RECEIVED
By Tifani White at 4:03 pm, 8/20/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 2024 PO BOX 67513 NEWARK, NJ 07101-8009	Property Owner	BALTHIS JOANN JOANN BALTHIS INTER VIVOS TRUST OF MAY 31 2016 %RODNEY BALTHIS 1637 VINE CT HOBART, IN 46342
Property description	REGENCY PARK CONDO DECL IN OR BK 759 PG 952 BLDG K UNIT 2	Application date	Apr 21, 2026
		Certificate #	2024 / 3129
		Date certificate issued	06/01/2024
		Account number	2549564

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)
# 2024/3129	06/01/2024	2,668.23	357.99	3,026.22
			→ Part 2: Total*	**3,026.22**

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)
# 2025/3435	06/01/2025	3,085.98	6.25	162.66	3,254.89
				Part 3: Total*	**3,254.89**

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)	6,281.11
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	3,088.81
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)	587.70
7.	**Total Paid** (Lines 1-6)	10,382.62

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)	10,511.62
17.	Redemption fee	6.25
18.	Total amount to redeem	10,517.87
	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 #: 2549564

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

Tax Deed Applicant
KEYS FUNDING LLC - 2024
PO BOX 67513
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
BALTHIS JOANN
JOANN BALTHIS INTER VIVOS TRUST OF MAY 31 2016
%RODNEY BALTHIS
1637 VINE CT
HOBART, IN 46342

Additional Parties, Per Search

REGENCY PARK CONDOMINIUM OWNERS ASSOCIATION, INC. 1321 SE 25TH LOOP UNIT 101 OCALA, FL 34471	Lien Holder
REGENCY PARK CONDOMINIUM OWNERS' ASSOCIATION, INC. C/O SENTRY MANAGEMENT INC 2180 WEST STATE ROAD 434, SUITE 5000 LONGWOOD, FL 32779	Lien Holder
SENTRY MANAGEMENT INC, REGISTERED AGENT O/B/O REGENCY PARK CONDOMINIUM OWNERS' ASSOCIATION, INC.	Lien Holder's Agent/Rep

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

2180 W SR 434 STE 5000
LONGWOOD, FL 32779

JOANN BALTHIS A/K/A JOANN TRISLER, DECEASED, Title Holder
TRUSTEE OF JOANN BALTHIS INTER-VIVOS TRUST
OF MAY 31, 2016
2066 FOREST DRIVE
INVERNESS, FL 34453

Certified By:

Sabrina Maloy

_____
Tax Collector or Authorized Designee

TDA #: 923313

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
2549564	19E19S12 232K0 0020	2066 FOREST DR INVERNESS 34453

Legal Description
REGENCY PARK CONDO DECL IN OR BK 759 PG 952 BLDG K UNIT 2

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3129	$130,874	No	No	No

Owner of Record on Current Tax Roll
JOANN BALTHIS, JOANN BALTHIS INTER VIVOS TRUST OF MAY 31 2016

%RODNEY BALTHIS
1637 VINE CT
HOBART IN 46342

Billing Name & Address

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

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

Kinsey Ram
Title Examiner

General Examiner Comments:

The legal description on the vesting deed(s) and Property Appraiser records appear to describe the same property. Property appraiser lists it as BLDG K, UNIT 2 while the deeds list UNIT K, BLDG 2.

