RECEIVED
By Tifani White at 4:00 pm, 8/27/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	TAX LIEN FUND LP P.O. BOX 132 SAN FRANCISCO, CA 94104	Property Owner	HEADLEY RANDALL HEADLEY ANGELA 7327 S HALF HITCH TER FLORAL CITY, FL 34436
Property description	WITH-LA-POPKA ISLANDS UNIT NO. 5B PB 4 PG 144, LOT 25 BLK 36	Application date	Apr 16, 2026
		Certificate #	2023 / 773
		Date certificate issued	06/01/2023
		Account number	3129859

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)
# 2023/773	06/01/2023	99.50	42.81	142.31
			→ Part 2: Total*	**142.31**

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)
# 2025/797	06/01/2025	115.98	6.25	17.81	140.04
# 2024/716	06/01/2024	109.65	6.25	37.30	153.20
# 2022/775	06/01/2022	71.57	6.25	19.62	97.44
# 2022/7343	06/01/2022	87.28	6.25	23.07	116.60
# 2022/7350	06/01/2022	94.44	6.25	24.97	125.66
# 2022/7353	06/01/2022	99.87	6.25	26.40	132.52
				Part 3: Total*	**765.46**

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)	907.77
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	106.86
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)	86.38
7.	**Total Paid** (Lines 1-6)	1,526.01

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 27th 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)	1,655.01
17.	Redemption fee	6.25
18.	Total amount to redeem	1,661.26
	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 #: 3129859

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
TAX LIEN FUND LP
P.O. BOX 132
SAN FRANCISCO, CA 94104

Owner on Current Tax Roll
HEADLEY RANDALL
HEADLEY ANGELA
7327 S HALF HITCH TER
FLORAL CITY, FL 34436

Additional Parties, Per Search
RANDALL HEADLEY AND ANGELA HEADLEY Title Holder
6490 S. DOLPHIN DR.
FLORAL CITY, FL 34436

Certified By:

Sabrina Maloy

_____
Tax Collector or Authorized Designee

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

TDA #: 923247

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
3129859	21E20S06005B 00360 0250	6480 S DOLPHIN DR FLORAL CITY 34436

Legal Description
WITH-LA-POPKA ISLANDS UNIT NO. 5B PB 4 PG 144, LOT 25 BLK 36

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 773	$3,540	No	No	No

Owner of Record on Current Tax Roll
RANDALL HEADLEY
ANGELA HEADLEY

7327 S HALF HITCH TER
FLORAL CITY FL 34436

Billing Name & Address

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 08/11/2026 **Search covers** **20 years** **through:** 08/06/2026

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
RANDALL HEADLEY AND ANGELA HEADLEY 6490 S. DOLPHIN DR. FLORAL CITY FL 34436	Quit Claim Deed Bk:2158 Pg:1279	

Related Documents (for Reference)

Warranty Deed
Bk:1430 Pg:863

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
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

QUIT CLAIM DEED **RAMCO FORM 8**

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by: Shirley M. Campbell

Name:

Address: 6455 S. Withlapopka Drive
Floral City, FL 34436

Property Appraisers Parcel Identification

Folio Number(s):

Grantee[s] S.S. # (s)

2007052910 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $0.70
2007052910 BK:2158 PG:1279
09/10/2007 11:53 AM 1 PG
AHOLMES,DC Receipt #030239

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

This Quit Claim Deed, *Executed the* 5th *day of* Sept. 2007 (Date), *by*

first party, to Billy J. Campbell and Shirley M. Campbell, his wife
whose post office address is 6455 S Withlapopka Drive Floral City, FL 34436
second party. Randall Headley and Angela Headley, his wife,
6490 S. Dominy Dr. Floral City, FL 34436

(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 $* love and affection, *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 *, State of* FL *, to-wit:*

Lot 25 and lot 27 in block 36, of Withlapopka Islands Unit No. 5-B, according to the plat thereof recorded in Plat Book 4, page 144 of the public records of Citrus County, FL

subject to restrictions or conditions if any.

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:

Mary C. Walliser
Witness Signature (as to first Grantor)
Mary C. Walliser
Printed Name

Julie C. Rouse
Witness Signature (as to first Grantor)
Julie C. Rouse
Printed Name

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

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

Billy J. Campbell L.S.
Grantor Signature
BILLY J. CAMPBELL
Printed Name
6455 S. WITHLAPOPKA DRIVE
Post Office Address

Shirley M. Campbell L.S.
Co-Grantor Signature, (if any)
Shirley M. Campbell
Printed Name
6455 S. Withlapopka Drive
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 Shirley & Billy Campbell known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they 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: _____

NOTARY RUBBER STAMP SEAL

Marilyn T. Key
Commission # DD452811
Expires July 19, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Witness my hand and official seal in the County and State last aforesaid this 5th day of September 2007 (Date)

Marilyn T. Key
Notary Signature
Marilyn T. Key
Printed Name

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

11 02 95

6.00 Rec
42.00 Doc.

This Warranty Deed

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1194262

VERIFIED BY:
D.C.

