



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

CITRUS COUNTY SHERIFF DEPARTMENT
1 SOUTH PARK AVENUE
INVERNESS FL, 34450-4994

Re: Sheriff Service for Tax Deed #2026-0225TD

Dear Sir or Madam:

Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **BEVERLY JO BENDER**.

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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CITRUS COUNTY SHERIFF DEPARTMENT

INVERNESS FL, 34450-4994

SERVE NO LATER THAN 10/15/2026

Case #2026-0225TD 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

BEVERLY JO BENDER

Owner Address

3845 S FLAMINGO TERRACE, , HOMOSASSA FL,
34448

CERTIFICATE NO.: 24-4779

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
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By:

Tifani L White

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

APPLICATION NO: 2026-0225TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, FIG 20 LLC 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.: 24-4779 Year of Issuance: Jun-01-2024 Parcel ID: 17E19S24 30000 0720

Description of Property:

COM AT NW COR OF SE 1/4 OF SW 1/4 OF SEC 24-19-17 TH S 00DEG 32M 52S W AL W LN OF SE 1/4 135 FT TH S 89DEG 21M 42S E 618.74 FT TH S 00DEG 34M 12S W 302.5 FT TO POB TH CONT S 00DEG 34M 12S W 67.5 FT TH S 89DEG 21M 42S E 112.5 FT TH N 00DEG 34M 12S E 67.5 FT TH N 89DEG 21M 42S W 112.5 FT TO POB

Name in which assessed:

BEVERLY BENDER, ZILPHA BENDER, BEVERLY JO BENDER, ZILPHA BENDER AS TRUSTEE OF THE ZILPHA BENDER INTER VIVOS TRUST AGREEMENT DATED FEBRUARY 23 1994

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



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

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.

RETURN OF SERVICE

PERSON TO BE SERVED:

RECEIPT NUMBER: 0000328-26

BEVERLY JO BENDER
3845 S. FLAMINGO TER.,
HOMOSASSA

PLAINTIFF: IN RE; TAX DEED WARNING

-VS-

DEFENDANT: ZILPHA BENDER

TYPE WRIT: NOTICE OF APPLICATION FOR TAX DEED, WARNING

COURT: CIRCUIT CITRUS
CASE #: 2026-0225TD

COURT DATE: 11/04/2026
COURT TIME: 10:00 AM

Received the above-named writ on September 10, 2026, at 8:58 AM,
and served the same on September 29, 2026, at 11:04 AM,
in CITRUS County, Florida, as follows:

POSTED TAX DEED

By posting a notice of tax deed in a conspicuous place at least 20 days
prior to the date of sale, pursuant to Chapter 197.522(2)(a) of the
Florida Statutes, being that the Sheriff was unable to make service
as set forth under Chapter 48 of the Florida Statutes.

SERVICE COST: \$40.00
TN, CIVIL CLERK

DAVID E. VINCENT, SHERIFF
CITRUS COUNTY, FLORIDA

MAIL TO:

BY: /S/ TIM NOCELLA 0724, D.S.

CLERK OF COURTS CITRUS
TRACI PERRY
110 N. APOPKA AVE.
INVERNESS, FL 34450

OCT 2'26 2:28PM

328-26



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TH, SEP 10 2026 AM 8:51

CITRUS COUNTY SHERIFF DEPARTMENT

INVERNESS FL, 34450-4994

SERVE NO LATER THAN 10/15/2026

Case #2026-0225TD Re: Sheriff Service

September 01, 2026

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Owner Name

BEVERLY JO BENDER

Owner Address

3845 S FLAMINGO TERRACE, , HOMOSASSA FL,
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CERTIFICATE NO.: 24-4779

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

Tifani L. White

Deputy Clerk

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APPLICATION NO: 2026-0225TD

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Certificate No.: 24-4779

Year of Issuance: Jun-01-2024

Parcel ID: 17E19S24 30000 0720

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Name in which assessed:

BEVERLY BENDER, ZILPHA BENDER, BEVERLY JO BENDER, ZILPHA BENDER AS TRUSTEE OF THE ZILPHA BENDER INTER VIVOS TRUST AGREEMENT DATED FEBRUARY 23 1994

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

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OCT 2'26 2:28PM



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328-26

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INVERNESS FL, 34450-4994

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ORIGINAL

Case #2026-0225TD Re: Sheriff Service

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Dated this 1st day of September, 2026

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CLERK OF THE CIRCUIT COURT AND COMPTROLLER
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September 01, 2026

MARION COUNTY SHERIFF DEPARTMENT
PO BOX 1987
OCALA FL, 34478-1987

Re: Sheriff Service for Tax Deed #2026-0225TD

Dear Sir or Madam:

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

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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
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MARION COUNTY SHERIFF DEPARTMENT

OCALA FL, 34478-1987

SERVE NO LATER THAN 10/15/2026

Case #2026-0225TD Re: Sheriff Service

September 01, 2026

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Owner Name

BEVERLY BENDER

Owner Address

6035 SW 54TH ST STE 200, , OCALA FL, 34474-5519

CERTIFICATE NO.: 24-4779

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.

