RECEIVED
By Tifani White at 3:41 pm, 8/20/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	TLOA OF FLORIDA LLC TLOA SERVICING, LLC AS C/F SECURED PARTY PO BOX 669488 DALLAS, TX 75266-9488	Property Owner	FUTCH THOMAS FUTCH LUCY W %DORA WILLIAMS PO BOX 36 FLORAL CITY, FL 34436
Property description	LINCOLN PARK PB 2 PG 50 LOT 2 BLK B	Application date	Apr 22, 2026
		Certificate #	2024 / 3755
		Date certificate issued	06/01/2024
		Account number	1752515

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)
# 2024/3755	06/01/2024	1,424.23	204.73	1,628.96
			→ Part 2: Total*	**1,628.96**

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)
# 2025/4104	06/01/2025	1,524.16	6.25	94.31	1,624.72
				Part 3: Total*	**1,624.72**

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)	3,253.68
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	1,526.60
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)	312.32
7.	**Total Paid** (Lines 1-6)	5,517.60

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)	5,646.60
17.	Redemption fee	6.25
18.	Total amount to redeem	5,652.85
	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 #: 1752515

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C. The addresses provided are based on the attached Property Information Report and supporting documents:

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

Owner on Current Tax Roll
FUTCH THOMAS
FUTCH LUCY W
%DORA WILLIAMS
PO BOX 36
FLORAL CITY, FL 34436

Additional Parties, Per Search

CITY OF INVERNESS — Lien Holder
ADMINISTRATION OFFICE
212 WEST MAIN STREET
INVERNESS, FL 34450

THOMAS FUTCH — Title Holder
LUCY W FUTCH
PO BOX 36
FLORAL CITY, FL 34436

THOMAS FUTCH — Title Holder
LUCY W FUTCH
PO BOX 63
FLORAL CITY, FL 34436

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

THOMAS FUTCH AND LUCY W. FUTCH
A/K/A LUCY FUTCH
906 LEROY BELLAMY ROAD
INVERNESS, FL 34450

Title Holder

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 #: 923319

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
1752515	20E19S160040 000B0 0020	906 LEROY BELLAMY RD INVERNESS 34450

Legal Description
LINCOLN PARK PB 2 PG 50 LOT 2 BLK B

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3755	$54,723	No	No	No

Owner of Record on Current Tax Roll
THOMAS FUTCH LUCY W FUTCH

Billing Name & Address
%DORA WILLIAMS
PO BOX 36
FLORAL CITY FL 34436

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:** 07/20/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
THOMAS FUTCH AND LUCY W. FUTCH 906 LEROY BELLAMY ROAD INVERNESS FL 34450	Warranty Deed Bk:1359 Pg:88	
THOMAS FUTCH LUCY W FUTCH PO BOX 36 FLORAL CITY FL 34436	Property Appraiser	
THOMAS FUTCH LUCY W FUTCH PO BOX 63 FLORAL CITY FL 34436		Lien 3595-1238.

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
CITY OF INVERNESS ADMINISTRATION OFFICE 212 WEST MAIN STREET INVERNESS FL 34450	Lien Bk:3531 Pg:67	
	Lien Bk:3581 Pg:139	
	Lien Bk:3595 Pg:1238	
	Lien Bk:3633 Pg:1223	

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

None found.

This Instrument Prepared By:

Jeannette M. Haag, Esquire
Haag, Gaffney & Wilcox, P.A.
452 Pleasant Grove Road
Inverness, Florida 34452

Property Appraiser's Parcel
Identification Number:

10.50 Rec
204.40 doc

1127090

[redacted]

Documentary Tax Paid
$ 204.40
Intangible Tax Paid
$ -0-
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
by: ____ D.C.

WARRANTY DEED

THIS WARRANTY DEED made the 3rd day of March, 2000, by **HOUSING ASSISTANCE FOUNDATION FOR THE ELDERLY, INC., a non-profit corporation,** hereinafter called the grantor, to **THOMAS FUTCH and LUCY W. FUTCH, his wife,** whose post office address is 906 Leroy Bellamy Road, Inverness, Florida 34450, hereinafter called the grantee:

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 the County of Citrus, State of Florida, viz:

Lot 2, Block "B", LINCOLN PARK, according to the plat thereof as recorded in Plat Book 2, Page 50, Public Records of Citrus County, Florida.

SUBJECT to lien of taxes for 2000 and subsequent.

SUBJECT to easements, restrictions, covenants, limitations and conditions of record, if any.

FLOOD HAZARD WARNING
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS [illegible] OF THIS PROPERTY.

"RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit."