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

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
JOANN BALTHIS, DECEASED, TRUSTEE OF JOANN BALTHIS INTER-VIVOS TRUST OF MAY 31, 2016 2066 FOREST DRIVE INVERNESS FL 34453	Quit Claim Deed Bk:2761 Pg:1202	

Related Documents (for Reference)

Warranty Deed
Bk:1471 Pg:1672

Death Certificate
Bk:2755 Pg:1025

Letters of Administration
Bk:3347 Pg:2390

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
REGENCY PARK CONDOMINIUM OWNERS' ASSOCIATION, INC. C/O SENTRY MANAGEMENT INC 2180 WEST STATE ROAD 434, SUITE 5000 LONGWOOD FL 32779	Lien Bk:3576 Pg:1773	
SENTRY MANAGEMENT INC, REGISTERED AGENT O/B/O REGENCY PARK CONDOMINIUM OWNERS' ASSOCIATION, INC. 2180 W SR 434 STE 5000 LONGWOOD FL 32779	Sunbiz COA	

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
#2016025088 BK: 2761 PG: 1202 6/2/2016 12:35 PM 1 Receipt: 2016021794
RECORDING $18.50 D DOCTAX PD $0.70

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

Parcel ID: 19E19S12 232K0 0020
Altkey: 2549564

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 31st day of May, 2016, by JOANN BALTHIS, an unremarried widow, hereinafter called the Grantor and referred to in the singular, to JOANN BALTHIS, as Trustee of that certain JOANN BALTHIS INTER-VIVOS TRUST of May 31, 2016, whose mailing address is 2066 Forest Drive, Inverness, Florida 34453, herein called the Grantee, parties of the second part.

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

Condominium Unit K, Building 2, of Regency Park, according to the Declaration of Condominium thereof, recorded in Official Record Book 759, pages 952 to 1028, inclusive, of the public records of Citrus County, Florida, and any amendments thereto.

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

GRANTOR RESERVES UNTO JOANN BALTHIS A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY.

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

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

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2016025088 BK: 2761 PG: 1203 6/2/2016 12:35 PM 2 Receipt: 2016021794
RECORDING $18.50 D DOCTAX PD $0.70

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

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

Signed, sealed and delivered
in presence of:

Witness – MICHAEL MOUNTJOY

JOANN BALTHIS
2066 Forest Drive
Inverness, Florida 34453

Witness – DELORES TIBBETTS

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 31st day of May, 2016 by JOANN BALTHIS, who produced a Florida Driver License as identification.

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

Notary Public
Commission Number:
My Commission Expires:

AMY L. COLEMAN
Notary Public - State of Florida
Commission # FF 177580
My Comm. Expires Dec 7, 2018

Parcel ID: 19E19S12 232K0 0020
Altkey: 2549564

This Warranty Deed

6.00 Rec (INST 2053)
514.50 Doc

Made this ~~14th~~ 12th day of December A.D. 2001
by Jessie O. Mash and Margaret A. Mash, husband and wife

hereinafter called the grantor, to
Bill W. Balthis and Joann Balthis, husband and wife

whose post office address is: 20666 Forest Drive Inverness Fl. 34453

hereinafter called the grantee:
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of $ 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:

Condominium Unit K, Building 2, of Regency Park, according to the Declaration of Condominium thereof, recorded in Official Record Book 759, pages 952 to 1028, inclusive, of the public records of Citrus County, Florida, and any amendments thereto.

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

Parcel Identification Number: 12-19S19E-232K0-0020

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, 2001

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:

Donna M Bender Witness One	Jessie O Mash LS Name & Address: Jessie O. Mash
Donna M Bender Witness Print Name	Margaret A Mash LS Name & Address: Margaret A. Mash
Peggy Majors Witness Two	3106 S Buckley Pt Inverness, FL 34450 For Both LS Name & Address:
Peggy Majors Witness Print Name	LS Name & Address:

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this ~~14th~~ 12th day of December, 2001, by

Jessie O. Mash and Margaret A. Mash, husband and wife

who is personally known to me or who has produced Drivers License as identification.

