RECEIVED
By Tifani White at 4:06 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	BICKOM PAUL PELLETIER KIMO TROY JOHNSON CHANTEL 9434 E RIVER MOON CT INVERNESS, FL 34453
Property description	WITHLACOOCHEE RIVER SHORES UNIT 2 PB 9 PG 6 LOTS 21 & 22 BLK C LOT 22 IS SUBJECT TO A 6.00 FOOT MAIN (Full legal attached.)	Application date	Apr 09, 2026
		Certificate #	2024 / 4623
		Date certificate issued	06/01/2024
		Account number	3520921

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)
# 2024/4623	06/01/2024	1,618.61	263.70	1,882.31
			→ Part 2: Total*	**1,882.31**

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)
# 2025/4980	06/01/2025	1,616.07	6.25	107.40	1,729.72
# 2023/4956	06/01/2023	1,444.87	6.25	379.28	1,830.40
				Part 3: Total*	**3,560.12**

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)	5,442.43
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	1,534.95
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)	444.14
7.	**Total Paid** (Lines 1-6)	7,846.52

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)	7,975.52
17.	Redemption fee	6.25
18.	Total amount to redeem	7,981.77

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)

WITHLACOOCHEE RIVER SHORES UNIT 2 PB 9 PG 6 LOTS 21 & 22 BLK C LOT 22 IS SUBJECT TO A 6.00 FOOT MAINTENANCE EASEMENT FOR THE EXCLUSIVE USE OF LOT 21, BLOCK C, WITHLACOOCHEE RIVER SHORES UNIT NUMBER 2, PRCCF, BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 21, THENCE

N89D 52M 10S W ALONG THE NORTHERLY BOUNDARY LINE OF LOT 22, BLOCK C, WITHLACOOCHEE RIVER SHORES, UNIT NUMBER 2, PRCCF, AND THE SOUTHERLY RIGHT OF WAY LINE OF EAST RIVER MOON COURT (DIANE STREET PER PLAT), A DISTANCE OF 6.00 FEET, THENCE LEAVING SAID NORTHERLY BOUNDARY LINE AND SOUTHERLY RIGHT OF WAY LINE, S 00D 07M 10S E PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 21 A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE WATERS OF A CANAL, THENCE S 89D 52M 10S E ALONG SAID WATERS OF A DISTANCE OF 6.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 21, THENCE N 00D 07M 10S W ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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

TAX DEED APPLICATION COVER LETTER

Account #: 3520921

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
BICKOM PAUL
PELLETIER KIMO TROY
JOHNSON CHANTEL
9434 E RIVER MOON CT
INVERNESS, FL 34453

Additional Parties, Per Search

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

CHANTEL JOHNSON — Title Holder
15103 WOODS VALLEY RD
VALLEY CENTER, CA 92082

KIMO TROY PELLETIER — Title Holder
2001 COMMERCE BLVD
ORLANDO, FL 32807

PAUL A BICKOM — Title Holder
A/K/A PAUL BICKOM

9430 E RIVER MOON CT
INVERNESS, FL 34453

PAUL A. BICKOM — Title Holder
A/K/A PAUL BICKOM
9434 E RIVER RD
DUNNELLON, FL 34431

PAUL BICKOM — Title Holder
A/K/A PAUL A BICKOM
9434 E RIVER MOON CT
INVERNESS, FL 34453

Certified By:

Sabrina Maloy

_____
Tax Collector or Authorized Designee

TDA #: 923177

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
3520921	20E18S230120 000C0 0210	9434 E RIVER MOON CT INVERNESS 34453

Legal Description

WITHLACOOCHEE RIVER SHORES UNIT 2 PB 9 PG 6 LOTS 21 & 22 BLK C LOT 22 IS SUBJECT TO A 6.00 FOOT MAINTENANCE EASEMENT FOR THE EXCLUSIVE USE OF LOT 21, BLOCK C, WITHLACOOCHEE RIVER SHORES UNIT NUMBER 2, PRCCF, BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 21, THENCE N89D 52M 10S W ALONG THE NORTHERLY BOUNDARY LINE OF LOT 22, BLOCK C, WITHLACOOCHEE RIVER SHORES, UNIT NUMBER 2, PRCCF, AND THE SOUTHERLY RIGHT OF WAY LINE OF EAST RIVER MOON COURT (DIANE STREET PER PLAT), A DISTANCE OF 6.00 FEET, THENCE LEAVING SAID NORTHERLY BOUNDARY LINE AND SOUTHERLY RIGHT OF WAY LINE, S 00D 07M 10S E PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 21 A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE WATERS OF A CANAL, THENCE S 89D 52M 10S E ALONG SAID WATERS OF A DISTANCE OF 6.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 21, THENCE N 00D 07M 10S W ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 4623	$88,256	No	Yes	No

Owner of Record on Current Tax Roll	Billing Name & Address
PAUL BICKOM, TROY PELLETIER KIMO, CHANTEL JOHNSON	PAUL BICKOM TROY PELLETIER KIMO ET AL
9434 E RIVER MOON CT INVERNESS FL 34453	9434 E RIVER MOON CT INVERNESS FL 34453

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: 07/29/2026 **Search covers** **20 years** **through:** 07/24/2026

Karen LaBree
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
PAUL BICKOM 9434 E RIVER MOON CT INVERNESS FL 34453	Quit Claim Deed Bk:1881 Pg:1074	Paul Bickom a/k/a Paul A. Bickom.
PAUL A. BICKOM 9434 E RIVER RD DUNNELLON FL 34431		Warranty Deed in 1633-2285.
KIMO TROY PELLETIER 2001 COMMERCE BLVD ORLANDO FL 32807	Order Determining Homestead Bk:3117 Pg:2290	
CHANTEL JOHNSON 15103 WOODS VALLEY RD VALLEY CENTER CA 92082	Order Determining Homestead Bk:3117 Pg:2290	

Related Documents (for Reference)

Warranty Deed
Bk:1633 Pg:2285

Quit Claim Deed
Bk:1765 Pg:1150

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:2264 Pg:63 Order Bk:2282 Pg:2360 Order Bk:2357 Pg:1406 Order Bk:2398 Pg:2086 Order Bk:2413 Pg:170 Order Bk:2425 Pg:1057 Order Bk:2915 Pg:853	Orders 2264-63, 2357-1406, 2398-2086 and 2915-853 are In compliance but not released.

Related Documents (for Reference)

Order Acknowledging Compliance
Bk:2282 Pg:2363

Order Acknowledging Compliance
Bk:2362 Pg:2044

Order Acknowledging Compliance
Bk:2425 Pg:1008

Order Acknowledging Compliance
Bk:2929 Pg:599

Order Acknowledging Compliance
Bk:2929 Pg:625

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

QUIT CLAIM DEED **RAMCO FORM 8**

Return to (enclose self-addressed stamped envelope)

Name

Address

This Instrument Prepared by

Name Kimo L. Pelletier

Address 9434 E. Rivermoon Ct. Inverness Fl. 34453

Property Appraisers Parcel Identification

Folio Number(s)

Grantee(s) S S # (s)

2005061748 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $10 00
2005061748 BK:1881 PG:1074
07/13/2005 03:53 PM 1 PG
LMITCHELL,DC Receipt #036378

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, *Executed the* July 13 *day of* 2005 (Date), *by* Kimo L. PelletieR, *first party, to* PAUL BICKOM + Kimo L. PelletieR, *whose post office address is* 9434 E River moon Ct Inverness Fl 34453, *second party.*

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs legal representatives and assigns of individuals and the successors and assigns of corporations wherever the context so admits or requires.)

