RECEIVED
By Tifani White at 4:02 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	CROSIER LEON 1418 BRUCE ST INVERNESS, FL 34453
Property description	PROVOST UNREC SUB, LOT 7, SEC 7 TWN 19S RNG 20E, MORE PART DESC AS FOLLOWS: THE S 62 FT OF N 186 FT (Full legal attached.)	Application date	Apr 16, 2026
		Certificate #	2023 / 830
		Date certificate issued	06/01/2023
		Account number	3523736

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)
# 2023/830	06/01/2023	92.57	23.62	116.19
			→ Part 2: Total*	**116.19**

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)
# 2025/871	06/01/2025	93.34	6.25	13.48	113.07
# 2024/777	06/01/2024	93.94	6.25	22.96	123.15
# 2022/833	06/01/2022	82.31	6.25	22.57	111.13
				Part 3: Total*	**347.35**

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)	463.54
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	72.43
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)	57.66
7.	**Total Paid** (Lines 1-6)	1,018.63

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)	1,147.63
17.	Redemption fee	6.25
18.	Total amount to redeem	1,153.88

_____ Date of sale

Signature, Clerk of Court or Designee

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)

PROVOST UNREC SUB, LOT 7, SEC 7 TWN 19S RNG 20E, MORE PART DESC AS FOLLOWS: THE S 62 FT OF N 186 FT OF W 100 FT SW 1/4 OF NE 1/4 OF NW 1/4; AND THE E 10 FT S 62 FT OF N 186 FT OF W 110 FT SW 1/4 OF NE 1/4 OF NW 1/4; ALL LYING SEC 7 TWN 19S RNG 20E.

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

TAX DEED APPLICATION COVER LETTER

Account #: 3523736

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
CROSIER LEON
1418 BRUCE ST
INVERNESS, FL 34453

Additional Parties, Per Search
None

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 #: 923246

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
3523736	20E19S07 4A000 0070	1415 CARL ST INVERNESS 34453

Legal Description

PROVOST UNREC SUB, LOT 7, SEC 7 TWN 19S RNG 20E, MORE PART DESC AS FOLLOWS: THE S 62 FT OF N 186 FT OF W 100 FT SW 1/4 OF NE 1/4 OF NW 1/4; AND THE E 10 FT S 62 FT OF N 186 FT OF W 110 FT SW 1/4 OF NE 1/4 OF NW 1/4; ALL LYING SEC 7 TWN 19S RNG 20E.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 830	$2,497	No	No	No

Owner of Record on Current Tax Roll

LEON CROSIER

Billing Name & Address

1418 BRUCE ST
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: 08/12/2026 **Search covers** **20 years** **through:** 08/04/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
LEON CROSIER 1418 BRUCE STREET INVERNESS FL 32650	Warranty Deed Bk:922 Pg:1694	

Related Documents (for Reference)

None found.

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
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

CITRUS TITLE CO., — *Richard Kaufman, President*

Return to:

Name: Citrus Title Co., Inc.

Address: 213 Courthouse Square, Inverness, Florida 32650

This Instrument Prepared by: Katie Kirk

Address: 213 Courthouse Square, Inverness, Florida 32650

Parcel I.D. Number(s): 7-19-20-4A000-0070

Grantee(s) S.S.#(s):

SPACE ABOVE RESERVED FOR RECORDING DATA

BK0922PG1694

This Warranty Deed Made the 22nd day of January A.D. 19 92 by Helen I. Eichhorn, an unremarried widow,

hereinafter called the grantor, to Leon Crosier,

whose post office address is 1418 Bruce Street, Inverness, Florida 32650 hereinafter called the grantee

(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:

The South 62 feet of the North 186 feet of the West 100 feet of the SW¼ of NE¼ of NW¼ AND the East 10 feet of the South 62 feet of the North 186 feet of the West 110 feet of the SW¼ of NE¼ of NW¼ of Section 7, TOWNSHIP 19 SOUTH, RANGE 20 EAST.

SUBJECT TO easements of record.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
'92 JAN 22 PM 3 11
VERIFIED BY: D.C.

702606

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 1992 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:

Lori M. Thomas
SIGNATURE

Lori M. Thomas
PRINTED SIGNATURE

Carol Dryden
SIGNATURE

Carol Dryden
PRINTED SIGNATURE

Helen I. Eichhorn
SIGNATURE

Helen I. Eichhorn, an unremarried widow
PRINTED SIGNATURE

5005 E. Shady Acres Drive, Inverness, Fl. 32650
ADDRESS

SIGNATURE

PRINTED SIGNATURE

ADDRESS

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 22nd day of January, A.D. 19 92, by Helen I. Eichhorn, an unremarried widow,

who is ~~(are)~~ personally known to me ~~or has produced~~ and who ~~did~~ (did not) take an oath.

CAROL DRYDEN
Notary Public, State of Florida
My comm. expires Nov 5, 1995
No. CC151644

Carol Dryden
Signature

Carol Dryden
Printed Signature
NOTARY PUBLIC

RETURN TO CITRUS TITLE CO. FILE

kk
62/6

Altkey: 3523736
CROSIER LEON

Parcel ID: 20E19S07 4A000 0070
1415 CARL ST , INVERNESS, 34453

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	4000 - VACANT INDUS
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	0341 - HWY 41 N SPORTSMAN PT SOUTH TO TOMPKINS
Tax District	000T - CITY OF INVERNESS
Subdivision	001516 - PROVOST UNREC IN 7-19-20-4A000
Short Legal	PROVOST UNREC SUB, LOT 7, SEC 7 TWN 19S RNG 20E, MORE PARTDESC AS FOLLOWS:THE S 62 FT OF N 186 FT OF W 100 FT SW 1/4 OF NE 1/4 OF NW
Est. Parcel Sqft	6,820
Est. Parcel Acres	.16
Map SC-TW-RG	07-19S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	CROSIER LEON
Mailing Address	1418 BRUCE ST INVERNESS FL 34453

All Owners

Name		Owner Type
CROSIER LEON		IN - Individual

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	$5,460	$0	$5,460	$2,497	$0	$2,497	$0	$70.32	Link
2024	$2,270	$0	$2,270	$2,270	$0	$2,270	$0	$49.75	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000T	CITY OF INVERNESS	$5,460	21.8118	$119.09

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
IARD	INVERNESS ADDITIONAL REDEVELOP	$.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
01/22/1992	$3,000	0922/1694	00-WARRANTY DEED	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	4000-INDUSTRIAL USE OFF HWY	S-SQUARE FOOT	6,820.00	110.0	62			$5,460	IM

Total Misc Value

Legal Description

Legal Description
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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.

3523736

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923246

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
3523736	2023/830	06-01-2023
Legal Description		
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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

04-16-2026
Application Date

Applicant's signature

Altkey: 3523736
CROSIER LEON

Parcel ID: 20E19S07 4A000 0070
1415 CARL ST , INVERNESS, 34453

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CROSIER LEON	IN - Individual

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