RECEIVED
By Tifani White at 1:54 pm, 8/21/26

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	UTRUP MARY SHEILA BOSELA CAROLYN et al. C/O SHEILA UTRUP 30175 MICKELSON WAY MURRIETA, CA 92563-7608
Property description	APACHE SHORES UNIT 3 PB 4 PG 45 LOT 8 BLK 23	Application date	Apr 09, 2026
		Certificate #	2024 / 3528
		Date certificate issued	06/01/2024
		Account number	1596467

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)
# 2024/3528	06/01/2024	553.15	92.77	645.92
			→ Part 2: Total*	**645.92**

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)
# 2025/3858	06/01/2025	600.26	6.25	63.28	669.79
# 2023/3837	06/01/2023	530.84	6.25	224.50	761.59
				Part 3: Total*	**1,431.38**

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)	2,077.30
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	603.24
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)	186.33
7.	**Total Paid** (Lines 1-6)	3,291.87

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.

Christina Sedlak
Signature, Tax Collector or Designee

Citrus County, Florida

Date 21st 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)	3,420.87
17.	Redemption fee	6.25
18.	Total amount to redeem	3,427.12

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 #: 1596467

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
UTRUP MARY SHEILA
BOSELA CAROLYN
AMOLE NANCY
AMOLE EARLE
LAWLOR JANET
COCHRAN CARYN J
COCHRAN KATHLEEN D
BOKOW JACQUELYN
COHRAN PATRICIA
COCHRAN JULIA M
C/O SHEILA UTRUP
30175 MICKELSON WAY
MURRIETA, CA 92563-7608

Additional Parties, Per Search

CITRUS COUNTY CODE COMPLIANCE 3600 W SOVEREIGN PATH, SUITE 147 LECANTO, FL 34461	Lien Holder
MR. CHARLES R. COCHRAN	Other Party

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450
Phone: 352-341-6500 | Fax: 352-341-6514
www.citrustc.us

ST RT 2, BOX 754
HERNANDO, FL 32642

CAROLYN BOSELA — Title Holder
39260 GREENFIELD DR
STERLING, AK 99672

CARYN J. COCHRAN — Title Holder
2400 FT. FOOTE RD
FT WASHINGTON, MD 20815

EARLE AMOLE — Title Holder
4845 BELLE TERRE PKWY
PALM COAST, FL 32164

ESTATE OF JULIA M. COCHRAN, DECEASED — Title Holder
ST. RT. 2, BOX 1184
HERNANDO, FL

ESTATE OF JULIA M. COCHRAN, DECEASED — Title Holder
9674 NW 10TH AVE
MIAMI, FL 33150-1802

JACQUELYN BOKOW — Title Holder
10603 CAVALIER DR.
SILVER SPRING, MD 20901

JANET LAWLOR — Title Holder
3919 CREST HWY
THOMASTON, GA 30286

KATHLEEN D. COCHRAN — Title Holder
4601 N. PARK AVE.
#509
CHEVY CHASE, MD 20815

MARY SHEILA UTRUP — Title Holder
124 W. BROOKSHIRE AVE
ORANGE, CA 92665

MARY SHEILA UTRUP, CAROLYN BOSELA, NANCY AMOLE, EARLE AMOLE, JANET LAWLOR, CARYN J COCHRAN, KATHLEEN D COCHRAN, JACQUELYN BOKOW, PATRICIA COHRAN, ESTATE OF JULIA M COCHRAN, DECEASED
3363 E BUFFALO LN
HERNANDO, FL 34442 — Title Holder

NANCY AMOLE
2401 ELM ST
APT 12
BELLINGHAM, WA 98225 — Title Holder

PATRICIA COHRAN A/K/A PATRICIA COCHRAN
102 FINALLY TERR
SILVER SPRING, MD 20901 — Title Holder

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

TDA #: 923154

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
1596467	19E18S140030 00230 0080	3363 E BUFFALO LN HERNANDO 34442

Legal Description
APACHE SHORES UNIT 3 PB 4 PG 45 LOT 8 BLK 23

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3528	$23,718	No	Yes	No

Owner of Record on Current Tax Roll
MARY SHEILA UTRUP, CAROLYN BOSELA, NANCY AMOLE, EARLE AMOLE, JANET LAWLOR, CARYN J COCHRAN, KATHLEEN D COCHRAN, JACQUELYN BOKOW, PATRICIA COHRAN, JULIA M COCHRAN
C/O SHEILA UTRUP
30175 MICKELSON WAY
MURRIETA CA 92563-7608