Witnesseth, *That the first party, for and in consideration of the sum of $* 0, *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Citrus County, *State of* FL, *to-wit:*

9434 E. River Moon Ct. Inverness Fl. 34453
Withlacoochee River Shores
Unit 2 Lote 20 2122 Block C.

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 first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.*

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

Signed, sealed and delivered in the presence of:

Jane Ricci
Witness Signature (as to first Grantor)
JANE RICCI
Printed Name

Katura Mitchell
Witness Signature (as to first Grantor)
Latina Mitchell
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Kimo L. Pelletier L.S.
Grantor Signature
Kimo L. PelletieR
Printed Name

Post Office Address
9430 E. RiVER MOON CT
INVERNESS, FLA. 34453

L.S.
Co-Grantor Signature, (if any)

Printed Name

Post Office Address

STATE OF FL)
COUNTY OF Citrus)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Kimo L. Pelletier known to me to be the person ✓ described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. ([redacted] me. Said person(s) provided the following type of identification: FDL# [redacted]

JANE RICCI
Notary Public - State of Florida
My Commission Expires Sep 19, 2008
Commission # DD 355882
Bonded By National Notary Assn.

Witness my hand and official seal in the County and State last aforesaid this 13th day of July 2005 (Date)

Jane Ricci
Notary Signature

Printed Name

©Form Design, Seminole Paper & Printing Co., Inc. 1994
11 02 95

Prepared by and return to:
David J. Murphy, Esq.

Greenfelder, Mander, Murphy, Dwyer & Morris
14217 Third Street
Dade City, FL 33525

File Number: **20020606a**

2003051192 1 PG

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Warranty Deed

This Warranty Deed made this **20th** day of **August, 2003** between **John G. Hartis, a single man** whose post office address is **23815 Weeren Road, Montgomery, TX**, grantor, and **Paul A. Bickom, a single man, whose post office address is** 9434 E River Rd. Dunnellon, FL 34431 **and Kimo L. Pelletier, a single man** whose post office address is 9434 E. River Rd. Dunnellon FL 34431, grantees:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida** to-wit:

Lots 20, 21 and 22, Block C, WITHLACOOCHEE RIVER SHORES, UNIT NO. 2, according to the map or plat thereof as recorded in the Public Records of Citrus County, Florida.

Parcel Identification Number: 20E18S230120 00CO 0200

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, 2002.**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Robert Gordon

Witness Name: Teri McGrgadae

John G. Hartis (Seal)

STATE OF TEXAS
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 16 day of August, 2003 by John G. Hartis, who is personally known or has produced N/A as identification.

Notary Public

Printed Name: Linda Kay Gordon

My Commission Expires: 3-23-05

LINDA KAY GORDON
NOTARY PUBLIC, State of Texas
My Commission Expires
March 23, 2005

****Poor Quality Notary Seal****

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $6.00
DOCUMENTARY TAX: $420.00
2003051192 BK:1633 PG:2285-2285
08/22/2003 03:12 PM 1 PG
AKESZTHE,DC Receipt #029807

DoubleTimes

QUIT CLAIM DEED RAMCO FORM 8

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:
Name: Paul A Bickam
Address: 9434 E. River Moon Ct Inverness Fl,
Property Appraisers Parcel Identification
Folio Number(s):
Grantee[s] S.S. # (s) [redacted]

2004067087 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
2004067087 BK:1765 PG:1150-1151
09/20/2004 02:23 PM 2 PGS
JPARRISH,DC Receipt #042236

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, *Executed the* 20 *day of* Sept. 2004 (Date), *by* Paul A Bickam, *first party, to* [redacted] Kimo L. DeRosier, *whose post office address is* 9434 E. River Moon Ct. Inverness, Fla. *second party.*

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the first party, for and in consideration of the sum of $* Zero, *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Citrus County, *State of* Fla. *,to-wit:*

9434 E. River Moon Ct. Inverness Fla 34453

Withlacoochee River Shores
Unit 2 Lots 20 21 22 Block C

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 first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.*

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

Signed, sealed and delivered in the presence of:

Julie Parrish
Witness Signature (as to first Grantor)
Julie Parrish
Printed Name
Tifani L. White
Witness Signature (as to first Grantor)
Tifani L. White
Printed Name

Paul Bickam L.S.
Grantor Signature
Paul Bickam
Printed Name
9434 E. Rivermoon Ct.
Post Office Address
Inverness Fl.

Witness Signature (as to Co-Grantor, if any)
Printed Name
Witness Signature (as to Co-Grantor, if any)
Printed Name

Co-Grantor Signature, (if any) L.S.
Printed Name
Post Office Address

STATE OF Florida)
COUNTY OF Citrus)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Paul Bickam known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☑ Said person(s) provided the following type of identification: FL ID Card [redacted]

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 20th day of September, 2004 (Date)

Tifani L White
My Commission CC [redacted]
Expires January 28, 2005

Tifani L. White
Notary Signature
Tifani L. White
Printed Name

©Form Design, Seminole Paper & Printing Co., Inc., 1994
11 02 95

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RAMCO FORM 8

Quit Claim Deed

To

CODE ENFORCEMENT SPECIAL MASTER OF CITRUS COUNTY, FLORIDA

COUNTY OF CITRUS
Petitioner,

Vs.

KIMO L PELLETIER & PAUL BICKOM
9434 E. River Moon Ct.
Inverness, FL 34453
Respondent(s)

Case No. 0706-168

2009002974 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
2009002974 BK:2264 PG:63
01/22/2009 01:24 PM 2 PGS
LMORSE,DC Receipt #002009

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Enforcement Special Master Michele L. Lieberman on January 21, 2009, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues her **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

After an investigation by Code Officer Larry Knight, a notice of violation was issued to the Respondents alleging a violation of Land Development Code Section 2020 "Development Orders Required" for installation of mobile home without a Development Order.

The Respondents were both present. Mr. Bickom testified that he owns 30 feet of the property that the mobile home is encroaching on but does not have documentation.

Code Officer Larry Knight testified the mobile home is still on the property in the same position.

Sunniva Brown, Community Development, Customer Service Supervisor, testified that the existing mobile home does not meet the 10 foot separation from the newly placed mobile home. The new mobile home is encroaching approximately 5 feet on the property next to the violation address.

II. CONCLUSIONS OF LAW:

Respondents are in violation of Citrus County Land Development Code Section 2020 "Development Orders Required" for installation of a mobile home without a Development Order.