The Board of County Commissioners of Citrus County, Florida is not responsible for, nor is any other governmental agency responsible for maintenance or improvement of any drive, road, street, accessed or right-of-way providing ingress and egress to the property [illegible]

This deed has been prepared based on legal description provided to scrivener by grantor and scrivener does not guarantee description of title validity.

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

BK 1359PG0088

2000 AP 17 PM 1:21

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, and hereby 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, 1999.

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

Signed, sealed and delivered
in the presence of:

Witness Signature

PATRICE DORSHER
Printed Name

Witness Signature

JEANNETTE M. HAAG
Printed Name

HOUSING ASSISTANCE FOUNDATION
FOR THE ELDERLY, INC.

JULIAN "PETE" KELLY, President
Post Office Box 804
Inverness, Florida 34450-0804

STATE OF FLORIDA

COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgment, personally appeared **Julian "Pete" Kelly, President, Housing Assistance Foundation for the Elderly, Inc.,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: Personally Known
and that an oath was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of March, A.D. 2000.

Notary Signature

MELISSA ANN WARD
Printed Name

MELISSA ANN WARD
COMMISSION # CC 537541
EXPIRES MAR 20, 2000
NOTARY PUBLIC
STATE OF FLORIDA
ATLANTIC BONDING CO., INC.

BK1359PG0089

2000 MAR 17 PM 1:21

Altkey: 1752515
FUTCH THOMAS

Parcel ID: 20E19S160040 000B0 0020
906 LEROY BELLAMY RD , INVERNESS, 34450

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	4729 - SOUTHSIDE/LINCOLN PARK IN CITY LIMITS
Tax District	000T - CITY OF INVERNESS
Subdivision	001186 - LINCOLN PARK
Short Legal	LINCOLN PARK PB 2 PG 50 LOT 2 BLK B
Est. Parcel Sqft	14,788
Est. Parcel Acres	.34
Map SC-TW-RG	16-19S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	FUTCH THOMAS
Mailing Address	PO BOX 36 FLORAL CITY FL 34436

All Owners

Name	Owner Type
FUTCH THOMAS	HW - Husband And Wife
FUTCH LUCY W	HW - Husband And Wife

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	$10,010	$91,600	$101,610	$54,723	$0	$54,723	$0	$1,444.51	Link
2024	$5,130	$93,953	$99,083	$49,748	$0	$49,748	$0	$1,353.76	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	000T	CITY OF INVERNESS	$101,610	21.8118	$2,216.30

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/01/2000	$29,200	1359/0088	11-11	I
06/01/1991	$100	0901/0994	07-LIFE ESTATE	I

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permits

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	101.00	101.0	147			$10,010	LD

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1975
Total FLA	1,170
Total Under Roof	1,170
Exterior Wall	29 - VINYL SIDING
Foundation	1 - WD CONCR PIERS
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	01 - CONC. SLAB

Roof Frame	01 - GABLE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	140,189
RCNLD	90,670

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1975	1,170

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	DECKING WOOD-[1-SF]	1993	4	8	1	32	120
1	2	DECKING WOOD-[1-SF]	1993	8	12	1	96	370
1	3	DECKING WOOD-[1-SF]	2009	8	12	1	96	440

Total Misc Value
930

Legal Description

Legal Description
LINCOLN PARK PB 2 PG 50 LOT 2 BLK B

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.

1752515

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025001351 BK: 3531 PG: 67 1/9/2025 11:03 AM 1 Receipt: 2025001187
RECORDING $61.00

SPREPARED BY:
CITY OF INVERNESS
212 W. MAIN STREET
INVERNESS, FLORIDA 34450
SUSAN JACKSON – CITY CLERK

CLAIM OF LIEN
BY
CITY OF INVERNESS, FLORIDA
(Code Compliance)

STATE OF FLORIDA
COUNTY OF CITRUS

Eric C. Williams duly authorized representative of the City of Inverness, Florida, 212 W. Main Street, Inverness, Florida 34450, being duly sworn states that in furtherance of the Code Enforcement Special Magistrate, City of Inverness, Florida, the Board caused to be performed the following to Wit:

VIOLATION: 302.8 – MOTOR VEHICLE

to the value of **ONE HUNDRED DOLLARS ($100.00) PER DAY** on the following described real property. (Describe real property sufficiently for identification, giving street and number if known:

906 LEROY BELLAMY ROAD, INVERNESS – ALT KEY: 1752515
LINCOLN PARK PB 2 PG 50 LOT 2 BLK B
Parcel Identification: 20E19S160040 000B0 0020

Owned by **THOMAS FUTCH** (name of owner against who interest lien is claimed) whose interest in such real property is Fee Simple, (state owner's interest, as fee simple, life estate, lease-holder, if known).

