, Notice of Hearing, Pre-Hearing Order, posting affidavit and photograph of the posting at the property.

Having reviewed the documents admitted into evidence, and having determined the credibility of the witnesses and the weight to be accorded the evidence presented at hearing, the Special Master finds as follows:

FINDINGS OF FACT:
On November 18, 2024 an inspection was conducted and the Code Officer observed quite a bit of discarded household items, tires, totes and miscellaneous junk ad debris. A Notice of Violation was issued to the Respondent by certified mail on November 18, 2024 instructing Respondent to abate the violation by December 18, 2024. At Officer Charlton's corrective action inspection on February 5, 2025, all of the items listed above remained on the property. A Notice of Hearing was sent to the Respondent by certified mail on February 17, 2025 and posted at the property and the Lecanto Government Building on April 2, 2025 notifying the Respondent of the April 16, 2025 hearing before the Special Master. At the time of Officer Charlton pre-hearing inspection on April 15, 2025 the property remained in violation.

Respondent is the owner of the property located at 4266 S. Ember Trl., Inverness, Citrus County, Florida, described as Altkey: 1696917; HUNTERS ESTS 3RD ADD UNREC SUB LOT 41 DESC IN OR BK 312 PG 54, DC IN OR BK 677 PG 1494 & DC IN OR BK 681 PG 859; Parcel ID: 19E19S25 3B000 0410.

CONCLUSIONS OF LAW:
The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 20, Article III Section 20-31(a) of the Citrus County Code, by causing or allowing the property to have an accumulation of junk and debris on the property.

The violation may be abated by removing the junk and debris on the property.

The fine amount of $200.00 per day recommended by the code compliance officer is reasonable taking into account the nature of the violation and Respondent' failure to take action to abate the violation.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025023888 BK: 3559 PG: 580 4/21/2025 1:28 PM 2 Receipt: 2025020943
RECORDING $18.50

Citrus County vs. Williams
Case No. CE2024-02000

ORDER:
Based on the foregoing findings of fact and conclusions of law, it is hereby ORDERED THAT:

Respondent shall abate the violation no later than 10 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of $200.00 per day will be imposed thereafter.

It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of UNA MAE WILLIAMS. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. Respondent shall be responsible for payment of all costs required by County ordinances or regulation, which may also be filed as a lien of record.

Respondent has the right to appeal this order to the circuit court within thirty (30) days of the date of the execution of this order.

DONE AND ORDERED this the 17th day of April, 2025, at Orlando, Florida.

BY: _____
Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. First Class Mail to UNA MAE WILLIAMS, 4266 S. Ember Trl., Inverness, FL 34452-7577, this 21 day of April, 2025.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 21st day of April, 2025, by Laurie M. Speros, Legal Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

NOTARY PUBLIC-STATE OF FLORIDA
Printed Name: Brenda S Lott
Commission No.: HH 251555
Expiration Date: May 21,2026

BRENDA S. LOTT
MY COMMISSION # HH 251555
EXPIRES: May 21, 2026

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025031771 BK: 3569 PG: 1562 5/27/2025 8:52 AM 1 Receipt: 2025027782
RECORDING $18.50

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA,
A political subdivision of the State of Florida
Petitioner,

Case No. CE2024-02000

vs.
UNA MAE WILLIAMS
4266 S. Ember Trl.
Inverness, Florida 34452-7577
Respondent. /

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **April 16, 2025** after due notice to Respondent UNA MAE WILLIAMS, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to UNA MAE WILLIAMS

1. The Order required Respondent UNA MAE WILLIAMS to take certain corrective action by a time certain as more specifically set forth in that Order.

2. An Affidavit of Non-Compliance dated April 29, 2025 has been filed with the Special Master by Officer JC Charlton, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 1696917; HUNTERS ESTS 3RD ADD UNREC SUB LOT 41 DESC IN OR BK 312 PG 54, DC IN OR BK 677 PG 1494 & DC IN OR BK 681 PG 859; Parcel ID: 19E19S25 3B000 0410.

4. Accordingly, it has been brought to the Special Master's attention that Respondent UNA MAE WILLIAMS has not complied with the Special Master's Order dated April 17, 2025.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

5. Respondent UNA MAE WILLIAMS shall pay to Citrus County, Florida, a fine of **$200.00** per day, plus administrative costs in the amount of **$279.98,** beginning on April 28, 2025, and continuing, with interest, until the violation has been abated as directed in the Order.

6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent UNA MAE WILLIAMS pursuant to Section 162.09, Florida Statutes.