The Respondents can abate the violation by placing the new mobile and the old mobile home in accordance with Land Development Code setbacks and separation requirements and placing them so they do not encroach on the neighboring property.

Citrus County v. Pelletier & Bickom
Case No. 0706-168

III. ORDER:

Based upon the foregoing **FINDINGS OF FACT AND CONCLUSIONS OF LAW**, it is hereby **ORDERED THAT**:

The Respondents are granted 60 days from January 21, 2009 to abate the violation. If the violation is not brought into compliance as ordered, a penalty of $50.00 per day will be imposed. This fine will be recorded and will constitute a lien on real or personal property of Kimo L. Pelletier & Paul Bickom. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondents shall be responsible to pay all costs required by County ordinance or regulation.

The Respondents have the right to appeal this order within thirty (30) days of the date of the recording of this order in the public records of Citrus County pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this the 16 day of January 2009, at Lecanto, Florida.

BY: _____
Michele L. Lieberman, 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. Certified Mail to Kimo Pelletier & Paul Bickom; 9434 E. River Moon Ct.; Inverness, FL 34453, this the 22nd day of January, 2009.

_____
Recording Secretary

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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 Enforcement records of Citrus County, Florida.

_____
Recording Secretary
Citrus County Code Enforcement
Hearing for Citrus County
Department of Development Services

CODE ENFORCEMENT SPECIAL MASTER OF CITRUS COUNTY, FLORIDA

COUNTY OF CITRUS,
Petitioner,

Vs.

Kimo L. Pelletier & Paul Bickom
9434 E. River Moon Ct.
Inverness, FL 34453
Respondent /

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2009017930 BK:2282 PG:2360
04/23/2009 03:10 PM 3 PGS
LMORSE,DC Receipt #013519

CEH Case No.: 0706-168

2009017930 3 PGS

FIRST ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Enforcement Special Master of Citrus County, Florida, on **January 21, 2009**, after due notice to Kimo L. Pelletier & Paul Bickom, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to Kimo L. Pelletier & Paul Bickom.

Said **ORDER** required Kimo L. Pelletier & Paul Bickom to take certain corrective action by a time certain, as more specifically set forth in that **ORDER**.

An Affidavit of Non-Compliance, bearing the date of March 26, 2009, has been filed with the Special Master by the Code Officer, which Affidavit certifies under oath that the required corrective action has not been taken as ordered.

Accordingly, it has been brought to the Special Master's attention that compliance with the Special Master's Order dated January 21, 2009, was not made by Kimo L. Pelletier & Paul Bickom, it is hereby

ORDERED that Kimo L. Pelletier & Paul Bickom pay to the County of Citrus a fine of $1,250.00 for 25 days, March 23, 2009 through April 16, 2009, inclusive at $50.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of **$1,558.34**. This is a violation that has continued to exist on property more fully described Alt Key 1711533; WITHLACOOCHEE RIVER SHORES UNIT 2 LOTS 20, 21 & 22 BLK C public records of Citrus County, Florida. This fine will be recorded and shall constitute a lien upon any real or personal property owned by Kimo L. Pelletier & Paul Bickom, pursuant to Section 162.09, Florida Statutes.

DONE AND ORDERED this the 21st day of April 2009 at Lecanto, Citrus County, Florida.

CODE ENFORCEMENT SPECIAL MASTER OF
CITRUS COUNTY, FLORIDA

BY: _____
Michele L. Lieberman, Special Master

I HEREBY CERTIFY that a true and correct copy of the above foregoing FIRST ORDER IMPOSING FINE has been furnished via US Certified Mail to: Kimo L. Pelletier & Paul Bickom; 9434 E. River Moon Ct.; Inverness, FL 34453, this the 23rd day of April, 2009.

Cortney Tepolt
Recording Secretary

County of Citrus
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 **Cortney Tepolt**, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 23 day of April, 2009.

CINDY BEASLEY
Commission DD 635492
Expires February 4, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public - Printed Name

Cindy Beasley
Notary Public - Signature

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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 Enforcement records of Citrus County, Florida.

Cortney Tepolt

Recording Secretary
Citrus County Code Enforcement Special Master
Hearing of Citrus County
Department of Development Services

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 23 day of April, 2009, by **Cortney Tepolt**, Recording Secretary, Citrus County Code Special Master Hearing, who is personally known to me.

Cindy Beasley

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: CINDY BEASLEY
Commission No: Commission DD 635492
Expiration Date: Expires February 4, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA

COUNTY OF CITRUS
Petitioner,

Vs.

LLEWELLYN PELLETIER
9249 E. Ruth Ct.
Inverness, FL
Respondent

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2010023832 BK:2357 PG:1406
06/01/2010 10:42 AM 3 PGS
LMORSE,DC Receipt #018695

Case No. 89915



FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Michele L. Lieberman on May 19, 2010, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues her **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 9249 E. Ruth Ct., Inverness, Citrus County, FL. The Property is described as ALT KEY: 1710651, HUNTS RIVER VIEW HTS LOT 13 BLK B: Parcel ID: 20E18S230010 000B0 0130

After an investigation by Code Officer Don Hauf, Jr., a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Section 20-31(a), "It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property. To Wit: household furniture & trash."

The Respondent was not present despite being notified via certified mail.

Code Officer Don Hauf, Jr. testified that 99% of the items have been removed from the property but there is still a couch and another item on the property that was moved behind the shed that needs to be removed.

II. CONCLUSIONS OF LAW:

Respondent is in violation of Citrus County Code of Ordinances, Section 20-31(a), "It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property. To Wit: household furniture & trash."

The Respondent can abate the violation by removing the junk & debris from the property or placing it in a permitted enclosed structure.

Citrus County v. Pelletier
Case No. 89915

III. ORDER:

Based upon the foregoing **FINDINGS OF FACT AND CONCLUSIONS OF LAW**, it is hereby **ORDERED THAT**:

The Respondent is granted thirty (30) days from the date of the order to abate the violation. If the violation is not brought into compliance as ordered, a penalty of $200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Llewellyn Pelletier. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

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.

The Respondent has the right to appeal this order within thirty (30) days of the date of the recording of this order in the public records of Citrus County pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this the 28th day of May 2010, at Lecanto, Florida.

BY: _____
Michele L. Lieberman, 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. Certified Mail to Llewellyn Pelletier; 9434 E. River Moon Ct.; Inverness, FL 34453, this the 28th day of May, 2010.

Courtney Marsh
Recording Secretary

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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.

Courtney Marsh
Recording Secretary
Citrus County Code Compliance
Hearing for Citrus County
Department of Development Services

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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.