Further stating the amount claimed by this lien at **$100.00 per day** penalty will continue to be assessed until compliance is achieved on the real property herein as described.

CITY OF INVERNESS, FLORIDA

BY: E. C. Williams
SIGNATURE

ERIC C. WILLIAMS
Typed

CITY MANAGER
Title

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of □ **physical presence or** □ **online notarization** this 8 day of January, 2025, **Eric C. Williams, City** Manager of the City of Inverness.

He is personally known to me and did take an oath.

WITNESS my hand and seal the day and year last above written.

NOTARY PUBLIC

DEBRA SCHRAMM NOTARY PUBLIC MY COMMISSION EXPIRES 11-24-2026 STATE OF FLORIDA COMMISSION NUMBER HH 263

SIGNATURE

Printed Name of Notary
My Commission Expires:

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025001351 BK: 3531 PG: 68 1/9/2025 11:03 AM 2 Receipt: 2025001187
RECORDING $61.00

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF INVERNESS, FLORIDA

City of Inverness, a

Florida municipal corporation,

Petitioner,

Vs.

Thomas Futch

PO Box 36

Floral City, FL 34436

Case No. #: 731

Re: 906 Leroy Bellamy Rd, Inverness, Florida.

Respondent.

ADMINISTRATIVE ORDER – VIOLATION

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on 12/4/2024, after due notice to the Respondent. The Code Enforcement Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues its Final Administrative Order including Findings of Fact, Conclusions and Order as follows:

I. FINDINGS OF FACT:

A. Respondent, Thomas Futch is the owner in Charge of the property located at 906 Leroy Bellamy Rd., Inverness, Florida, having the following identifiable information assigned by the Citrus County Property Appraiser: Parcel ID # **20E19S160040 000B0 0020** and alt key: **1752515**.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025001351 BK: 3531 PG: 69 1/9/2025 11:03 AM 3 Receipt: 2025001187
RECORDING $61.00

B. That on and between 10/1/2024 and 12/4/2024, the property, as described in above, was in violation of the 302.8.

Specifically, such subsections provide as follows:

302.8 Motor Vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any *premises*, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantles. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: a vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

- IPMC: Code and Commentary 2018

TO WIT:

Code Enforcement finds the inoperable state of the vehicle in violation of the City of Inverness' Code of Ordinances: Property Maintenance Code 302.8.

II. CONCLUSION OF LAW:

A. Respondent, by reason of the foregoing is in violation of the 302.8, in that the Respondent has failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Inverness, Florida, Sec 3.4 – City of Inverness Code Enforcement Ordinance.

III. ORDER:

A. I hereby find the Respondent in violation of the 302.8, and order Respondent to perform all work remedy and conditions set forth in paragraphs I.B., above, and bring the property into compliance with the 302.8

Respondent shall:

1. If no permits are required the work necessary to comply with the foregoing pursuant to the current Florida Building Code, the National Electric Code, any identified Standard Housing Codes, or the codes adopted by the City of Inverness Code of Ordinances or Land Development Code, the Respondent shall complete the work necessary by 7:00 a.m. on 12/27/2024. If the Respondent fails to comply by 7:00 a.m. on 12/27/2024 subsection (4) shall apply; and/or

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025001351 BK: 3531 PG: 70 1/9/2025 11:03 AM 4 Receipt: 2025001187
RECORDING $61.00

2. Failure to comply with any subsection of paragraph III in the times allowed for compliance herein shall be a fine of $100 per day thereafter, which shall run until all violations described herein have been abated. The total fines per day shall not exceed $250.00 per day, without regard to how many items remain in violation.

   All fines will be assessed as a lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

B. This Order may be recorded in the Public Records of Citrus County, Florida, and shall constitute a lien against the above-described property, and upon any other real, or personal property, owned by the Respondent, pursuant to Sections 162.08 and 162.09, Florida State Statutes.

C. The holder of this Order, and the lien arising hereunder, is the City of Inverness, a Florida municipal corporation, with the address of 212 W. MAIN STREET, INVERNESS, FLORIDA 34450.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025001351 BK: 3531 PG: 71 1/9/2025 11:03 AM 5 Receipt: 2025001187
RECORDING $61.00

DONE AND ORDERED THE December 4, 2024

CODE ENFORCEMENT SPECIAL MAGISTRATE

INVERNESS, FLORIDA

Robert Christensen

Code Enforcement Special Magistrate

STATE OF FLORIDA:

COUNTY OF CITRUS:

This foregoing was acknowledged before me this 4th day of December, 2024, by Robert Christensen who physically appeared before me and who is either personally known to me or who produced a _____ as identification.