Billing Name & Address
MARY SHEILA UTRUP
CAROLYN BOSELA ET AL

C/O SHEILA UTRUP
30175 MICKELSON WAY
MURRIETA CA 92563-7608

PROPERTY INFORMATION REPORT

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

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

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

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

Karen LaBree
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
ESTATE OF JULIA M. COCHRAN, DECEASED 9674 NW 10TH AVE MIAMI FL	Warranty Deed Bk:282 Pg:400	Address is incomplete.
ESTATE OF JULIA M. COCHRAN, DECEASED ST. RT. 2, BOX 1184 HERNANDO FL		Address is incomplete. Death Certificate in 651-1971.
MARY SHEILA UTRUP 124 W. BROOKSHIRE AVE ORANGE CA 92665	Personal Representative's Distributive Deed Bk:2317 Pg:1984	
CAROLYN BOSELA 39260 GREENFIELD DR STERLING AK 99672	Personal Representative's Distributive Deed Bk:2317 Pg:1984	
NANCY AMOLE 2401 ELM ST APT 12 BELLINGHAM WA 98225	Personal Representative's Distributive Deed Bk:2317 Pg:1984	
EARLE AMOLE 4845 BELLE TERRE PKWY PALM COAST FL 32164	Personal Representative's Distributive Deed Bk:2317 Pg:1984	
JANET LAWLOR 3919 CREST HWY THOMASTON GA 30286	Personal Representative's Distributive Deed Bk:2317 Pg:1984	
CARYN J. COCHRAN 2400 FT. FOOTE RD FT WASHINGTON MD 20815	Personal Representative's Distributive Deed Bk:2317 Pg:1984	
KATHLEEN D. COCHRAN 4601 N. PARK AVE. #509 CHEVY CHASE MD 20815	Personal Representative's Distributive Deed Bk:2317 Pg:1984	

Name & Address of Record	Document	Examiner Comments
JACQUELYN BOKOW 10603 CAVALIER DR. SILVER SPRING MD 20901	Personal Representative's Distributive Deed Bk:2317 Pg:1984	
PATRICIA COHRAN 102 FINALLY TERR SILVER SPRING MD 20901	Personal Representative's Distributive Deed Bk:2317 Pg:1984	Patricia Cohran a/k/a Patricia Cochran.

Related Documents (for Reference)

Death Certificate
Bk:651 Pg:1971

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:2225 Pg:1207	Order 3313-896 in compliance but not released.
	Order Bk:3313 Pg:896	

Related Documents (for Reference)

Order Acknowledging Compliance
Bk:3319 Pg:1133

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
MR. CHARLES R. COCHRAN ST RT 2, BOX 754 HERNANDO FL 32642	Death Certificate Bk:651 Pg:1971	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

BOOK 282 PAGE 400

Prepared at:
CITRUS HILL Co by Richard Kaufman President
Inverness, Florida

WARRANTY DEED

This Warranty Deed Made the 24th day of March A. D. 19 71 by

Helen Moore, formerly Helen M. Parsley

hereinafter called the grantor, to

Charles K. Cochran and Julia M. Cochran, his mother

whose postoffice address is 9674 N.W. 10th Ave.
hereinafter called the grantee Miami, Florida

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida viz:

Lot 8, in block 23, of APACHE SHORES, UNIT NO. III, according to the map or plat thereof recorded in Plat Book 4, pages 45 and 46, public records of Citrus County, Florida.

SUBJECT to easements of record.

CITRUS COUNTY
D C 9 5 3 8
FLORIDA
APR 1971
DOCUMENTARY STAMP TAX
0110

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
1 1 9 0 0 0 0 1 1 0 0

And the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except taxes for the year 1971 and subsequent

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:

Mary C. Beck

Ralph E. Lamb

Helen Moore (LS)
Helen Moore, formerly
Helen M. Parsley, (LS)

STATE OF FLORIDA
COUNTY OF Citrus

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

Helen Moore, formerly Helen M. Parsley,

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

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of March, A. D. 19, 71

Ralph E. Lamb
Notary Public,
My commission Expires

Notary Public, State of Florida at Large
My Commission Expires NOV. 23, 1974

SPACE BELOW FOR RECORDER'S USE

FILED & RECORDED
CITRUS COUNTY, FLORIDA
MARY GUY, CLERK

71 APR 1 PM 1 53

081145

12328
R

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $35.00
DOCUMENTARY TAX: $0.70
2009046687 BK:2317 PG:1984
10/20/2009 10:25 AM 3 PGS
JCARROLL,DC Receipt #035865

Personal Representative's Distributive Deed

2009046687 3 PGS

THIS INDENTURE, made this 19 day of May, 2009, by and between **MARY SHEILA UTRUP,** the duly qualified and acting personal representative of the estate of **CHARLES K. COCHRAN**, deceased, **MARY SHEILA UTRUP,** the party of the first part and **MARY SHEILA UTRUP, CAROLYN BOSELA, NANCY AMOLE, EARLE AMOLE, JANET LAWLOR, CARYN J. COCHRAN, KATHLEEN D. COCHRAN, JACQUELYN BOKOW and PATRICIA COHRAN,** the parties of the second part.