Cortney Marsh

Recording Secretary
Citrus County Code Compliance
Special Master Hearing of Citrus County
Department of Development Services

STATE OF FLORIDA)
COUNTY OF CITRUS)

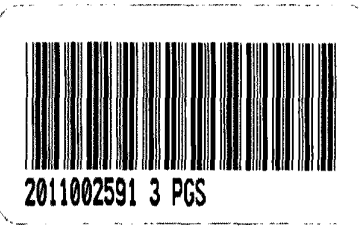
The foregoing instrument was acknowledged before me this 28 day of May, 2010, by **Cortney Marsh**, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

Cindy Beasley

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: CINDY BEASLEY
Commission No. Commission DD 635492
Expiration Date: Expires February 4, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA

COUNTY OF CITRUS
Petitioner,
Vs.
KIMO L. PELLETIER & PAUL BICKOM
9434 E. River Moon Ct.
Inverness, FL 34453
Respondents



ase No. 101281

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2011002591 BK:2398 PG:2086
01/20/2011 08:15 AM 3 PGS
LMORSE,DC Receipt #002345

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Michele L. Lieberman on January 19, 2011, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues her **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 9434 E. River Moon Ct., Inverness, Citrus County, FL. The Property is described as ALT KEY: 1711533, WITHLACOOCHEE RIVER SHORES UNIT 2 LOTS 20, 21 & 22 BLK C: Parcel ID: 20E18S230120 000C0 0200

After an investigation by Code Officer George Pierson, Jr., a notice of violation was issued to the Respondents alleging a violation of Citrus County Land Development Code Section 2020 "Development Orders Required" for failure to obtain a Development Order for: Mobile Home set up.

Code Officer George Pierson, Jr. testified that he spoke with the Respondent, Paul Bickom, on several occasions. As of today, the Respondents haven't applied for a permit.

Joanna Coutu, Land Development Principal Planner, testified that there were originally two (2) mobile homes on 3 parcels of land and in 2007 a third mobile home was added. The Respondents were advised by the County at that time they would need a permit to move one of the mobile homes to comply with setbacks. The mobile home was moved without a permit.

Jim Baird, Building Division Assistant Director, testified that the single wide mobile home that was moved is the one that needs a permit. It appears that no permit has ever been issued. He stated that it has not been properly installed.

The Respondents were not present despite being notified via certified mail.

II. CONCLUSIONS OF LAW:

Respondents are in violation of Citrus County Land Development Code Section 2020 "Development Orders Required" for failure to obtain a Development Order for: Mobile Home set up.

The Respondents can abate the violation by obtaining a Development Order for the mobile home set up or remove it from the property.

Citrus County v. Pelletier & Bickom
Case No. 101281

III. ORDER:

Based upon the foregoing **FINDINGS OF FACT AND CONCLUSIONS OF LAW**, it is hereby **ORDERED THAT**:

The Respondents are granted thirty (30) days from the date of the order to abate the violation. If the violation is not brought into compliance as ordered, a penalty of $250.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Kimo L. Pelletier & Paul Bickom. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondents shall be responsible to pay all costs required by County ordinance or regulation. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

It is the responsibility of the Respondents 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.

The Respondents have the right to appeal this order within thirty (30) days of the date of the recording of this order in the public records of Citrus County pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this the 19th day of January 2011, at Lecanto, Florida.

BY: _____
Michele L. Lieberman, 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. Certified Mail to Kimo L. Pelletier & Paul Bickom; 9434 E. River Moon Ct.; Inverness, FL 34453, this the 19 day of January, 2011.

Courtney Marsh
Recording Secretary

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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.

Courtney Marsh
Recording Secretary
Citrus County Code Compliance
Hearing for Citrus County
Department of Development Services

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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.

Cortney Marsh

Recording Secretary
Citrus County Code Compliance Special Master
Hearing of Citrus County
Department of Development Services

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 19th day of January, 2011, by **Cortney Marsh**, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

S. KIMBERLY CORBIN
Commission # EE 043691
Expires January 20, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

S. Kimberly Corbin

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: S. Kimberly Corbin
Commission No.: EE 043691
Expiration Date: 1/20/2015

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA

COUNTY OF CITRUS,
Petitioner,

Vs.

Case No.: 101281

Kimo L. Pelletier & Paul Bickom
9434 E. River Moon Ct.
Inverness, FL 34453
Respondents /

FIRST ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **January 19, 2011**, after due notice to Kimo L. Pelletier & Paul Bickom, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to Kimo L. Pelletier & Paul Bickom.

Said **ORDER** required Kimo L. Pelletier & Paul Bickom to take certain corrective action by a time certain, as more specifically set forth in that **ORDER**.

An Affidavit of Non-Compliance, bearing the date of March 25, 2011, has been filed with the Special Master by the Code Officer, which Affidavit certifies under oath that the required corrective action has not been taken as ordered.

Accordingly, it has been brought to the Special Master's attention that compliance with the Special Master's Order dated January 19, 2011, was not made by Kimo L. Pelletier & Paul Bickom, it is hereby

ORDERED that Kimo L. Pelletier & Paul Bickom pay to the County of Citrus a fine of $8,750.00 for 35 days, February 19, 2011 through March 25, 2011, inclusive at $250.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of **$9,106.94**. This is a violation that has continued to exist on property more fully described Alt Key 1711533; WITHLACOOCHEE RIVER SHORES UNIT 2 LOTS 20, 21 & 22 BLK C in public records of Citrus County, Florida. This fine will be recorded and shall constitute a lien upon any real or personal property owned by Kimo L. Pelletier & Paul Bickom, pursuant to Section 162.09, Florida Statutes.

DONE AND ORDERED this the 28th day of March 2011 at Lecanto, Citrus County, Florida.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY, FLORIDA

BY: _____
Michele L. Lieberman, Special Master

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2011014865 BK:2413 PG:170
04/07/2011 08:17 AM 3 PGS
LMORSE,DC Receipt #013118

2011014865 3 PGS

I HEREBY CERTIFY that a true and correct copy of the above foregoing FIRST ORDER IMPOSING FINE has been furnished via US Certified Mail to: Kimo L. Pelletier & Paul Bickom; 9434 E. River Moon Ct.; Inverness, FL 34453 this the 5 day of April, 2011.

Cortney Marsh

Cortney Marsh
Legal Secretary
Citrus County Code Compliance
Department of Development Services
Suite 147
3600 W. Sovereign Path
Lecanto, Florida 34461

County of Citrus
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 **Cortney Marsh**, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 5th day of April, 2011.

ELIZABETH A. FISHER
Commission # EE 043694
Expires November 21, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

Elizabeth A. Fisher
Notary Public - Printed Name

Elizabeth A. Fisher
Notary Public - Signature

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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.

Cortney Marsh

Cortney Marsh
Recording Secretary
Citrus County Code Compliance Special Master
Suite 147
3600 W. Sovereign Path
Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 5th day of April, 2011, by **Cortney Marsh**, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

ELIZABETH A. FISHER
Commission # EE 043694
Expires November 21, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

Elizabeth A. Fisher
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Elizabeth A. Fisher
Commission No.: EE 043694
Expiration Date: 11/21/2014

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA

COUNTY OF CITRUS,
Petitioner,

Vs.

Kimo L. Pelletier & Paul Bickom
9434 E. River Moon Ct.
Inverness, FL 34453
Respondents /

2011025668 3 PGS

Case No.: 101281

SECOND ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **January 19, 2011**, after due notice to Kimo L. Pelletier & Paul Bickom, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to Kimo L. Pelletier & Paul Bickom.