NOTARY

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025001351 BK: 3531 PG: 72 1/9/2025 11:03 AM 6 Receipt: 2025001187
RECORDING $61.00

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to the Respondent by mail to: Thomas Futch, PO Box 36, Floral City, FL 34436

This 12/9/2024.

Notary Public

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE AND IMPOSITION OF FINES:

Non-compliance Hearing – if you, as the respondent, 1.) do not bring the property into compliance, 2.) call for a reinspection, and 3.) receive an affidavit of compliance; notice is hereby given that a hearing before the Code Enforcement Special Magistrate is to be held on 12/4/2024 at 1:30 p.m. at the CITY COUNCIL CHAMBERS, CITY HALL, 212 W MAIN STREET, INVERNESS, FLORIDA 34450, to determine if the violation as set forth in the Order dated 12/9/2024 in Case No. # 731 continued beyond the COMPLIANCE DATE, AND if so to consider imposition of a fine or other penalties. Your failure to appear could result in a waiver of your opportunity to be heard in this matter and may result in an action by the Code Enforcement Special Magistrate which could be adverse to your interest. Additionally, please be advised that pursuant to Chapter 162 of Florida Statutes, you may have other additional rights in reference to any findings by the CODE ENFORCEMENT SPECIAL MAGISTRATE.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AND THEREAFTER SHALL CONSITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. **BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 3.4(N), CODE OF ORDINANCES OF THE CITY OF INVERNESS, TO THE CIRCUIT COURT OF CITRUS COUNTY.**

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025001351 BK: 3531 PG: 73 1/9/2025 11:03 AM 7 Receipt: 2025001187
RECORDING $61.00

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING, AND UPON FIND THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED $500.00 PER DAY FROM THE INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF INVERNESS, COMMUNITY DEVELOPMENT DEPARTMENT AT (352)726-2611.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025040266 BK: 3581 PG: 139 7/2/2025 3:39 PM 1 Receipt: 2025034964
RECORDING $61.00

SPREPARED BY:
CITY OF INVERNESS
212 W. MAIN STREET
INVERNESS, FLORIDA 34450
SUSAN JACKSON – CITY CLERK

CLAIM OF LIEN
BY
CITY OF INVERNESS, FLORIDA
(Code Compliance)

STATE OF FLORIDA
COUNTY OF CITRUS

Eric C. Williams duly authorized representative of the City of Inverness, Florida, 212 W. Main Street, Inverness, Florida 34450, being duly sworn states that in furtherance of the Code Enforcement Special Magistrate, City of Inverness, Florida, the Board caused to be performed the following to Wit:

VIOLATION: 302.10 – OFFENSIVE ACCUMULATION
302.8 – MOTOR VEHICLES
308.1 – ACCUMULATION OF RUBBISH OR GARBAGE

to the value of **ONE HUNDRED DOLLARS ($100.00) PER DAY** on the following described real property. (Describe real property sufficiently for identification, giving street and number if known:

906 LEROY BELLAMY ROAD, INVERNESS – ALT KEY: 1752515
LINCOLN PARK PB 2 PG 50 LOT 2 BLK B
Parcel Identification: 20E19S160040 000B0 0020

Owned by **THOMAS FUTCH** (name of owner against who interest lien is claimed) whose interest in such real property is Fee Simple, (state owner's interest, as fee simple, life estate, lease-holder, if known).

Further stating the amount claimed by this lien at **$100.00 per day** penalty will continue to be assessed until compliance is achieved on the real property herein as described.

CITY OF INVERNESS, FLORIDA

BY: _____ ERIC C. WILLIAMS CITY MANAGER
SIGNATURE Typed Title

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of □ **physical presence or** □ **online notarization** this 2 day of JULY, 2025, **Eric C. Williams, City** Manager of the City of Inverness.

He is personally known to me and did take an oath.

WITNESS my hand and seal the day and year last above written.

DEBRA SCHRAM NOTARY PUBLIC MY COMMISSION EXPIRES 11-24-2026 STATE OF FLORIDA COMMISSION NUMBER HH 293175

NOTARY PUBLIC
SIGNATURE

Printed Name of Notary
My Commission Expires:

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025040266 BK: 3581 PG: 140 7/2/2025 3:39 PM 2 Receipt: 2025034964
RECORDING $61.00

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF INVERNESS, FLORIDA

City of Inverness, a

Florida municipal corporation,

Petitioner, Case No. #: **899**

Vs.

THOMAS FUTCH

P.O. BOX 36

FLORAL CITY, FL 34436

Re: **906 LEROY BELLAMY ROAD,** Inverness, Florida.

Respondent.