DONNA M. BENDER
MY COMMISSION # DD 026103
EXPIRES: November 28, 2004
Bonded Thru Notary Public Underwriters

Donna M Bender
Notary Public
Print Name:
My Commission Expires:

PREPARED BY: Donna M. Bender
RECORD & RETURN TO:
Crystal River Title, a First American Branch
213 Courthouse Square
Inverness, Florida 34450
File No: 0111584

WD-1
5/93

2001 OCT 14 PM 3:40
BK 1471 PG 1672

1229152

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025037109 BK: 3576 PG: 1773 6/18/2025 3:57 PM 1 Receipt: 2025032371
RECORDING $10.00

This instrument prepared by and return to:
Robert W. Anthony
Fassett, Anthony & Taylor, P.A.
c/o Sentry Management, Inc.
2180 W SR 434, Ste 5000
Longwood, FL 32779
(407) 788-6700

NOTICE AND CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME, the undersigned authority, personally appeared Asia Williams, who, being duly sworn, says:

1. That she is the authorized representative of the lienor, **Regency Park Condominium Owners Association, Inc.**, a corporation not for profit, the lienor herein, hereinafter "Association", whose address is c/o Sentry Management, Inc., 2180 West State Road 434, Suite 5000, in Longwood, Florida 32779.

2. That **Joann Balthis, as Trustee of that certain Joann Balthis Inter-Vivos Trust of May 31, 2016**, hereinafter "owner" is/are the record owner of the following described real property in **Citrus County**, Florida.

   Unit K Bldg 2, Regency Park, pursuant to the Declaration of Condominium, as of record in **Official Records Book 759, pages 952 to 1028, inclusive**, in the Public Records of **Citrus County**, Florida and any amendments thereto. Together with undivided share in the common elements appurtenant thereto. With the following street address: **2028 Forest Dr, Inverness FL 34453**.

3. That owner is delinquent in the payment of Association assessments as of the date hereof.

4. That notification of said delinquency has been given, but the same remains unpaid as of the date hereof.

5. That the Declaration provides that a lien for unpaid assessments may be placed upon units at **Regency Park**.

WHEREFORE, notice is hereby given that Association claims a lien in the amount of **$4,390.34 as of June 16, 2025**, (which includes costs of collection, Intent to Lien fees, Lien preparation fees, administrative/association fees and charges, and late charges/interest as applicable), on the real property described in paragraph 2 above, which lien shall also secure, and continue to secure, all late charges, interest, Intent to Lien fees, Lien preparation fees, administrative and association fees and charges, costs of collection including reasonable attorney's fees, and all assessments to become due and payable henceforth until payment in full of same.

The due dates are as follows, plus other past deficiencies and amounts due and owing:

Maintenance Assessment	$7,632.00	Due 4/1 through 12/1/24 @ $498.00/monthly minus credit balance of $1.74 Due 1/1 through 6/1/25 @ $525.00/monthly
Interest (18% per annum)	272.84	
Late Fees	100.00	
Delinquency Costs	375.00	
Mailing Costs	82.24	

Less payments totaling **$4,070.00** applied pursuant to Florida Statute §718.116(3). All of these payments were applied after this account last had a zero balance as shown on the account statement provided to the owner.

Total Amount Due as Shown on the Account Statement **$4,390.34 as of June 16, 2025**

Regency Park Condominium Owners Association, Inc.

BY: _____
Sentry Management, Inc.
By: Asia Williams, Manager, AR Communications
2180 W SR 434, Ste 5000
Longwood, FL 32779

THE FOREGOING instrument was acknowledged before me by means of ■ physical presence or □ online notarization, on **June 16, 2025**, by **Asia Williams**, of **Sentry Management, Inc., a Florida corporation**, who is an authorized representative of the lienor, the above named association. She is ■ personally known to me OR □ produced identification.

BY: _____
Notary Public
State of Florida

JEFFREY SCHOMMER
Notary Public-State of Florida
Commission # HH 354106
My Commission Expires
January 25, 2027

Acct No.

Detail by Entity Name

Florida Not For Profit Corporation
REGENCY PARK CONDOMINIUM OWNERS' ASSOCIATION, INC.