7. Respondent UNA MAE WILLIAMS may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21st) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent file a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

DONE AND ORDERED this the 14th day of May, 2025.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY: _____
Christian W. Waugh, Special Master

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025031771 BK: 3569 PG: 1563 5/27/2025 8:52 AM 2 Receipt: 2025027782
RECORDING $18.50

Citrus County vs. Williams
Case No. CE2024-02000

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: UNA MAE WILLIAMS, 4266 S. Ember Trl., Inverness, FL 34452-7577, this 2nd day of May, 2025.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of the State of Florida.

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **Laurie M. Speros,** who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 2nd day of May, 2025.

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Brenda S Lott
Commission No.: HH 251555
Expiration Date: May 21,2026

BRENDA S. LOTT
MY COMMISSION # HH 251555
EXPIRES: May 21, 2026

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026036265 BK: 3681 PG: 152 6/18/2026 3:06 PM 1 Receipt: 2026031504
RECORDING $18.50

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISON OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA, a political subdivision of the State of Florida,
Petitioner,

Case No. CE2026-00607

v.
UNA MAE WILLIAMS
4266 S Ember Trl.
Inverness, Florida 34452-7577
Respondent.
_____/

SPECIAL MASTER'S FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **June 17, 2026**, on Petitioner's Notice of Violation. The following parties were present before the Court:

Code Compliance Officer Robert Denaro on behalf of Petitioner
Kimberly Harrison, Assistant County Attorney

The Special Master heard testimony from the following witnesses:

Senior Code Compliance Officer Robert Denaro

The Special Master admitted the following documents into evidence: Exhibit A: photographs taken on April 29, 2026, May 13, 2026 & June 15, 2026; Exhibit B: a copy of the Notice of Violation, Notice of Hearing, Pre-Hearing Order, Posting Affidavit and photo of Posting.

Having reviewed the documents admitted into evidence, and having determined the credibility of the witnesses and the weight to be accorded with the evidence presented at hearing, the Special Master finds as follows:

FINDINGS OF FACT:
On April 29, 2026, Code Compliance Officer Robert Denaro inspected this property and observed numerous trash bags, furniture, an appliance, along with miscellaneous junk and debris throughout the property. A Notice of Violation was issued to the Respondent by certified mail on April 29, 2026 instructing Respondent to abate the violation by May 13, 2026. At Officer Denaro's corrective action inspection on May 13, 2026, the property remained in violation. A Notice of Hearing was sent to the Respondent by certified mail on May 13, 2026 notifying Respondent of the June 17, 2026 hearing before the Special Master. At the time of Officer Denaro's pre-hearing inspection on June 15, 2026, the property remained in violation.

Respondent is the owner of the property located at 4266 S Ember Trl., Inverness, Citrus County, Florida, described as Alfkey: 1696917; HUNTERS ESTS 3RD ADD UNREC SUB LOT 41 DESC IN OR BK 312 PG 54, DC IN OR BK 677 PG 1494 & DC IN OR BK 681 PG 859; Parcel ID: 19E19S25 3B000 0410.

CONCLUSIONS OF LAW:

The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 20, Article III Section 20-31(a) of the Citrus County Code, by causing or allowing the property to have an accumulation of junk and debris on the property.

The violation June be abated by removing the junk and debris on the property.

The fine amount of $100.00 per day recommended by the code compliance officer is reasonable taking into account the nature of the violation and Respondent's failure to take action to abate the violation.

ORDER:
Based on the foregoing findings of fact and conclusions of law, it is hereby ORDERED THAT:

Respondent shall abate the violation no later than 14 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of $200.00 per day will be imposed thereafter.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026036265 BK: 3681 PG: 153 6/18/2026 3:06 PM 2 Receipt: 2026031504
RECORDING $18.50

Citrus County vs Williams
Case No. CE2026-00607

It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5310, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. Respondent shall be responsible for payment of all costs required by County ordinances or regulation, which may also be filed as a lien of record.

Respondent has the right to appeal this order to the circuit court within thirty (30) days of the date of the execution of this order.

DONE AND ORDERED this the 18th day of June 2026, at Orlando, Florida.

BY: _____
Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. First Class Mail to UNA MAE WILLIAMS, 4266 S Ember Trl., Inverness, FL 34452, this 18th day of June 2026.