ADMINISTRATIVE ORDER – VIOLATION

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on **JUNE 4, 2025**, after due notice to the Respondent. The Code Enforcement Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues its Final Administrative Order including Findings of Fact, Conclusions and Order as follows:

I. FINDINGS OF FACT:

A. Respondent, **THOMAS FUTCH** is the owner in Charge of the property located at **906 LEROY BELLAMY ROAD,** Inverness, Florida, having the following identifiable information assigned by the Citrus County Property Appraiser: Parcel ID # **20E19S160040 000B0 0020** and alt key: **1752515**.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025040266 BK: 3581 PG: 141 7/2/2025 3:39 PM 3 Receipt: 2025034964
RECORDING $61.00

B. That on and between **APRIL 14, 2025** and **JUNE 4, 2025**, the property, as described in above, was in violation of the List codes in violation.

Specifically, such subsections provide as follows:
302.10 – Offensive Accumulation; 302.8 Motor Vehicles; 308.1 Accumulation of Rubbish or Garbage; Section 2.3 – Permitted Land Use Regulations

TO WIT:
Tires piled up by the front porch, tires on a trailer; red vehicle without plates, junk and debris on property.

II. CONCLUSION OF LAW:

A. Respondent, by reason of the foregoing is in violation of the **302.10 Offensive Accumulation; 302.8 Motor Vehicles; 308.1 Accumulation of Rubbish or Garbage; Section 2.3 – Permitted land use regulations,** in that the Respondent has failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Inverness, Florida, Sec 3.4 – City of Inverness Code Enforcement Ordinance.

III. ORDER:

A. I hereby find the Respondent in violation of the **302.10 Offensive accumulation; 302.8 Motor Vehicles; 308.1 Accumulation of Rubbish or garbage; Section 2.3 – Permitted land use regulations**, and order Respondent to perform all work remedy and conditions set forth in paragraphs I.B., above, and bring the property into compliance with the **302.10 Offensive accumulation; 302.8 Motor Vehicles; 308.1 Accumulation of Rubbish or garbage; Section 2.3 – Permitted land use regulations**.

Respondent shall:

1. If no permits are required the work necessary to comply with the foregoing pursuant to the current Florida Building Code, the National Electric Code, any identified Standard Housing Codes, or the codes adopted by the City of Inverness Code of Ordinances or Land Development Code, the Respondent shall complete the work necessary by 7:00 a.m. on **JUNE 19, 2025** If the Respondent fails to comply by 7:00 a.m. on **JUNE 19, 2025** subsection (4) shall apply; and/or
2. Failure to comply with any subsection of paragraph III in the times allowed for compliance herein shall be a fine of **$100.00** per day thereafter, which shall run until all violations described herein have been abated. The total fines per day shall not exceed $250.00 per day, without regard to how many items remain in violation.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025040266 BK: 3581 PG: 142 7/2/2025 3:39 PM 4 Receipt: 2025034964
RECORDING $61.00

All fines will be assessed as a lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

B. This Order may be recorded in the Public Records of Citrus County, Florida, and shall constitute a lien against the above-described property, and upon any other real, or personal property, owned by the Respondent, pursuant to Sections 162.08 and 162.09, Florida State Statutes.

C. The holder of this Order, and the lien arising hereunder, is the City of Inverness, a Florida municipal corporation, with the address of 212 W. MAIN STREET, INVERNESS, FLORIDA 34450.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025040266 BK: 3581 PG: 143 7/2/2025 3:39 PM 5 Receipt: 2025034964
RECORDING $61.00

DONE AND ORDERED THE ___JUNE 4, 2025_____

CODE ENFORCEMENT SPECIAL MAGISTRATE

INVERNESS, FLORIDA

Robert Christensen

Code Enforcement Special Magistrate

STATE OF FLORIDA:

COUNTY OF CITRUS:

This foregoing was acknowledged before me this 4 day of June, 2025, by Robert Christensen who physically appeared before me and who is either personally known to me or who produced a _____ as identification.

DEBRA SCHRAMM
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-24-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 293175

NOTARY

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025040266 BK: 3581 PG: 144 7/2/2025 3:39 PM 6 Receipt: 2025034964
RECORDING $61.00

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to the Respondent by mail to: **THOMAS FUTCH – P.O. BOX 36, FLORAL CITY, FL 34436.**

This **JUNE 4, 2025**

DEBRA SCHRAMM NOTARY PUBLIC MY COMMISSION EXPIRES 11-24-2026 STATE OF FLORIDA COMMISSION NUMBER HH 293175

Notary Public

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE AND IMPOSITION OF FINES:

Non-compliance Hearing – if you, as the respondent, 1.) do not bring the property into compliance, 2.) call for a reinspection, and 3.) receive an affidavit of compliance; notice is hereby given that a hearing before the Code Enforcement Special Magistrate is to be held on **JUNE 4, 2025** at 1:30 p.m. at the CITY COUNCIL CHAMBERS, CITY HALL, 212 W MAIN STREET, INVERNESS, FLORIDA 34450, to determine if the violation as set forth in the Order dated **JUNE 4, 2025** in Case No. **# 899** continued beyond the COMPLIANCE DATE, AND if so to consider imposition of a fine or other penalties. Your failure to appear could result in a waiver of your opportunity to be heard in this matter and may result in an action by the Code Enforcement Special Magistrate which could be adverse to your interest. Additionally, please be advised that pursuant to Chapter 162 of Florida Statutes, you may have other additional rights in reference to any findings by the CODE ENFORCEMENT SPECIAL MAGISTRATE.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AND THEREAFTER SHALL CONSITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. **BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 3.4(N), CODE OF ORDINANCES OF THE CITY OF INVERNESS, TO THE CIRCUIT COURT OF CITRUS COUNTY.**

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025040266 BK: 3581 PG: 145 7/2/2025 3:39 PM 7 Receipt: 2025034964
RECORDING $61.00

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING, AND UPON FIND THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED $500.00 PER DAY FROM THE INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF INVERNESS, COMMUNITY DEVELOPMENT DEPARTMENT AT (352)726-2611.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025051236 BK: 3595 PG: 1238 8/22/2025 2:06 PM 1 Receipt: 2025044400
RECORDING $61.00

SPREPARED BY:
CITY OF INVERNESS
212 W. MAIN STREET
INVERNESS, FLORIDA 34450
SUSAN JACKSON – CITY CLERK

CLAIM OF LIEN
BY
CITY OF INVERNESS, FLORIDA
(Code Compliance)

STATE OF FLORIDA
COUNTY OF CITRUS

Eric C. Williams duly authorized representative of the City of Inverness, Florida, 212 W. Main Street, Inverness, Florida 34450, being duly sworn states that in furtherance of the Code Enforcement Special Magistrate, City of Inverness, Florida, the Board caused to be performed the following to Wit:

VIOLATION: 302.8 – MOTOR VEHICLES – REPEAT OFFENDER

to the value of **FIVE HUNDRED DOLLARS ($500.00) PER DAY** on the following described real property. (Describe real property sufficiently for identification, giving street and number if known:

906 LEROY BELLAMY ROAD, INVERNESS – ALT KEY: 1752515
LINCOLN PARK PB 2 PG 50 LOT 2 BLK B
Parcel Identification: 20E19S160040 000B0 0020

Owned by **THOMAS FUTCH** (name of owner against who interest lien is claimed) whose interest in such real property is Fee Simple, (state owner's interest, as fee simple, life estate, lease-holder, if known).

Further stating the amount claimed by this lien at **$100.00 per day** penalty will continue to be assessed until compliance is achieved on the real property herein as described.

CITY OF INVERNESS, FLORIDA

BY: _____ ERIC C. WILLIAMS CITY MANAGER
SIGNATURE Typed Title

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of □ **physical presence or** □ **online notarization** this 22 day of August, 2025, **Eric C. Williams, City** Manager of the City of Inverness.

He is personally known to me and did take an oath.

WITNESS my hand and seal the day and year last above written.

DEERA SCHRAMM NOTARY PUBLIC MY COMMISSION EXPIRES 11-24-2026 STATE OF FLORIDA COMMISSION NUMBER HH 253175

NOTARY PUBLIC
_____
SIGNATURE

Printed Name of Notary
My Commission Expires:

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025051236 BK: 3595 PG: 1239 8/22/2025 2:06 PM 2 Receipt: 2025044400
RECORDING $61.00

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF INVERNESS, FLORIDA

City of Inverness, a

Florida municipal corporation,

Petitioner, Case No. #: **998**

Vs.

THOMAS FUTCH

LUCY W FUTCH

PO BOX 63

FLORAL CITY, FL 34436

Re: **906 LEROY BELLAMY RD,** Inverness, Florida.

Respondent.

ADMINISTRATIVE ORDER – VIOLATION

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on **AUGUST 6, 2025**, after due notice to the Respondent. The Code Enforcement Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues its Final Administrative Order including Findings of Fact, Conclusions and Order as follows:

I. FINDINGS OF FACT:

A. Respondent, **THOMAS FUTCH & LUCY W FUTCH** is the owner in Charge of the property located at **906 LEROY BELLAMY.** Inverness, Florida, having the following identifiable information assigned by the Citrus County Property Appraiser: Parcel ID **#20E19S160040 000B0 0020** and alt key: **1752515.**

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025051236 BK: 3595 PG: 1240 8/22/2025 2:06 PM 3 Receipt: 2025044400
RECORDING $61.00

B. That on and between **JULY 21, 2025** and **AUGUST 6, 2025**, the property, as described in above, was in violation of the List codes in violation.