Said **ORDER** required Kimo L. Pelletier & Paul Bickom to take certain corrective action by a time certain, as more specifically set forth in that **ORDER**.

An Affidavit of Non-Compliance, bearing the date of March 27, 2011, has been filed with the Special Master by the Code Officer, which Affidavit certifies under oath that the required corrective action has not been taken as ordered.

Accordingly, it has been brought to the Special Master's attention that compliance with the Special Master's Order dated January 19, 2011, was not made by Kimo L. Pelletier & Paul Bickom, it is hereby

ORDERED that Kimo L. Pelletier & Paul Bickom pay to the County of Citrus a fine of $15,750.00 for 63 days, March 26, 2011 through May 27, 2011, inclusive at $250.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of **$15,951.06**. This is a violation that has continued to exist on property more fully described Alt Key 1711533; WITHLACOOCHEE RIVER SHORES UNIT 2 LOTS 20, 21 & 22 BLK C in public records of Citrus County, Florida. This fine will be recorded and shall constitute a lien upon any real or personal property owned by Kimo L. Pelletier & Paul Bickom, pursuant to Section 162.09, Florida Statutes.

DONE AND ORDERED this the 10th day of June 2011 at Lecanto, Citrus County, Florida.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY, FLORIDA

BY: _____
Michele L. Lieberman, Special Master

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2011025668 BK:2425 PG:1057
06/16/2011 04:13 PM 3 PGS
TSTEELFOX,DC Receipt #022393

I HEREBY CERTIFY that a true and correct copy of the above foregoing SECOND ORDER IMPOSING FINE has been furnished via US Certified Mail to: Kimo L. Pelletier & Paul Bickom; 9434 E. River Moon Ct.; Inverness, FL 34453 this the 16 day of June, 2011.

Cortney Marsh

Cortney Marsh
Legal Secretary
Citrus County Code Compliance
Department of Development Services
Suite 147
3600 W. Sovereign Path
Lecanto, Florida 34461

County of Citrus
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 **Cortney Marsh**, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 16 day of June, 2011.

ELIZABETH A. FISHER
Commission # EE 043694
Expires November 21, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

Elizabeth A. Fisher
Notary Public - Printed Name

Elizabeth A. Fisher
Notary Public - Signature

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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.

Cortney Marsh

Cortney Marsh
Recording Secretary
Citrus County Code Compliance Special Master
Suite 147
3600 W. Sovereign Path
Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 16 day of June, 2011, by **Cortney Marsh**, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

ELIZABETH A. FISHER
Commission # EE 043694
Expires November 21, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

Elizabeth A. Fisher
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Elizabeth A. Fisher
Commission No.: EE 043694
Expiration Date: 11/21/2014

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018036989 BK: 2915 PG: 853 7/23/2018 4:51 PM 1 Receipt: 2018032733
RECORDING $27.00

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

CITRUS COUNTY,
a political subdivision of the State of Florida
Petitioner,
vs.
KIMO L. PELLETIER &
PAUL A. BICKOM
9434 E. River Moon Court
Inverness, Florida
Respondents.

Case No. 222540

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Alternate Special Master Christian W. Waugh on **July 18, 2018**, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues his **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 9434 E. River Moon Ct., Inverness, Citrus County, a political subdivision of the State of Florida. The Property is described as Alt Key: 3520921; WITHLACOOCHEE RIVER SHORES UNIT 2 LOTS 21 & 22 BLK C LOT 22 IS SUBJECT TO A 6.00 FOOT MAINTENANCE EASEMENT FOR THE EXCLUSIVE USE OF LOT 21, BLOCK C, WITHLACOOCHEE RIVER SHORES UNIT NUMBER 2, PRCCF, BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 21, THENCE N89D 52M 10S W ALONG THE NORTHERLY BOUNDARY LINE OF LOT 22, BLOCK C, WITHLACOOCHEE RIVER SHORES, UNIT NUMBER 2, PRCCF, AND THE SOUTHERLY RIGHT OF WAY LINE OF EAST RIVER MOON COURT (DIANE STREET PER PLAT), A DISTANCE OF 6.00 FEET, THENCE LEAVING SAID NORTHERLY BOUNDARY LINE AND SOUTHERLY RIGHT OF WAY LINE, S 00D 07M 10S E PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 21 A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE WATERS OF A CANAL, THENCE S 89D 52M 10S E ALONG SAID WATERS OF A DISTANCE OF 6.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 21, THENCE N 00D 07M 10S W ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; Parcel ID: 20E18S230120 000C0 0210.

After an investigation by Code Officer George Pierson, a notice of violation was issued to the Respondents alleging a violation of Chapter 18, Article I, Section 18-8(a) of the Citrus County Code of Ordinances. Construction or Modification of a Structure Without Required Permits. To Wit: No after the fact permit obtained for mobile home on the property.

The Respondents were not present despite notice of the hearing date and time being posted at the property and the Lecanto Government Building.

Code Officer George Pierson testified that this case was referred to him by Robert Defebbo, License Compliance Officer for the Building Division. His initial inspection was conducted on January 25, 2018, at which time the violation was confirmed. Subsequent inspections were conducted on May 16, 2018, June 21, July 3, and July 17, 2018. A Notice of Violation was issued on May 16, 2018 and posted at the property on May 16, 2018. Notice of Hearing was sent certified mail on June 21, 2018 and posted at the property and the Lecanto Government Building on July 3, 2018. Kimo L. Pellitier is deceased, but he has spoken to Mr. Bickom, who stated that he was trying to get a permit. Mr. Pierson, Mr. Defebbo and Sunniva Brown from the Building Division were all trying to assist Mr. Bickom, but he was very difficult to work with and made threats to shoot County employees if they came on his property. Upon his final inspection on July 17, 2018, the property remains in violation.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018036989 BK: 2915 PG: 854 7/23/2018 4:51 PM 2 Receipt: 2018032733
RECORDING $27.00

Citrus County vs. Pelletier/Bickom
Case No. 222540

Robert Defebbo, License Compliance Officer for the Building Division, testified that he was dispatched to the property in December, 2017 for a mobile home installed without a permit. Electric and water services are connected from the mobile home next door, also owned by the Respondents. Permit No. 2017803281 was applied for naming the contractor as Frank Miley. Mr. Miley was contacted who said he was going into the hospital for back surgery and he would do what he could to correct this matter after his release from the hospital. He has since retired. Citation #0271 was issued to Mr. Miley on January 22, 2018 which has been paid. Several notices were sent to the Respondents by certified mail. Paul Bickom did call Mr. Defebbo and indicated that he thought all permits were in place. Mr. Bickom was advised that permits were denied for many reasons and as the homeowner, Mr. Bickom is responsible for what transpires on his property. Mr. Bickom stated that he does not have any money and does not know who hooked up the electric and water because he was out of state at the time. The case was then turned over to Code Officer George Pierson.

