



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

POST NO LATER THAN 10/15/2026

Application No: 2026-0252TD

THE STATE OF FLORIDA:

TO THE SHERIFF OF Citrus COUNTY FLORIDA:

GREETINGS:

YOU ARE HEREBY COMMANDED to post the attached copies of the Warning Notice and Notice of Application for Tax Deed in a conspicuous place on the property described in said notice at least 20 days prior to November 4, 2026; 10:00 AM, in accordance with F.S. 197.522:

ASSESSED OWNER: **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**

PROPERTY ADDRESS **1218 MOSSY OAK DR
INVERNESS, FL**

WITNESS my hand and the seal of the Circuit Court on the 1st day of September, 2026.

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

By: _____

Tifani L. White
Deputy Clerk





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APPLICATION NO: 2026-0252TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that 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: June 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

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



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: 0000345-26

MICHELLE L. ADKINS-MADDY
REGISTERED AGENT OBO LEGACY REAL ESTATE INVESTMENT
1218 MOSSY OAK DR.,
INVERNESS

PLAINTIFF: IN RE; TAX DEED WARNING

-VS-

DEFENDANT: Null

TYPE WRIT: NOTICE OF APPLICATION FOR TAX DEED, WARNING

COURT: CIRCUIT CITRUS
CASE #: 2026-0252TD

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 14, 2026, at 10:10 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
GP, CIVIL CLERK

DAVID E. VINCENT, SHERIFF
CITRUS COUNTY, FLORIDA

MAIL TO:

BY: /S/ GREG POPOVICH 1483, D.S.

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

SEP 16 '26 4:12PM



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345-26

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CITRUS COUNTY, FLORIDA

By:

Tifani L White

Tifani L. White
Deputy Clerk



ORIGINAL

TH, SEP 10 2026 AM 9:01



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