Specifically, such subsections provide as follows:
302.8 MOTOR VEHICLES; REPEAT OFFENDER

TO WIT:
THERE IS A BLUE VEHICLE WITHOUT A LICENSE PLATE ON PROPERTY.

II. CONCLUSION OF LAW:

A. Respondent, by reason of the foregoing is in violation of the **302.8 MOTOR VEHICLES; REPEAT OFFENDER,** in that the Respondent has failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Inverness, Florida, Sec 3.4 – City of Inverness Code Enforcement Ordinance.

III. ORDER:

A. I hereby find the Respondent in violation of the **302.8 MOTOR VEHICLES; REPEAT OFFENDER,** and order Respondent to perform all work remedy and conditions set forth in paragraphs I.B., above, and bring the property into compliance with the **302.8 MOTOR VEHICLES; REPEAT OFFENDER.**

Respondent shall:

1. If no permits are required the work necessary to comply with the foregoing pursuant to the current Florida Building Code, the National Electric Code, any identified Standard Housing Codes, or the codes adopted by the City of Inverness Code of Ordinances or Land Development Code, the Respondent shall complete the work necessary by 7:00 a.m. on **AUGUST ~~18~~ 21, 2025** If the Respondent fails to comply by 7:00 a.m. on **AUGUST 18, 2025** subsection (4) shall apply; and/or
2. Failure to comply with any subsection of paragraph III in the times allowed for compliance herein shall be a fine of **$500.00** per day thereafter, which shall run until all violations described herein have been abated. The total fines per day shall not exceed $250.00 per day, without regard to how many items remain in violation.

All fines will be assessed as a lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025051236 BK: 3595 PG: 1241 8/22/2025 2:06 PM 4 Receipt: 2025044400
RECORDING $61.00

B. This Order may be recorded in the Public Records of Citrus County, Florida, and shall constitute a lien against the above-described property, and upon any other real, or personal property, owned by the Respondent, pursuant to Sections 162.08 and 162.09, Florida State Statutes.

C. The holder of this Order, and the lien arising hereunder, is the City of Inverness, a Florida municipal corporation, with the address of 212 W. MAIN STREET, INVERNESS, FLORIDA 34450.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025051236 BK: 3595 PG: 1242 8/22/2025 2:06 PM 5 Receipt: 2025044400
RECORDING $61.00

DONE AND ORDERED THE ___AUGUST 6, 2025_____

CODE ENFORCEMENT SPECIAL MAGISTRATE

INVERNESS, FLORIDA

Robert Christensen

Code Enforcement Special Magistrate

STATE OF FLORIDA:

COUNTY OF CITRUS:

This foregoing was acknowledged before me this 5 day of August, 2025, by Robert Christensen, who physically appeared before me and who is either personally known to me or who produced a DL as identification.

DEBRA SCHRAMM
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-24-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 293175

NOTARY

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025051236 BK: 3595 PG: 1243 8/22/2025 2:06 PM 6 Receipt: 2025044400
RECORDING $61.00

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to the Respondent by mail to: **THOMAS FUTCH & LUCY W. FUTCH AT PO BOX 63, FLORAL CITY, FL 34436.**

This **AUGUST 6, 2025**

Notary Public

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE AND IMPOSITION OF FINES:

Non-compliance Hearing – if you, as the respondent, 1.) do not bring the property into compliance, 2.) call for a reinspection, and 3.) receive an affidavit of compliance; notice is hereby given that a hearing before the Code Enforcement Special Magistrate is to be held on **AUGUST 6, 2025** at 1:30 p.m. at the CITY COUNCIL CHAMBERS, CITY HALL, 212 W MAIN STREET, INVERNESS, FLORIDA 34450, to determine if the violation as set forth in the Order dated **AUGUST 6, 2025** in Case No. # **998** continued beyond the COMPLIANCE DATE, AND if so to consider imposition of a fine or other penalties. Your failure to appear could result in a waiver of your opportunity to be heard in this matter and may result in an action by the Code Enforcement Special Magistrate which could be adverse to your interest. Additionally, please be advised that pursuant to Chapter 162 of Florida Statutes, you may have other additional rights in reference to any findings by the CODE ENFORCEMENT SPECIAL MAGISTRATE.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AND THEREAFTER SHALL CONSITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. **BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF SEVEN (7) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 3.4(N), CODE OF ORDINANCES OF THE CITY OF INVERNESS, TO THE CIRCUIT COURT OF CITRUS COUNTY.**

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025051236 BK: 3595 PG: 1244 8/22/2025 2:06 PM 7 Receipt: 2025044400
RECORDING $61.00