Made this 23RD day of MAY A.D. 2001
by Edna Dance, an unremarried widow

hereinafter called the grantor, to
Billy J. Campbell and Shirley M. Campbell, husband and wife

whose post office address is: 6455 S. Withlapopka Dr.
Floral City, FL 34436

hereinafter called the grantee:

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

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

Lots 22, 23, 24 and 25, Block 36, of WITH-LA-POPKA ISLANDS UNIT NO. 5B, according to plat thereof recorded in Plat Book 4, page 144 of the public records of Citrus County, Florida.

SUBJECT TO Covenants, Conditions, Reservations and Easements of record, if any.

Documentary Tax paid $ 42.00
Intangible Tax paid $ 0
Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida
By: D.C.

Parcel Identification Number: 06-20S21E005B-00360-0220

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2001

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

Signed, sealed and delivered in our presence:

Witness One Signature

Witness Printed Name TIFFANY COCHRAN

Witness Two Signature

Witness Printed Name Jessica Cruikshank

Edna Dance LS
Name & Address: Edna Dance
5202 Shirley Ave., Jacksonville, FL 32210

LS
Name & Address:

LS
Name & Address:

LS
Name & Address:

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 23RD day of MAY, 2001, by Edna Dance

who is personally known to me or who has produced FL DL [redacted] as identification.

Susan Parks
MY COMMISSION # DD020918 EXPIRES
April 26, 2005
BONDED THRU TROY FAIN INSURANCE, INC

Susan Parks
Notary Public
Print Name: SUSAN PARKS
My Commission Expires: 4-26-05

2001 MAY 31 PM 3:53

OR BK 1430 PG 0863

PREPARED BY: Tina L. Covey
RECORD & RETURN TO:
Crystal River Title, a First American Branch
Post Office Box 1437
Crystal River, Florida 34423
File No: 67903C

WD-1
5/93

Altkey: 3129859
HEADLEY RANDALL

Parcel ID: 21E20S06005B 00360 0250
6480 S DOLPHIN DR , FLORAL CITY, 34436

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	4830 - WITHLAPOPKA ISLES / TRAILS END RD
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001990 - WITH-LA-POPKA ISLAND UNIT 5B
Short Legal	WITH-LA-POPKA ISLANDS UNIT NO. 5B PB 4 PG 144, LOT 25 BLK36.
Est. Parcel Sqft	6,000
Est. Parcel Acres	.14
Map SC-TW-RG	07-20S-21E

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

Mailing Address

Name	HEADLEY RANDALL
Mailing Address	7327 S HALF HITCH TER FLORAL CITY FL 34436

All Owners

Name	Owner Type
HEADLEY RANDALL	HW - Husband And Wife
HEADLEY ANGELA	HW - Husband And Wife

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$8,200	$0	$8,200	$3,540	$0	$3,540	$0	$103.75	Link
2024	$6,700	$0	$6,700	$3,218	$0	$3,218	$0	$70.38	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	$8,200	14.8298	$125.67

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
0131	FIRE SERVICES ASSESSMENT	$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
09/01/2007	$100	2158/1279	14-SALE / MORE THAN 1 PARCEL	V

DISCLAIMER

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

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	50.0	100			$8,200	CLRMH

Total Misc Value

Legal Description

Legal Description
WITH-LA-POPKA ISLANDS UNIT NO. 5B PB 4 PG 144, LOT 25 BLK 36.

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: 923247

To: Tax Collector of CITRUS COUNTY, Florida

I,
TAX LIEN FUND LP
P.O. BOX 132
SAN FRANCISCO, CA 94104,
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
3129859	2023/773	06-01-2023
Legal Description		
WITH-LA-POPKA ISLANDS UNIT NO. 5B PB 4 PG 144, LOT 25 BLK 36		

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
TAX LIEN FUND LP
P.O. BOX 132
SAN FRANCISCO, CA 94104

Applicant's signature

04-16-2026
Application Date

Altkey: 3129859
HEADLEY RANDALL

Parcel ID: 21E20S06005B 00360 0250
6480 S DOLPHIN DR , FLORAL CITY, 34436

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	4830 - WITHLAPOPKA ISLES / TRAILS END RD
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001990 - WITH-LA-POPKA ISLAND UNIT 5B
Short Legal	WITH-LA-POPKA ISLANDS UNIT NO. 5B PB 4 PG 144, LOT 25 BLK36.
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Name	HEADLEY RANDALL
Mailing Address	7327 S HALF HITCH TER FLORAL CITY FL 34436

All Owners

Name	Owner Type
HEADLEY RANDALL	HW - Husband And Wife
HEADLEY ANGELA	HW - Husband And Wife

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$8,400	$0	$8,400	$3,894	$0	$3,894	$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	$8,200	$0	$8,200	$3,540	$0	$3,540	$0	$103.75	Link
2024	$6,700	$0	$6,700	$3,218	$0	$3,218	$0	$70.38	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	$8,400	14.5489	$148.54

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higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

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Project #	Description	Amount
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Sale Date	Sale Price	Book/Page	Instr Type	V/I
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Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	50.0	100			$8,400	CLRMH

Total Misc Value