THIS INDENTURE, is to transfer ½ interest in the property to the parties of the second part. Their share values and addresses shall be as follows:

Mary Sheila Utrup 1/3, 124 W. Brookshire Ave., Orange CA 92665
Carolyn Bosela 1/12, 39260 Greenfield Dr., Sterling, AK 99672
Nancy Amole 1/12, 2401 Elm St., Apt. 12, Bellingham WA 98225
Earle Amole 1/12, 4845 Belle Terre Pkwy, Palm Coast, FL 32164 - 386-237-2907
Janet Lawlor 1/12, 3919 Crest Hwy., Thomaston, GA 30286 -
Caryn J. Cochran 1/12, 2400 Ft. Foote Rd., Ft. Washington, MD 20815
Kathleen D. Cochran 1/12, 4601 N. Park Ave. #509, Chevy Chase, MD 20815
Jacquelyn Bokow 1/12, 10603 Cavalier Dr., Silver Spring, MD 20901
Patricia Cochran 1/12, 102 Finally Terr. Silver Spring, MD 20901

WITNESSETH: That **WHEREAS, CHARLES K. COCHRAN** died intestate, a resident of St. Johns County, Florida, on December 23, 2007 seized and possessed 50% interest in the real property hereinafter described: and

WHEREAS, title to said property passed to the parties of the first part as of the date of said decedent's death. Pursuant to the provisions of the Laws of the State of Florida. Which was admitted to probate and recorded by the Circuit Court for St. Johns County, Florida Probate Division, in Case No.: CP08-430, subject only to the right of the parties of the first part to sell and encumber the property for the purposes of defraying claims, costs and expenses of administration of the decedent's estate; and

WHEREAS, the parties of the first part wishes to distribute said property to the parties of the second part the right to sell or encumber said property and granted, conveyed and confirmed unto the party of the second part, their heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Citrus County, Florida described as follows:

PARCEL ID # 19E18S140030002300080, Lot 8, in Block 23, of APACHE SHORES, UNIT NO. III, according to the map or plat thereof recorded in Plat Book 4, Pages 45 and 46, public records of Citrus County, Florida.

SUBJECT to easements of record.

Together with all buildings and other structures now and hereafter on said land and all fixtures and articles of personal property now and hereafter affixed to or used in connection with said premises.

IN WITNESS WHEREOF, the undersigned, as personal representatives of the estate of decedent, has executed this instrument under the seal on the date aforesaid.

Signed sealed and delivered in the presence of:

Witness

Witness

Mary S. Utrup
MARY SHEILA UTRUP

Personal Representative
of the Estate of Charles K. Cochran
124 W. Brookshire Ave.
Orange, CA 92665

STATE OF
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this _____ day of May, 2009 by **Mary Sheila Utrup**, individually and as personal representative if the estate of **Charles K. Cochran,** deceased.

Notary Public, State of

see attached

Printed Notary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange }

On May 19, 2009 (Date) before me, MARIA FRANCO NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared MARY SHEILA UTRUP*** (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/her/their authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

MARIA FRANCO
COMM # 1636688
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires Jan. 10, 2010

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: May 19, 2009 Personal representative distributive deed

Document Date: May 19, 2009 Number of Pages: 2

Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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CODE ENFORCEMENT OF CITRUS COUNTY, FLORIDA

COUNTY OF CITRUS,
Petitioner,
Vs.
Charles Cochran
Attn: Janet Lawlor
3363 E. Buffalo Lane
Hernando, FL 34442
Respondent /

Case No.: 0803-136



FIRST ORDER IMPOSING FINE

THIS CAUSE came on March 25, 2008, after due notice to **Charles Cochran**, Code Enforcement received evidence, and thereupon issued its written Orders furnished to **Charles Cochran**

Said **ORDERS** required **Charles Cochran** to take certain corrective action by a time certain, as more specifically set forth in that **ORDER**.