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING, AND UPON FIND THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED $500.00 PER DAY FROM THE INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF INVERNESS, COMMUNITY DEVELOPMENT DEPARTMENT AT (352)726-2611.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026001210 BK: 3633 PG: 1223 1/8/2026 2:07 PM 1 Receipt: 2026001021
RECORDING $10.00

SPREPARED BY:
CITY OF INVERNESS
212 W. MAIN STREET
INVERNESS, FLORIDA 34450
SUSAN JACKSON – CITY CLERK

CLAIM OF LIEN
BY
CITY OF INVERNESS, FLORIDA
(Code Compliance)

STATE OF FLORIDA
COUNTY OF CITRUS

Eric C. Williams duly authorized representative of the City of Inverness, Florida, 212 W. Main Street, Inverness, Florida 34450, being duly sworn states that in furtherance of the Code Enforcement Special Magistrate, City of Inverness, Florida, the Board caused to be performed the following to Wit:

VIOLATION: SEC. 10-35(11) UNAUTHORIZED DUMPING PROHIBITED

to the value of **ONE HUNDRED DOLLARS ($100.00) PER DAY** on the following described real property. (Describe real property sufficiently for identification, giving street and number if known:

906 LEROY BELLAMY RD, INVERNESS – ALT KEY: 1752515
LINCOLN PARK PB 2 PG 50 LOT 2 BLK B
PARCEL IDENTIFICATION: 20E19S160040 000B0 0020

Owned by **THOMAS FUTCH & LUCY FUTCH** (name of owner against who interest lien is claimed) whose interest in such real property is Fee Simple, (state owner's interest, as fee simple, life estate, lease-holder, if known).

Further stating the amount claimed by this lien at **$100.00 per day** penalty will continue to be assessed until compliance is achieved on the real property herein as described.

CITY OF INVERNESS, FLORIDA

BY: _____ ERIC C. WILLIAMS CITY MANAGER
SIGNATURE Typed Title

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of ☒ **physical presence or ☐ online notarization** this 8th day of JANUARY, 2026, **Eric C. Williams, City** Manager of the City of Inverness.

He is personally known to me and did take an oath.

WITNESS my hand and seal the day and year last above written.

SUSAN JACKSON NOTARY PUBLIC MY COMMISSION EXPIRES 4-27-2027 STATE OF FLORIDA COMMISSION NUMBER HH 365296

NOTARY PUBLIC
_____
SIGNATURE

Printed Name of Notary
My Commission Expires:

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923319

To: Tax Collector of CITRUS COUNTY, Florida

I,

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date
1752515	2024/3755	06-01-2024
Legal Description		
LINCOLN PARK PB 2 PG 50 LOT 2 BLK B		

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

Applicant's signature

04-22-2026
Application Date

Altkey: 1752515
FUTCH THOMAS

Parcel ID: 20E19S160040 000B0 0020
906 LEROY BELLAMY RD , INVERNESS, 34450

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	4729 - SOUTHSIDE/LINCOLN PARK IN CITY LIMITS
Tax District	000T - CITY OF INVERNESS
Subdivision	001186 - LINCOLN PARK
Short Legal	LINCOLN PARK PB 2 PG 50 LOT 2 BLK B
Est. Parcel Sqft	14,788
Est. Parcel Acres	.34
Map SC-TW-RG	16-19S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	FUTCH THOMAS
Mailing Address	PO BOX 36 FLORAL CITY FL 34436

All Owners

Name	Owner Type
FUTCH THOMAS	HW - Husband And Wife
FUTCH LUCY W	HW - Husband And Wife

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$10,010	$91,420	$101,430	$60,195	$0	$60,195	$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	$10,010	$91,600	$101,610	$54,723	$0	$54,723	$0	$1,444.51	Link
2024	$5,130	$93,953	$99,083	$49,748	$0	$49,748	$0	$1,353.76	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	000T	CITY OF INVERNESS	$101,430	21.4309	$2,173.74

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.

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/01/2000	$29,200	1359/0088	11-11	I
06/01/1991	$100	0901/0994	07-LIFE ESTATE	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	101.00	101.0	147			$10,010	LD

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1975
Total FLA	1,170
Total Under Roof	1,170
Exterior Wall	29 - VINYL SIDING
Foundation	1 - WD CONCR PIERS
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	137,180
RCNLD	90,540

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1975	1,170

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	DECKING WOOD-[1-SF]	1993	4	8	1	32	120
1	2	DECKING WOOD-[1-SF]	1993	8	12	1	96	370
1	3	DECKING WOOD-[1-SF]	2009	8	12	1	96	390

Total Misc Value
880