



TRACI PERRY, CPM

CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

110 North Apopka Avenue, Inverness, Florida 34450
www.citrusclerk.org | @CitrusFLClerk

Telephone: (352) 341-6424
Fax: (352) 341-6477

September 01, 2026

ORANGE COUNTY SHERIFF DEPARTMENT
PO BOX 1440
ORLANDO FL, 32802-1440

Re: Sheriff Service for Tax Deed #2026-0196TD

Dear Sir or Madam:

Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **VICTOR LEAN**.

Florida Statutes chapter 197 governs Tax Deed auctions. F.S. 197.522(2)(a) provides that *"...if the sheriff is unable to make service, he or she shall post a copy of the notice in a conspicuous place at the legal titleholder's last known address."* The address provided to you is the last known address, according to a land record search performed for the Tax Collector's office.

Please post a copy of the enclosed Warning Notice and Notice of Application for Tax Deed at the address provided on the letter before **10/15/2026** to be in compliance with F.S. 197.522(2)(a)"1.

If the address **provided** is not valid, please indicate as invalid on the return of service.

On behalf of the Citrus County Clerk of the Circuit Court and Comptroller, I appreciate the opportunity to be of service to you.

Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
(352) 341-6478 | taxdeeds@citrusclerk.org



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ORLANDO FL, 32802-1440

SERVE NO LATER THAN 10/15/2026

Case #2026-0196TD Re: Sheriff Service

September 01, 2026

In accordance with F.S. 197.522(2), please serve the attached person or persons on the upcoming Tax Deed Sale which is scheduled for 11/4/2026 10:00AM. In the event these person(s) cannot be served at the address given for them, please post the following NOTICE OF APPLICATION OF TAX DEED and WARNING NOTICE at the owners last known address. A check is enclosed for the service charge.

Owner Name

VICTOR LEAN

Owner Address

C/O DAVID & ELENA DUNBAR, 3725 WEETAMOO
CIR, ORLANDO FL, 32818

CERTIFICATE NO.: 19-6993

If you have any questions, please call me at (352) 341-6478. Please mail the return back to me at the following address:
110 North Apopka Ave, Inverness FL, 34450. For your convenience, you may also send the return(s) via email to
TaxDeeds@CitrusClerk.org.

TRACI PERRY
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA



By:

Tifani L White

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APPLICATION NO: 2026-0196TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, NORMAN MCKENZIE CORP the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 19-6993 Year of Issuance: Jun-01-2019 Parcel ID: 17E18S220030 00240 0070

Description of Property:

UNREC SUB OF BLK 24 CHARPIAS ADDITION TO CRYSTAL RIVER PB 1 PG 30, LOT 7, MORE PART DESC
AS FOLLOWS: THE W 1/2 OF E 1/2 OF E 1/2 OF N 1/2 BLK 25 CHARPIAS ADDITION TO CRYSTAL RIVER
PB 1 PG 30.

Name in which assessed:

VICTOR LEAN

All of said property being in the County of Citrus, State of Florida.

Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online, on November 4, 2026; 10:00 AM at www.citrus.realtaxdeed.com.

Dated this 1st day of September, 2026

TRACI PERRY
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

Tifani L White



By: Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
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WARNING!

There are unpaid taxes on property which you own or in which you have a legal interest. The property will be sold on line at www.citrus.realtaxdeed.com on November 4, 2026; 10:00 AM unless the back taxes are paid to the Tax Collector. To receive further information, contact the Clerk of Court at 110 North Apopka Ave, Inverness, FL 34450, telephone number (352) 341-6478.

To make payment, please contact the office of the Tax Collector, telephone number (352) 341-6500.

PROCESS RECEIVED: 9/8/2026 3:50:00PM
RETURN DAYS:
RETURN DATE: 11/4/2026 10:00:22 AM
SHOW CAUSE DATE:
WRIT #: 1394465

CIVIL RETURN OF SERVICE OF ORANGE COUNTY

SERVE TO: LEAN, VICTOR

HOME ADDRESS: 3725 WEETAMOO CIR
ORLANDO, FL 32818

BUSINESS ADDRESS: C/O: DUNBAR, DAVID & ELENA
, FL

CITRUS COUNTY CLERK OF COURT. TAX DEED DIV.
110 N APOPKA AVE
INVERNESS, FL 34450

SERVICE INFORMATION: (407) 836-4570 (9AM - 1PM)

PLAINTIFF: XXXX
DEFENDANT: XXXX

SERVED THIS PROCESS AT 1415, ON 9-09-26 IN ORANGE COUNTY, FLORIDA, BY:

- ☐ INDIVIDUAL SERVICE: By delivering to the within named individual a true copy of this process, with any attachments provided, and informing the individual of their contents.
- ☐ SUBSTITUTE SERVICE: By leaving a true copy of this process, with any attachments provided, and informing the individual of their contents:

Name

Relationship

- ☐ CORPORATE SERVICE: By delivering a true copy of this process, with any attachments provided, to:

Name

Title

as President, Vice President, or other head of the corporation; or in their absence, the cashier, treasurer, secretary, or general manager; or in their absence, any officer or business agent residing in the state; or the registered agent; or an employee at the corporation's place

- ☒ POSTED SERVICE: By attaching a copy of this process, with a copy of any attachments provided, to a conspicuous place on the property described within. Neither the tenant(s) nor a resident 15 years old or older could be found at the tenant's usual place of residence, after the required amount of attempts.
- ☐ OTHER: By delivering a true copy of this process, with any attachments provided, to

_____, as _____.

- ☐ NON-SERVICE: And hereby return same unserved on: _____ (date/time) for the reason that after diligent search and inquiry, the within named could not be found in Orange County, Florida:
- ☐ NON-SERVICE: And hereby for reasons specified below on: _____ (date/time)

EXPLANATION:



SERVICE ATTEMPTS

Date/Time		Date/Time	
9-09	1415		✓

SHERIFF OF ORANGE COUNTY, FLORIDA

RECEIVED BY

Reviewed By

OFFICER

CALL SIGN

EID #

D. Rich C-14

12078



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ORLANDO FL, 32802-1440

ORIGINAL

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