NUISANCE ABATEMENT NOTICE

ORDERED that **Charles Cochran** pay to the County of Citrus a fine of **$423.82** for Respondent's violation and failure to correct same. This is a violation that has continued to exist on property more fully described (Alt Key 1596467) APACHE SHORES # 3 LOT 8 BLK 23 DESCR IN O R BK 282 PG 400 & D C IN O R BK 651 PG 1971, public records of Citrus County, Florida. This Fine will be recorded and shall constitute a lien upon any real or personal property owned by **Charles Cochran** pursuant to Section 162.09, Florida Statutes.

DONE AND ORDERED this the 18th day of June, 2008 at Lecanto, Citrus County, Florida.

CITRUS COUNTY CODE ENFORCEMENT
CITRUS COUNTY, FLORIDA

BY: Kimberly Corbin
Kimberly Corbin
Code Enforcement Manager

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: **Charles Cochran**, this the 18th day of June, 2008

Recording Secretary

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2008030983 BK:2225 PG:1207
06/23/2008 02:41 PM 3 PGS
JCARROLL,DC Receipt #016941

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 Jennifer Welter, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 18th day of June, 2008.

S. Kimberly Corbin
Notary Public - Printed Name

S. Kimberly Corbin
Notary Public - Signature

NOTARY PUBLIC * STATE OF FLORIDA *
S. Kimberly Corbin
Commission # DD611933
Expires January 20, 2011
Bonded Troy Fain Insurance, Inc. 800-385-7019

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Public Safety, 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
Board for the Citrus County
Public Safety Division

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 18th day of June, 2008, by Jennifer Welter, Recording Secretary, Citrus County Code Enforcement Hearing, who is personally known to me or who has produced _____ as identification.

S. Kimberly Corbin
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: S. Kimberly Corbin
Commission No.: _____
Expiration Date: _____

NOTARY PUBLIC * STATE OF FLORIDA *
S. Kimberly Corbin
Commission # DD611933
Expires January 20, 2011
Bonded Troy Fain Insurance Inc 800-385-7019

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022058880 BK: 3313 PG: 896 8/22/2022 3:30 PM 1 Receipt: 2022050084
RECORDING $18.50

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.
JANET LAWLOR ET AL.
3363 E. Buffalo Ln.
Hernando, Florida
Respondent.

Case No. 2164665

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **August 17, 2022** 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. EVIDENCE:

After an investigation begun by Code Officer Alan Jonason, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Chapter 20, Article VI Section 20-61, "It shall be unlawful for anyone owning, leasing, occupying or having control of any property subject to the provisions of this article to maintain weeds, grass and undergrowth in excess of 18" in height, or an accumulation of vegetative matter."

The Respondent was not present despite receiving notice of the date and time of the hearing via certified mail.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on May 16, 2022, July 8, 2022 and August 16, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail return receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on May 16, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on June 29, 2022, July 8, 2022 and August 16, 2022. The Notice of Violation was issued on May 16, 2022. The Notice of Hearing was issued on July 8, 2022. He has had contact with the Respondent. Upon his final inspection on August 16, 2022, the property remains in violation.

II. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 3363 E. Buffalo Ln., Hernando, Citrus County, a political subdivision of the State of Florida. The Property is described as Altkey: 1596467; APACHE SHORES # 3 LOT 8 BLK 23 DESCR IN O R BK 282 PG 400 & D C IN O R BK 651 PG 1971; Parcel ID: 19E18S140030 00230 0080.

The Special Master finds that the property is in violation of overgrown/unkempt lawn.

III. CONCLUSIONS OF LAW:

Respondent is in violation of Citrus County Code of Ordinances, Chapter 20, Article VI Section 20-61, "It shall be unlawful for anyone owning, leasing, occupying or having control of any property subject to the provisions of this article to maintain weeds, grass and undergrowth in excess of 18" in height, or an accumulation of vegetative matter."

The Respondent can abate the violation by maintaining weeds/grass and undergrowth to a height of less than 18" and remove accumulation of vegetative matter.

IV. ORDER:

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

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022058880 BK: 3313 PG: 897 8/22/2022 3:30 PM 2 Receipt: 2022050084
RECORDING $18.50

Citrus County vs. Lawlor
Case No. 2164665

The Respondent shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of $50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JANET LAWLOR ET AL.. 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, 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 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 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 19th day of August, 2022, at Orlando, Florida.

BY: _____
Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER has been furnished via U.S. First Class Mail to JANET LAWLOR ET AL., 30175 Mickelson Way, Murrieta, CA 92563-7608, this 22 day of August, 2022.

