



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 #2026-0252TD

Dear Sir or Madam:

Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **MICHELLE L ADKINS-MADDY REGISTERED AGENT OBO LEGACY REAL ESTATE INVESTMENTS & FUNDING LLC**.

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 #2026-0252TD 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

MICHELLE L ADKINS-MADDY REGISTERED
AGENT OBO LEGACY REAL ESTATE

Owner Address

6137 ROUND LAKE RD, , APOPKA FL, 32712

CERTIFICATE NO.: 24-4107

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: 2026-0252TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, KEYS FUNDING LLC - 5024 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.: 24-4107 Year of Issuance: Jun-01-2024 Parcel ID: 20E19S21 4A000 0010

Description of Property:

SHADY LAKE VILLA UNREC PLAT LOT 1 DESC AS COMM AT NW COR 21-19-20 TH S 89DEG 55M 15S E AL N LN 850 FT TH S 0DEG 5M 45S W 50 FT TH S 89DEG 55M 15S E PARA TO N LN 825.95 FT TO POB TH S 89DEG 55M 15S E 60 FT TH S 0DEG 4M 45S W 93.33 FT MOL TO WTRS OF LK TSALA APOPKA TH S 85DEG 27M 35S W AL WTRS 60.20 FT TO PT THAT BEARS S 0DEG 4M 45S W FROM POB TH N 0DEG 4M 45S E 98.18 FT MOL TO POB DESC IN OR BK 1013 PG 1239 & OR BK 1812 PG 810

Name in which assessed:

LEGACY REAL ESTATE INVESTMENT & FUNDING LLC AKA LEGACY REAL ESTATE INVESTMENTS & FUNDING LLC, MICHELLE L ADKINS-MADDY REGISTERED AGENT OBO LEGACY REAL ESTATE INVESTMENTS & FUNDING LLC

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
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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: 1
RETURN DATE: 11/4/2026 10:00:22 AM
SHOW CAUSE DATE:
WRIT #: 1394470

RUSH

Orange County Sheriff's Office
Return of Service

SERVE TO: ADKINS MADDY, MICHELLE L.R/A OBO
LEGACY REAL ESTATE
HOME ADDRESS: 6137 ~~ROUND CIR~~ *Round Lake Rd*
~~ORLANDO, FL 32818~~ *Apopka, FL 32712*
BUSINESS ADDRESS: ESTATE INVESTMENTS & FUNDING LLC
FL

CASE: 244107
COURT: 9TH JUDICIAL CIRCUIT COURT
COUNTY: CITRUS

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

SERVER: CQ14 13
ENTERED BY: NDP
FEE CODE: 70
Fee/Xfee: \$ 40.00
WITNESS FEE: \$ 0.00
OVERPAYMENT: \$ 0.00
LEVY DEPOSIT: \$ 0.00

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

PLAINTIFF: XXXX
DEFENDANT: XXXX

SERVED THIS PROCESS AT 820, ON 9/10/26 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:

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

RECEIVED

By Tifani White at 11:17 am, 9/16/26

- ☐

Name	Relationship
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

- ☐ 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: *Home Entered Posted*

On Front Gate

Posted on 6137 Round Lake Rd Apopka FL 32712

SERVICE ATTEMPTS

Date/Time		Date/Time	
9/10	820		✓

SHERIFF OF ORANGE COUNTY, FLORIDA

RECEIVED BY

Reviewed By *Le*

OFFICER

CALL SIGN

EID #



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1394420

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ORIGINAL

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