Filing Information

Document Number	N22330
FEI/EIN Number	59-2856694
Date Filed	09/02/1987
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/06/1996

Principal Address

1321 SE 25TH LOOP
UNIT 101
OCALA, FL 34471

Changed: 09/04/2024

Mailing Address

2180 W SR 434
Ste 5000
Longwood, FL 32779

Changed: 09/04/2024

Registered Agent Name & Address

Sentry Management, Inc.
2180 W SR 434
Ste 5000
Longwood, FL 32779

Name Changed: 09/04/2024

Address Changed: 09/04/2024

Officer/Director Detail

Name & Address

Title President, Director

HOLANCHOCK, HAROLD
2180 W SR 434
Ste 5000
Longwood, FL 32779

Title VP, Director

KENNEDY, THOMAS
2180 W SR 434
Ste 5000
Longwood, FL 32779

Title Secretary, Director

STEWART, MARJORIE
2180 W SR 434
Ste 5000
Longwood, FL 32779

Title Treasurer, Director

HINES, CHARLES
2180 W SR 434
Ste 5000
Longwood, FL 32779

Title Director

BLACK, JANET
2180 W SR 434
Ste 5000
Longwood, FL 32779

Annual Reports

Report Year	Filed Date
2024	03/04/2024
2025	04/16/2025
2026	04/13/2026

04/13/2026 -- ANNUAL REPORT	View image in PDF format
04/16/2025 -- ANNUAL REPORT	View image in PDF format
09/04/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
08/06/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
03/04/2024 -- ANNUAL REPORT	View image in PDF format
08/24/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
03/31/2023 -- ANNUAL REPORT	View image in PDF format
04/22/2022 -- ANNUAL REPORT	View image in PDF format
01/29/2021 -- ANNUAL REPORT	View image in PDF format
01/28/2020 -- ANNUAL REPORT	View image in PDF format

03/22/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
04/17/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
04/16/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/12/2011 -- ANNUAL REPORT	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
03/23/2009 -- ANNUAL REPORT	View image in PDF format
04/25/2008 -- ANNUAL REPORT	View image in PDF format
04/14/2007 -- ANNUAL REPORT	View image in PDF format
07/11/2006 -- ANNUAL REPORT	View image in PDF format
02/02/2005 -- ANNUAL REPORT	View image in PDF format
01/27/2004 -- ANNUAL REPORT	View image in PDF format
01/21/2003 -- ANNUAL REPORT	View image in PDF format
01/16/2002 -- ANNUAL REPORT	View image in PDF format
02/20/2001 -- ANNUAL REPORT	View image in PDF format
01/25/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
04/13/1998 -- ANNUAL REPORT	View image in PDF format
03/27/1997 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

Altkey: 2549564
BALTHIS JOANN

Parcel ID: 19E19S12 232K0 0020
2066 FOREST DR , INVERNESS, 34453

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0400 - CONDOMINIUM
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	4920 - REGENCY PARK (BLKS 232A0-232M0)
Tax District	000T - CITY OF INVERNESS
Subdivision	003050 - REGENCY PARK (BLKS 232A0-232M0
Short Legal	REGENCY PARK CONDO DECL IN OR BK 759 PG 952 BLDG K UNIT 2
Est. Parcel Sqft	2,011
Est. Parcel Acres	.05
Map SC-TW-RG	12-19S-19E

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

Mailing Address

Name	BALTHIS JOANN
Mailing Address	1637 VINE CT HOBART IN 46342

All Owners

Name		Owner Type
BALTHIS JOANN		LE - Life Estate
JOANN BALTHIS INTER VIVOS TRUST	OF MAY 31 2016	RJ - Remainder With Joinder

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	$0	$150,800	$150,800	$130,874	$0	$130,874	$0	$2,961.22	Link
2024	$0	$150,800	$150,800	$118,976	$0	$118,976	$0	$2,777.15	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	$150,800	21.8118	$3,289.22

