



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 #2026-0246TD

Dear Sir or Madam:

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

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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INVERNESS FL, 34450-4994

SERVE NO LATER THAN 10/15/2026

Case #2026-0246TD 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

JOSEPH FINN

Owner Address

6860 S HOLLY OAK PT, , HOMOSASSA FL, 34448

CERTIFICATE NO.: 24-0785

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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CITRUS COUNTY, FLORIDA



By:

Tifani L White

Tifani L. White
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APPLICATION NO: 2026-0246TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, KEYS FUNDING LLC - 7024 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.: 24-0785 Year of Issuance: Jun-01-2024 Parcel ID: 17E20S07 33000 0040

Description of Property:

ISLAND #4 IN W1/2 OF SW1/4: COM AT NW COR OF SEC 7-20-17, TN S AL W LN OF SEC 7 2482.92 FT TO GOVERNMENT MEANDER COR, TN S 12 DEG 03M 30S E 1920 FT TO POB, TN AROUND ISLAND N 83 DEG E 125 FT, TN N 30 DEG E 50 FT, TN E 100 FT, TN S 12 DEG E 40 FT, TN S 80 DEG E 75 FT, TN S 75 FT, TN S 45 DEG W 100 FT, TN S 30 DEG W 75 FT, TN S 60 DEG W 75 FT, TN S 45 DEG W 75 FT, TN S 80 DEG W 135 FT, TN N 35 DEG W 85 FT, TN N 20 DEG E 100 FT, TN N 60 FT, TN N 65 DEG W 150 FT, TN N 25 FT, TN N 87 DEG 59M 20S E 178.50 FT TO POB AS DESC IN OR BK 1475 PG 106 & OR BK 1575 PG 52 & OR BK 1752 PG 1924

Name in which assessed:

JOSEPH FINN, DEBORAH FINN

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
(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: 0000340-26

JOSEPH FINN
6860 S. HOLLY OAK PT.,
HOMOSASSA

PLAINTIFF: IN RE; TAX DEED WARNING

-VS-

DEFENDANT: Null

TYPE WRIT: NOTICE OF APPLICATION FOR TAX DEED, WARNING

COURT: CIRCUIT CITRUS
CASE #: 2026-0246TD

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

Received the above-named writ on September 10, 2026, at 9:01 AM,
and served the same on September 29, 2026, at 11:25 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 2:29PM

340-26



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TH, SEP 10 2026 AM 9:01

CITRUS COUNTY SHERIFF DEPARTMENT

INVERNESS FL, 34450-4994

SERVE NO LATER THAN 10/15/2026

Case #2026-0246TD Re: Sheriff Service

September 01, 2026

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Owner Name

JOSEPH FINN

Owner Address

6860 S HOLLY OAK PT, , HOMOSASSA FL, 34448

CERTIFICATE NO.: 24-0785

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: 2026-0246TD

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Certificate No.: 24-0785

Year of Issuance: Jun-01-2024

Parcel ID: 17E20S07 33000 0040

Description of Property:

ISLAND #4 IN W1/2 OF SW1/4: COM AT NW COR OF SEC7-20-17, TN S AL W LN OF SEC7 2482.92 FT TO GOVERNMENT MEANDER COR, TN S 12 DEG 03M 30S E 1920 FT TO POB, TN AROUND ISLAND N 83 DEG E 125 FT, TN N 30 DEG E 50 FT, TN E 100 FT, TN S 12 DEG E 40 FT, TN S 80 DEG E 75 FT, TN S 75 FT, TN S 45 DEG W 100 FT, TN S 30 DEG W 75 FT, TN S 60 DEG W 75 FT, TN S 45 DEG W 75 FT, TN S 80 DEG W 135 FT, TN N 35 DEG W 85 FT, TN N 20 DEG E 100 FT, TN N 60 FT, TN N 65 DEG W 150 FT, TN N 25 FT, TN N 87 DEG 59M 20S E 178.50 FT TO POB AS DESC IN OR BK 1475 PG 106 & OR BK 1575 PG 52 & OR BK 1752 PG 1924

Name in which assessed:

JOSEPH FINN, DEBORAH FINN

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

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Dated this 1st day of September, 2026

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Tifani L White



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Deputy Clerk
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Owner Name

DEBORAH FINN

Owner Address

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INVERNESS FL, 34450-4994

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ORIGINAL

Case #2026-0246TD Re: Sheriff Service

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