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

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

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

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 22 day of August, 2022, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

FRANCES H. BAIRD
Commission # GG 972511
Expires July 5, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Frances H. Baird
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG 972511
Expiration Date: July 5, 2024

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022063968 BK: 3319 PG: 1133 9/13/2022 9:22 AM 1 Receipt: 2022054534
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. 2164665

JANET LAWLOR ET AL.
3363 E. Buffalo Ln.
Hernando, Florida

Respondent.
_____/

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Compliance Special Master Christian W. Waugh upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer Alan Jonason 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 JANET LAWLOR ET AL. has come into compliance on September 7, 2022 with the Order issued by the Special Master on August 18, 2022 regarding a violation on property more fully described as Altkey: 1596467; APACHE SHORES # 3 LOT 8 BLK 23 DESCR IN O R BK 282 PG 400 & D C IN O R BK 651 PG 1971; Parcel ID: 19E18S140030 00230 0080.

DONE and ORDERED this 12th day of September, 2022.

Christian W. Waugh
Citrus County Code Compliance
Special Master

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022063968 BK: 3319 PG: 1134 9/13/2022 9:22 AM 2 Receipt: 2022054534
RECORDING $18.50

Citrus County vs. Lawlor
Case No. 2164665

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 JANET LAWLOR ET AL., 30175 Mickelson Way, Murrieta, CA 92563-7608, this 13 day of September, 2022.

Laurie M. Speros

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

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, 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
(352) 527-5350

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 13 day of September, 2022, by **Laurie M. Speros**, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me.

Frances H. Baird

FRANCES H. BAIRD
Commission # GG 972511
Expires July 5, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG 972511
Expiration Date: July 5, 2024

Altkey: 1596467
UTRUP MARY SHEILA

Parcel ID: 19E18S140030 00230 0080
3363 E BUFFALO LN , HERNANDO, 34442

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	6822 - APACHE SHORES AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000033 - APACHE SHORES UNIT 3
Short Legal	APACHE SHORES UNIT 3 PB 4 PG 45 LOT 8 BLK 23
Est. Parcel Sqft	3,241
Est. Parcel Acres	.07
Map SC-TW-RG	14-18S-19E

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

Mailing Address

Name	UTRUP MARY SHEILA
Mailing Address	30175 MICKELSON WAY MURRIETA CA 92563 7608

All Owners

Name	Owner Type
UTRUP MARY SHEILA	TC - Tenants In Common
BOSELA CAROLYN	TC - Tenants In Common
AMOLE NANCY	TC - Tenants In Common
AMOLE EARLE	TC - Tenants In Common
LAWLOR JANET	TC - Tenants In Common
COCHRAN CARYN J	TC - Tenants In Common
COCHRAN KATHLEEN D	TC - Tenants In Common
BOKOW JACQUELYN	TC - Tenants In Common
COHRAN PATRICIA	TC - Tenants In Common
COCHRAN JULIA M	EO - Estate Of

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	$4,800	$28,735	$33,535	$23,718	$0	$23,718	$0	$585.67	Link
2024	$3,000	$29,143	$32,143	$21,562	$0	$21,562	$0	$511.74	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	$33,535	14.8298	$632.74

Buyer Beware!

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

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
05/01/2009	$100	2317/1984	15-15	I
03/29/1971	$600	0282/0400	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
09/01/1996	199605940	CHANGE OUT AC HEAT PUMP P	$310	10/01/1996

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	1.00	40.0	81			$4,800	LDRMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1964
Total FLA	540
Total Under Roof	540
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	53,771
RCNLD	23,495

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1964	540

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1972	9	9	1	81	640
1	2	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1972	9	9	1	81	640
1	3	ENCLOSED PORCH ALUM/VINYL-[1-SF]	1972	9	32	1	288	3,860
1	4	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1972	3	6	1	18	20
1	5	CHAIN LINK FENCE-[1-SF]	1972	4	40	1	160	80

Total Misc Value
5,240

Legal Description

Legal Description
APACHE SHORES UNIT 3 PB 4 PG 45 LOT 8 BLK 23

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: 923154

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
1596467	2024/3528	06-01-2024
Legal Description		
APACHE SHORES UNIT 3 PB 4 PG 45 LOT 8 BLK 23		

I agree to:

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

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

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

Applicant's signature

04-09-2026
Application Date

Altkey: 1596467
UTRUP MARY SHEILA

Parcel ID: 19E18S140030 00230 0080
3363 E BUFFALO LN , HERNANDO, 34442

Citrus County Property Appraiser, Cregg E. Dalton

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COHRAN PATRICIA	TC - Tenants In Common
COCHRAN JULIA M	EO - Estate Of

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$4,800	$28,976	$33,776	$26,090	$0	$26,090	$0

Value History and Tax Amount

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Addl Fixtures	
FPL: Stacks/Openings	/
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RCNLD	23,736

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