II. CONCLUSIONS OF LAW:
Respondents are in violation of Chapter 18, Article I, Section 18-8(a) of the Citrus County Code of Ordinances. Construction or Modification of a Structure Without Required Permits. To Wit: No after the fact permit obtained for mobile home on the property.

The Respondents can abate this violation by removing the mobile home.

III. ORDER:

Based upon the foregoing **FINDINGS OF FACT AND CONCLUSIONS OF LAW**, it is hereby **ORDERED THAT**:

The Respondents are granted 30 days from the date of this order to abate the violation by removing the mobile home. If the violation is not brought into compliance as ordered, a penalty of $100.00 per day will be imposed thereafter based upon the aggravating factor of a threat. This fine will be recorded and will constitute a lien against the property upon which the violation exists and upon any real or personal property of Kimo L. Pelletier & Paul A. Bickom. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondents shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

It is the responsibility of the Respondents 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.

The Respondents have the right to appeal this order to the circuit court within thirty (30) days of the date of the recording of this order in the public records of Citrus County, a political subdivision of the State of Florida, pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this the 20th day of July, 2018, at Winter Park, Florida.

BY: _____
Christian W. Waugh, Alternate Special Master

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018036989 BK: 2915 PG: 855 7/23/2018 4:51 PM 3 Receipt: 2018032733
RECORDING $27.00

Citrus County vs. Pelletier/Bickom
Case No. 222540

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 Kimo L. Pelletier and Paul A. Bickom, 9430 E. River Moon Ct., Inverness, Florida 34453, this the 23 day of July, 2018.

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

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

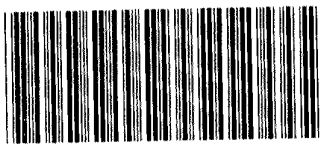
STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 23 day of July, 2018, by **Laurie M. Speros**, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

FRANCES H. BAIRD
Commission # GG 008486
Expires July 5, 2020
Bonded Thru Troy Fain Insurance 800-365-7019

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG008486
Expiration Date: July 5, 2020

BEFORE THE CODE ENFORCEMENT SPECIAL MASTER
IN AND FOR CITRUS COUNTY, FLORIDA



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

Petitioner,

v.

Case No.: 0706-168

KIMO L. PELLETIER & PAUL BICKOM,

Respondents,

_____/

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2009017931 BK:2282 PG:2363
04/23/2009 03:10 PM 3 PGS
LMORSE,DC Receipt #013519

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Enforcement Special Master Michele L. Lieberman upon review of the Affidavit of Compliance filed by Citrus County Code Enforcement Officer Larry Knight pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162.07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondents, KIMO L. PELLETIER & PAUL BICKOM, have come into compliance on April 17, 2009 with the Order issued by the Special Master on January 21, 2009.

DONE and ORDERED this 21st day of April, 2009.

Michele L. Lieberman
Citrus County Code Enforcement Special Master

Citrus County v. Pelletier & Bickom
Case No.: 0706-168

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. Mail to Kimo L. Pelletier & Paul Bickom, 9434 E. River Moon Ct., Inverness, FL 34453, this the 23rd day of April, 2009.

Courtney Isgolt
Recording Secretary

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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 Enforcement records of Citrus County, Florida.

Courtney Isgolt
Recording Secretary
Citrus County Code Enforcement
Hearing for Citrus County
Department of Development Services

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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 Enforcement records of Citrus County, Florida.

Cortney Tepolt

Recording Secretary
Citrus County Code Enforcement
Hearing for Citrus County
Department of Development Services

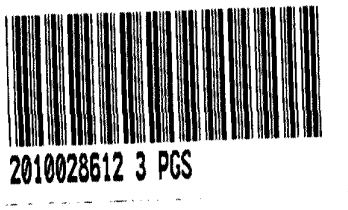
STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 23 day of April, 2009, by **Cortney Tepolt**, Recording Secretary, Citrus County Code Enforcement Hearing, who is personally known to me.

Cindy Beasley

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: CINDY BEASLEY
Commission No: Commission DD 635492
Expiration Date: Expires February 4, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

BEFORE THE CODE COMPLIANCE SPECIAL MASTER
IN AND FOR CITRUS COUNTY, FLORIDA



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

Petitioner,

v.

Case No.: 89915

LLEWELLYN PELLETIER,

Respondent,

_____/

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2010028612 BK:2362 PG:2044
06/28/2010 01:54 PM 3 PGS
LMORSE,DC Receipt #022074

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Compliance Special Master Michele L. Lieberman upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer Donald Hauf, Jr. pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162.07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondent, LLEWELLYN PELLETIER, has come into compliance on June 22, 2010 with the Order issued by the Special Master on May 21, 2010.

DONE and ORDERED this 24 day of June, 2010.

Michele L. Lieberman
Citrus County Code Compliance
Special Master

Citrus County v. Pelletier
Case No.: 89915

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. Mail to Llewellyn Pelletier; 9434 E. River Moon Ct.; Inverness, FL 34453, this the 25th day of June, 2010.

Courtney Marsh
Recording Secretary

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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.

Courtney Marsh
Recording Secretary
Citrus County Code Compliance
Hearing for Citrus County
Department of Development Services

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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.

Cortney Marsh

Recording Secretary
Citrus County Code Compliance
Hearing for Citrus County
Department of Development Services

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 25 day of June, 2010, by **Cortney Marsh**, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me.

Cindy Beasley

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: CINDY BEASLEY
Commission No.: Commission DD 635492
Expiration Date: Expires February 4, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

BEFORE THE CODE COMPLIANCE SPECIAL MASTER
IN AND FOR CITRUS COUNTY, FLORIDA

2011025651 3 PGS

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

Petitioner,

v.

Case No.: 101281

KIMO L. PELLETIER & PAUL BICKOM

Respondents,

_____/

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2011025651 BK:2425 PG:1008
06/16/2011 04:08 PM 3 PGS
TSTEELFOX,DC Receipt #022391

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Compliance Special Master Michele L. Lieberman upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer George Pierson, Jr. pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162.07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondents, KIMO L. PELLETIER & PAUL BICKOM, have come into compliance on June 1, 2011 with the Order issued by the Special Master on January 19, 2011.

DONE and ORDERED this 10th day of June, 2011.

Michele L. Lieberman
Citrus County Code Compliance Special Master

Citrus County v. Pelletier & Bickom
Case No.: 101281

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. Certified Mail to Kimo L. Pelletier & Paul Bickom; 9434 E. River Moon Ct.; Inverness, FL 34453 this the 16 day of June, 2011.

Cortney Marsh

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Development Services
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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.

Cortney Marsh

Cortney Marsh
Recording Secretary
Citrus County Code Compliance Special Master
Suite 147
3600 W. Sovereign Path
Lecanto, Florida 34461

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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.

Cortney Marsh

Cortney Marsh
Recording Secretary
Citrus County Code Compliance Special Master
Suite 147
3600 W. Sovereign Path
Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 16 day of June, 2011, by **Cortney Marsh**, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me.