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
05/31/2016	$100	2761/1202	07-LIFE ESTATE	I
12/01/2001	$73,500	1471/1672	00-WARRANTY DEED	I
06/01/1995	$63,900	1083/1162	51-51	I
10/01/1993	$72,000	1016/0995	13-FROM DEVELOPERS	I

DISCLAIMER

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

Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
03/15/2022	20220158	RE-ROOF W/TILE - BUILDING K - 2068-2050 FOREST DRIVE	$109,639	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0408-CONDO-NON-WATERFRONT	U-UNIT	1.00	.0				$0	MD

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1994
Total FLA	1,040
Total Under Roof	1,534
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	02 - WOOD SUB-FLOOR
Roof Frame	01 - GABLE
Roof Cover	06 - CONCRETE TILE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/0
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	182,443
RCNLD	150,800

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1994	1,040
1	ENCLOSED PORCH	1994	96
1	GARAGE FINISHED	1994	278
1	ENCLOSED PORCH	1994	120

Total Misc Value

Legal Description

Legal Description
REGENCY PARK CONDO DECL IN OR BK 759 PG 952 BLDG K UNIT 2

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.

2549564

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923313

To: Tax Collector of CITRUS COUNTY, Florida

I,
KEYS FUNDING LLC - 2024
PO BOX 67513
NEWARK, NJ 07101-8009,
hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date
2549564	2024/3129	06-01-2024
Legal Description		
REGENCY PARK CONDO DECL IN OR BK 759 PG 952 BLDG K UNIT 2		

I agree to:

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

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

Signature on File
KEYS FUNDING LLC - 2024
PO BOX 67513
NEWARK, NJ 07101-8009

Applicant's signature

04-21-2026
Application Date

Altkey: 2549564
BALTHIS JOANN

Parcel ID: 19E19S12 232K0 0020
2066 FOREST DR , INVERNESS, 34453

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0400 - CONDOMINIUM
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	4920 - REGENCY PARK (BLKS 232A0-232M0)
Tax District	000T - CITY OF INVERNESS
Subdivision	003050 - REGENCY PARK (BLKS 232A0-232M0
Short Legal	REGENCY PARK CONDO DECL IN OR BK 759 PG 952 BLDG K UNIT 2
Est. Parcel Sqft	2,011
Est. Parcel Acres	.05
Map SC-TW-RG	12-19S-19E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	BALTHIS JOANN
Mailing Address	1637 VINE CT HOBART IN 46342

All Owners

Name		Owner Type
BALTHIS JOANN		LE - Life Estate
JOANN BALTHIS INTER VIVOS TRUST	OF MAY 31 2016	RJ - Remainder With Joinder

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$0	$114,400	$114,400	$114,400	$0	$114,400	$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	$0	$150,800	$150,800	$130,874	$0	$130,874	$0	$2,961.22	Link
2024	$0	$150,800	$150,800	$118,976	$0	$118,976	$0	$2,777.15	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	$114,400	21.4309	$2,451.69

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
05/31/2016	$100	2761/1202	07-LIFE ESTATE	I
12/01/2001	$73,500	1471/1672	00-WARRANTY DEED	I
06/01/1995	$63,900	1083/1162	51-51	I
10/01/1993	$72,000	1016/0995	13-FROM DEVELOPERS	I

DISCLAIMER

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

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
03/15/2022	20220158	RE-ROOF W/TILE - BUILDING K - 2068-2050 FOREST DRIVE	$109,639	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0408-CONDO-NON-WATERFRONT	U-UNIT	1.00	.0				$0	MD

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1994
Total FLA	1,040
Total Under Roof	1,534
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	02 - WOOD SUB-FLOOR
Roof Frame	01 - GABLE
Roof Cover	06 - CONCRETE TILE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/0
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	146,240
RCNLD	114,400

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1994	1,040
1	ENCLOSED PORCH	1994	96
1	GARAGE FINISHED	1994	278
1	ENCLOSED PORCH	1994	120

	Total Misc Value