_____
Brenda S. Lott, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5310

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

_____
Brenda S. Lott, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5310

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me by means of physical presence this 18 day of June 2026, by **Brenda S. Lott**, Legal Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

MAXINE WYATT
Notary Public-State of Florida
Commission # HH 475247
My Commission Expires
September 13, 2027

_____
NOTARY PUBLIC-STATE OF FLORIDA
Printed Name: Maxine Wyatt
Commission No.: HH 475247
Expiration Date: 9/13/2027

Altkey: 1696917
WILLIAMS UNA MAE

Parcel ID: 19E19S25 3B000 0410
4266 S EMBER TRL , INVERNESS, 34452

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	4620 - SPORTSMANS HAVEN/ BUCKSKIN RESERVE AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001004 - HUNTER`S ESTATES 3RD ADD UNREC
Short Legal	HUNTERS ESTS 3RD ADD UNREC SUB LOT 41FURTHER DESCRIBED AS FOLLOWS:COM AT THE NE COR SE 1/4, SW 1/4 SEC 25, TWN 19S, RNG 19E,
Est. Parcel Sqft	8,982
Est. Parcel Acres	.21
Map SC-TW-RG	25-19S-19E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	WILLIAMS UNA MAE
Mailing Address	4266 S EMBER TRL INVERNESS FL 34452 7577

All Owners

Name		Owner Type
WILLIAMS UNA MAE		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	$6,380	$24,909	$31,289	$23,353	$0	$23,353	$0	$570.21	Link
2024	$2,810	$25,360	$28,170	$21,230	$0	$21,230	$0	$487.35	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	$31,289	14.8298	$599.43

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
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/15/1972	$2,000	0312/0054	00-WARRANTY DEED	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.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	85.00	85.0	105			$6,380	RURMH

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1970
Total FLA	240
Total Under Roof	394
Exterior Wall	14 - WALL BOARD
Foundation	1 - WD CONCR PIERS
HVAC	101 - NONE
Stories	1
Floor System	02 - WOOD SUB-FLOOR
Roof Frame	01 - GABLE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	1/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	40,207
RCNLD	24,069

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1970	240
1	ENCLOSED PORCH	2015	154

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	2009	5	11	1	55	460
1	2	DECKING WOOD-[1-SF]	2005	10	10	1	100	380

Total Misc Value
840

Legal Description

Legal Description
HUNTERS ESTS 3RD ADD UNREC SUB LOT 41 FURTHER DESCRIBED AS FOLLOWS: COM AT THE NE COR SE 1/4, SW 1/4 SEC 25, TWN 19S, RNG 19E, THN S 00DEG 43' 30" E ALONG THE EAST LINE OF THE SW 1/4 OF SAID SEC 25, 896.28 FT, THN S 89DEG 46' 50" W 27.53 FT, THN

S 00DEG 39' 00" E 255 FT TO THE POB, THN CONTINUE
S 00DEG 39' 00" E 85 FT, THN S 89DEG 46' 50" W 105 FT, THN N
00DEG 39' 00" W 85 FT, THN N 89DEG 46' 50" E 105 FT TO THE
POB.

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.

1696917

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923158

To: Tax Collector of CITRUS COUNTY, Florida

I,

FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
1696917	2024/4862	06-01-2024
Legal Description		
HUNTERS ESTS 3RD ADD UNREC SUB LOT 41 FURTHER DESCRIBED AS FOLLOWS: COM AT THE NE COR SE 1/4, SW 1/4 SEC 25, TWN 19S, RNG 19E, THN S 00DEG 43M 30S E ALONG THE EAST LINE OF THE SW 1/4 OF SAID SEC 25, 896.28 FT, THN S 89DEG 46M 50S W 27.53 FT, THN S 00DEG 39M 00S E 255 FT TO THE POB, THN CONTINUE S 00DEG 39M 00S E 85 FT, THN S 89DEG 46M 50S W 105 FT, THN N 00DEG 39M 00S W 85 FT, THN N 89DEG 46M 50S E 105 FT TO THE POB.		

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Applicant's signature

04-09-2026
Application Date

Altkey: 1696917
WILLIAMS UNA MAE

Parcel ID: 19E19S25 3B000 0410
4266 S EMBER TRL , INVERNESS, 34452

Citrus County Property Appraiser, Cregg E. Dalton

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Name	WILLIAMS UNA MAE
Mailing Address	4266 S EMBER TRL INVERNESS FL 34452 7577

All Owners

Name		Owner Type
WILLIAMS UNA MAE		IN - Individual

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$6,380	$24,223	$30,603	$25,688	$0	$25,688	$0

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2024	$2,810	$25,360	$28,170	$21,230	$0	$21,230	$0	$487.35	Link

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2026	000X	WITHLACOOCHEE RIVER BASIN	$30,603	14.5489	$626.66

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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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FPL: Stacks/Openings	/
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RCNLD	23,393

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1	2	DECKING WOOD-[1-SF]	2005	10	10	1	100	380

Total Misc Value
830