ELIZABETH A. FISHER
Commission # EE 043694
Expires November 21, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

Elizabeth A. Fisher

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Elizabeth A. Fisher
Commission No.: EE 043694
Expiration Date: 11/21/2014

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018048824 BK: 2929 PG: 599 9/25/2018 4:01 PM 1 Receipt: 2018043091
RECORDING $18.50

BEFORE THE CODE COMPLIANCE SPECIAL MASTER
IN AND FOR CITRUS COUNTY, FLORIDA
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

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

vs. Case No. 222540

KIMO L. PELLETIER & PAUL A. BICKOM
9434 E. River Moon Court
Inverness, Florida 34453
Respondents.
_____/

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Compliance Special Master, Gregg R. Brennan upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer George H. Pierson, Jr., pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162.07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondents, KIMO L. PELLETIER & PAUL A. BICKOM, have come into compliance on September 20, 2018 with the Order issued by the Special Master on July 20, regarding a violation on property more fully described as Altkey: 3520921; WITHLACOOCHEE RIVER SHORES UNIT 2 LOTS 21 & 22 BLK C LOT 22 IS SUBJECT TO A 6.00 FOOT MAINTENANCE EASEMENT FOR THE EXCLUSIVE USE OF LOT 21, BLOCK C, WITHLACOOCHEE RIVER SHORES UNIT NUMBER 2, PRCCF, BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 21, THENCE N89D 52M 10S W ALONG THE NORTHERLY BOUNDARY LINE OF LOT 22, BLOCK C, WITHLACOOCHEE RIVER SHORES, UNIT NUMBER 2, PRCCF, AND THE SOUTHERLY RIGHT OF WAY LINE OF EAST RIVER MOON COURT (DIANE STREET PER PLAT), A DISTANCE OF 6.00 FEET, THENCE LEAVING SAID NORTHERLY BOUNDARY LINE AND SOUTHERLY RIGHT OF WAY LINE, S 00D 07M 10S E PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 21 A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE WATERS OF A CANAL, THENCE S 89D 52M 10S E ALONG SAID WATERS OF A DISTANCE OF 6.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 21, THENCE N 00D 07M 10S W ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; Parcel ID: 20E18S230120 000C0 0210.

DONE and ORDERED this 25th day of September, 2018.

_____
Gregg R. Brennan
Citrus County Code Compliance
Special Master

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018048824 BK: 2929 PG: 600 9/25/2018 4:01 PM 2 Receipt: 2018043091
RECORDING $18.50

Citrus County vs. Pelletier/Bickom
Case No. 222540

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. First Class Mail to Kimo L. Pelletier & Paul A. Bickom, 9434 E. River Moon Ct., Inverness, FL 34453, this 25 day of September, 2018.

Laurie M. Speros

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461

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, a political subdivision of the State of Florida.

Laurie M. Speros

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 25 day of September, 2018, by **Laurie M. Speros**, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me.

FRANCES H. BAIRD
Commission # GG 008486
Expires July 5, 2020
Bonded Thru Troy Fain Insurance 800-365-7019

Frances H. Baird
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG008486
Expiration Date: July 5, 2020

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018048828 BK: 2929 PG: 625 9/25/2018 4:04 PM 1 Receipt: 2018043095
RECORDING $18.50

BEFORE THE CODE COMPLIANCE SPECIAL MASTER
IN AND FOR CITRUS COUNTY, FLORIDA
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

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

vs. Case No. 222540

KIMO L. PELLETIER & PAUL A. BICKOM
9434 E. River Moon Court
Inverness, Florida 34453
Respondents.
_____/

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Compliance Special Master, Gregg R. Brennan upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer George H. Pierson, Jr., pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162.07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondents, KIMO L. PELLETIER & PAUL A. BICKOM, have come into compliance on September 20, 2018 with the Order issued by the Special Master on July 20, regarding a violation on property more fully described as Altkey: 3520921; WITHLACOOCHEE RIVER SHORES UNIT 2 LOTS 21 & 22 BLK C LOT 22 IS SUBJECT TO A 6.00 FOOT MAINTENANCE EASEMENT FOR THE EXCLUSIVE USE OF LOT 21, BLOCK C, WITHLACOOCHEE RIVER SHORES UNIT NUMBER 2, PRCCF, BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 21, THENCE N89D 52M 10S W ALONG THE NORTHERLY BOUNDARY LINE OF LOT 22, BLOCK C, WITHLACOOCHEE RIVER SHORES, UNIT NUMBER 2, PRCCF, AND THE SOUTHERLY RIGHT OF WAY LINE OF EAST RIVER MOON COURT (DIANE STREET PER PLAT), A DISTANCE OF 6.00 FEET, THENCE LEAVING SAID NORTHERLY BOUNDARY LINE AND SOUTHERLY RIGHT OF WAY LINE, S 00D 07M 10S E PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 21 A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE WATERS OF A CANAL, THENCE S 89D 52M 10S E ALONG SAID WATERS OF A DISTANCE OF 6.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 21, THENCE N 00D 07M 10S W ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; Parcel ID: 20E18S230120 000C0 0210.

DONE and ORDERED this 25th day of September, 2018.

_____
Gregg R. Brennan
Citrus County Code Compliance
Special Master

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018048828 BK: 2929 PG: 626 9/25/2018 4:04 PM 2 Receipt: 2018043095
RECORDING $18.50

Citrus County vs. Pelletier/Bickom
Case No. 222540

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. First Class Mail to Kimo L. Pelletier & Paul A. Bickom, 9434 E. River Moon Ct., Inverness, FL 34453, this 25 day of September, 2018.

Laurie M. Speros

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461

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, a political subdivision of the State of Florida.

Laurie M. Speros

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 25 day of September, 2018, by **Laurie M. Speros**, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me.

FRANCES H. BAIRD
Commission # GG 008486
Expires July 5, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Frances H. Baird
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG 008486
Expiration Date: July 5, 2020

Altkey: 3520921
BICKOM PAUL

Parcel ID: 20E18S230120 000C0 0210
9434 E RIVER MOON CT , INVERNESS, 34453

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	6810 - TURNER CAMP ROAD AREA (OUT OF CITY LIMIT
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001978 - WITHLACOOCHEE RIVER SHORES U-2
Short Legal	WITHLACOOCHEE RIVER SHORES UNIT 2 PB 9 PG 6 LOTS 21 & 22 BLKC LOT 22 IS SUBJECT TO A 6.00 FOOT MAINTENANCE EASEMENT FORTHE EXCLUSIVE USE OF LOT 21, BLOCK C, WITHLACOOCHEE RIVER
Est. Parcel Sqft	10,064
Est. Parcel Acres	.23
Map SC-TW-RG	23-18S-20E

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

Mailing Address

Name	BICKOM PAUL
Mailing Address	9434 E RIVER MOON CT INVERNESS FL 34453

All Owners

Name		Owner Type
BICKOM PAUL		TC - Tenants In Common
PELLETIER KIMO TROY		TC - Tenants In Common
JOHNSON CHANTEL		TC - Tenants In Common

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	$15,500	$72,756	$88,256	$88,256	$0	$88,256	$0	$1,490.24	Link
2024	$15,500	$72,298	$87,798	$87,798	$0	$87,798	$0	$1,437.52	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	$88,256	14.8298	$1,444.24

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
12/15/2020	$100	3117/2290	10-DEEDS CONVEYING PARTIAL INTEREST	I
07/13/2005	$100	1881/1074	03-SAME FAMILY/DEED FOL	I
09/20/2004	$100	1765/1150	03-SAME FAMILY/DEED FOL	I
08/16/2003	$60,000	1633/2285	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.

Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
08/28/2018	201703281	REPLC MH 1991 27 X 44 DESTINY ONLY * NOC N/A * FLOOD ZONE AE, FINISHED FLOOR & A	$6,600	
02/26/2009	200712880	24x40 MH REPL ** ATF ** 1986 CHAL ** BY CURRENT OW	$3,500	05/28/2009

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0204-MOBILE HOME CANAL FRONT	F-FRONT FOOT	50.00	50.0	70			$7,750	CLRMH
2	0004-CNL FRT -VAC RES	F-FRONT FOOT	50.00	50.0	70			$7,750	CLRMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1991
Total FLA	1,188
Total Under Roof	1,188
Exterior Wall	29 - VINYL SIDING
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	01 - GABLE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	132,666
RCNLD	70,456

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1991	1,188

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	5	CONCRETE PATIO NO FOOTER-[1-SF]	1982	15	30	1	450	1,520
1	6	DECKING WOOD-[1-SF]	2019	8	10	1	80	780

Total Misc Value
2,300

Legal Description

Legal Description
WITHLACOOCHEE RIVER SHORES UNIT 2 PB 9 PG 6 LOTS 21 & 22 BLK C LOT 22 IS SUBJECT TO A 6.00 FOOT MAINTENANCE EASEMENT FOR THE EXCLUSIVE USE OF LOT 21, BLOCK C, WITHLACOOCHEE RIVER SHORES UNIT NUMBER 2, PRCCF, BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 21, THENCE N89D 52M 10S W ALONG THE NORTHERLY BOUNDARY LINE OF LOT 22, BLOCK C, WITHLACOOCHEE RIVER SHORES, UNIT NUMBER 2, PRCCF, AND THE SOUTHERLY RIGHT OF WAY LINE OF EAST RIVER MOON COURT (DIANE STREET PER PLAT), A DISTANCE OF 6.00 FEET, THENCE LEAVING SAID NORTHERLY BOUNDARY LINE AND SOUTHERLY RIGHT OF WAY LINE, S 00D 07M 10S E PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 21 A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE WATERS OF A CANAL, THENCE S 89D 52M 10S E ALONG SAID WATERS OF A DISTANCE OF 6.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 21, THENCE N 00D 07M 10S W ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923177

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
3520921	2024/4623	06-01-2024
Legal Description		
WITHLACOOCHEE RIVER SHORES UNIT 2 PB 9 PG 6 LOTS 21 & 22 BLK C LOT 22 IS SUBJECT TO A 6.00 FOOT MAINTENANCE EASEMENT FOR THE EXCLUSIVE USE OF LOT 21, BLOCK C, WITHLACOOCHEE RIVER SHORES UNIT NUMBER 2, PRCCF, BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 21, THENCE N89D 52M 10S W ALONG THE NORTHERLY BOUNDARY LINE OF LOT 22, BLOCK C, WITHLACOOCHEE RIVER SHORES, UNIT NUMBER 2, PRCCF, AND THE SOUTHERLY RIGHT OF WAY LINE OF EAST RIVER MOON COURT (DIANE STREET PER PLAT), A DISTANCE OF 6.00 FEET, THENCE LEAVING SAID NORTHERLY BOUNDARY LINE AND SOUTHERLY RIGHT OF WAY LINE, S 00D 07M 10S E PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 21 A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE WATERS OF A CANAL, THENCE S 89D 52M 10S E ALONG SAID WATERS OF A DISTANCE OF 6.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 21, THENCE N 00D 07M 10S W ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.		

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

04-09-2026
Application Date

Applicant's signature

Altkey: 3520921
BICKOM PAUL

Parcel ID: 20E18S230120 000C0 0210
9434 E RIVER MOON CT , INVERNESS, 34453

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	6810 - TURNER CAMP ROAD AREA (OUT OF CITY LIMIT
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001978 - WITHLACOOCHEE RIVER SHORES U-2
Short Legal	WITHLACOOCHEE RIVER SHORES UNIT 2 PB 9 PG 6 LOTS 21 & 22 BLKC LOT 22 IS SUBJECT TO A 6.00 FOOT MAINTENANCE EASEMENT FORTHE EXCLUSIVE USE OF LOT 21, BLOCK C, WITHLACOOCHEE RIVER
Est. Parcel Sqft	10,064
Est. Parcel Acres	.23
Map SC-TW-RG	23-18S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	BICKOM PAUL
Mailing Address	9434 E RIVER MOON CT INVERNESS FL 34453

All Owners

Name	Owner Type
BICKOM PAUL	TC - Tenants In Common
PELLETIER KIMO TROY	TC - Tenants In Common
JOHNSON CHANTEL	TC - Tenants In Common

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$15,500	$70,469	$85,969	$85,969	$0	$85,969	$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	$15,500	$72,756	$88,256	$88,256	$0	$88,256	$0	$1,490.24	Link
2024	$15,500	$72,298	$87,798	$87,798	$0	$87,798	$0	$1,437.52	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2026	000X	WITHLACOOCHEE RIVER BASIN	$85,969	14.5489	$1,432.17

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	$35.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
12/15/2020	$100	3117/2290	10-DEEDS CONVEYING PARTIAL INTEREST	I
07/13/2005	$100	1881/1074	03-SAME FAMILY/DEED FOL	I
09/20/2004	$100	1765/1150	03-SAME FAMILY/DEED FOL	I
08/16/2003	$60,000	1633/2285	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.

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
08/28/2018	201703281	REPLC MH 1991 27 X 44 DESTINY ONLY * NOC N/A * FLOOD ZONE AE, FINISHED FLOOR & A	$6,600	
02/26/2009	200712880	24x40 MH REPL ** ATF ** 1986 CHAL ** BY CURRENT OW	$3,500	05/28/2009

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0204-MOBILE HOME CANAL FRONT	F-FRONT FOOT	50.00	50.0	70			$7,750	CLRMH
2	0004-CNL FRT - VAC RES	F-FRONT FOOT	50.00	50.0	70			$7,750	CLRMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1991
Total FLA	1,188
Total Under Roof	1,188

Exterior Wall	29 - VINYL SIDING
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	01 - GABLE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	133,994
RCNLD	68,139

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1991	1,188

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	5	CONCRETE PATIO NO FOOTER-[1-SF]	1982	15	30	1	450	1,600
1	6	DECKING WOOD-[1-SF]	2019	8	10	1	80	730

Total Misc Value
2,330