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By:

Tifani L White

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Deputy Clerk
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MARION COUNTY SHERIFF'S OFFICE
MARION, FLORIDA



TAX DEED NOTICE
RETURN OF SERVICE

Document Number: MCSO26CIV009825TAXD

County : CITRUS COUNTY

Court : Circuit

Court Date: 11/4/2026 at 10:00 AM

Case Number : 2026-0225TD

Attorney/Agent:

CITRUS COUNTY CLERK OF COURT
110 N APOPKA AVE
INVERNESS FL 34450
352-341-6424

Plaintiff: FIG 20 LLC

Defendant: ZILPHA BENDER
BEVERLY BENDER



SUBJECT TO BE SERVED :

BENDER, ZILPHA
6035 SW 54TH ST 200 OCALA, FL 34474

DOCUMENT COMMENTS:

SERVICE TYPE : POSTED

Received the above named writ on 9/9/2026 1:56 PM and served the same on 9/14/2026 at 11:15 AM, in Marion County, Florida, by posting a true copy of this writ on the within described real property at 6035 SW 54TH ST SUITE 200 OCALA, FL. to the best of our ability acting on the given description.

SERVICE LOCATION: 6035 SW 54TH ST SUITE 200 OCALA, FL.

SERVICE COMMENTS:

WILLIAM "BILLY" WOODS, SHERIFF

BY: , MASTER CORPORAL DAVID M BATTERTON

This electronic signature is compliant with F.S.S. 48.21(1)



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MARION COUNTY SHERIFF DEPARTMENT
PO BOX 1987
OCALA FL, 34478-1987

REC'D '26 SEP 9 13:55
SHERIFF-MARION CO, FL

Re: Sheriff Service for Tax Deed#2026-0225TD

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4825
(2/2)



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MARION COUNTY SHERIFF DEPARTMENT

OCALA FL, 34478-1987

SERVE NO LATER THAN 10/15/2026

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REC'D '26 SEP 9 13:55
SHERIFF-MARION CO, FL

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



By:

Tifani L White

Tifani L. White

Deputy Clerk

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



TRACI PERRY, CPM

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

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

APPLICATION NO: 2026-0225TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, FIG 20 LLC 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.: 24-4779

Year of Issuance: Jun-01-2024

Parcel ID: 17E19S24 30000 0720

Description of Property:

COM AT NW COR OF SE1/4 OF SW 1/4 OF SEC 24-19-17 TH S 00DEG 32M 52S W AL W LN OF SE1/4 135 FT TH S 89DEG 21M 42S E 618.74 FT TH S 00DEG 34M 12S W 302.5 FT TO POB TH CONT S00DEG 34M 12S W 67.5 FT TH S 89DEG 21M 42S E 112.5 FT TH N 00DEG 34M 12S E 67.5 FT TH N 89DEG 21M 42S W 112.5 FT TO POB

Name in which assessed:

BEVERLY BENDER, ZILPHA BENDER, BEVERLY JO BENDER, ZILPHA BENDER AS TRUSTEE OF THE ZILPHA BENDER INTER VIVOS TRUST AGREEMENT DATED FEBRUARY 23 1994

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



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

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MARION COUNTY SHERIFF DEPARTMENT

OCALA FL, 34478-1987

SERVE NO LATER THAN 10/15/2026

Case #2026-0225TD 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

ZILPHA BENDER

Owner Address

6035 SW 54TH ST STE 200, , OCALA FL, 34474-5519

CERTIFICATE NO.: 24-4779

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.

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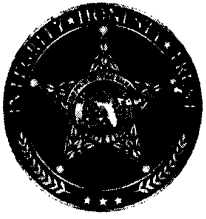


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MARION COUNTY SHERIFF'S OFFICE
MARION, FLORIDA



TAX DEED NOTICE
RETURN OF SERVICE

Document Number: MCSO26CIV009825TAXD

County : CITRUS COUNTY

Court : Circuit

Court Date: 11/4/2026 at 10:00 AM

Case Number : 2026-0225TD

Attorney/Agent:

CITRUS COUNTY CLERK OF COURT
110 N APOPKA AVE
INVERNESS FL 34450
352-341-6424

Plaintiff: FIG 20 LLC

Defendant: ZILPHA BENDER
BEVERLY BENDER

RECEIVED

By Tifani White at 10:56 am, 9/22/26

SUBJECT TO BE SERVED :

BENDER, BEVERLY
6035 SW 54TH ST 200 OCALA, FL 34474

DOCUMENT COMMENTS:

SERVICE TYPE : POSTED

Received the above named writ on 9/9/2026 1:56 PM and served the same on 9/14/2026 at 11:15 AM, in Marion County, Florida, by posting a true copy of this writ on the within described real property at 6035 SW 54TH ST SUITE 200 OCALA, FL. to the best of our ability acting on the given description.

SERVICE LOCATION: 6035 SW 54TH ST SUITE 200 OCALA, FL.

SERVICE COMMENTS:

WILLIAM "BILLY" WOODS, SHERIFF

 #4399

BY: , MASTER CORPORAL DAVID M BATTERTON

This electronic signature is compliant with F.S.S. 48.21(1)



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MARION COUNTY SHERIFF DEPARTMENT

OCALA FL, 34478-1987

SERVE NO LATER THAN 10/15/2026

Case #2026-0225TD Re: Sheriff Service

September 01, 2026

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ORIGINAL

REC'D '26 SEP 9 13:56
SHERIFF-MARION CO, FL

4825
(112)



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REC'D '26 SEP 9 13:56
SHERIFF-MARION CO, FL

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