RECEIVED
By Tifani White at 1:43 pm, 9/3/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	JPL INVESTMENTS CORP OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP 8724 SW 72 ST NO. 382 MIAMI, FL 33173	Property Owner	GRECO ROSE C/O ROSEANN PERITORE 354 EMERSON PL VALLEY STREAM, NY 11580
Property description	FOREST LAKE NORTH PB 8 PG 101 LOT 117	Application date	Apr 28, 2026
		Certificate #	2024 / 3648
		Date certificate issued	06/01/2024
		Account number	1607094

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2024/3648	06/01/2024	311.70	43.31	355.01
			→ Part 2: Total*	**355.01**

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2025/3992	06/01/2025	386.75	6.25	26.59	419.59
				Part 3: Total*	**419.59**

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1.	Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	774.60
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	368.35
4.	Property information report fee	250.00
5.	Tax deed application fee	175.00
6.	Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	117.60
7.	**Total Paid** (Lines 1-6)	1,685.55

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sabrina Maloy
Signature, Tax Collector or Designee

Citrus County, Florida

Date 3rd of September, 2026

Send this certification to the Clerk of Court by 10 days after the date signed. *See Instructions on Page 2*

Part 5: Clerk of Court Certified Amounts (Lines 8-15)		
8.	Processing tax deed fee	129.00
9.	Certified or registered mail charge	0.00
10.	Advertising charge (see s.197.542, F.S.)	0.00
11.	Recording fee for certificate of notice	0.00
12.	Sheriff's fees	0.00
13.	Interest (see Clerk of Court Instructions, page 2)	0.00
14.	**Total Paid** (Lines 8-13)	129.00
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16.	Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	1,814.55
17.	Redemption fee	6.25
18.	Total amount to redeem	1,820.80
	Signature, Clerk of Court or Designee	Date of sale

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Total Paid Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

FULL LEGAL (If applicable)

Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 1607094

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C. The addresses provided are based on the attached Property Information Report and supporting documents:

Tax Deed Applicant
JPL INVESTMENTS CORP
OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP
8724 SW 72 ST NO. 382
MIAMI, FL 33173

Owner on Current Tax Roll
GRECO ROSE
C/O ROSEANN PERITORE
354 EMERSON PL
VALLEY STREAM, NY 11580

Additional Parties, Per Search
MARIA GRECO — Title Holder
15-32 160 STREET
WHITESTONE, NY 11357

ROSE GRECO — Title Holder
106-07 - 49TH AVENUE
CORONA, NY 11368

Certified By:

Sabrina Maloy

Tax Collector or Authorized Designee

TDA #: 923362

TitleExpress®
A service of **Grant Street Group**
210 6th Ave, Suite 3650
Pittsburgh, PA 15222

Web: www.grantstreet.com
E-mail: TitleExpress@grantstreet.com
Phone: (412) 391-5555

At the request of the County Tax Collector for **Citrus** County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
1607094	19E18S150020 1170	1222 E LA SALLE ST HERNANDO 34442

Legal Description
FOREST LAKE NORTH PB 8 PG 101 LOT 117

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3648	$14,431	No	No	No

Owner of Record on Current Tax Roll
ROSE GRECO

C/O ROSEANN PERITORE
354 EMERSON PL
VALLEY STREAM NY 11580

Billing Name & Address
ROSE GRECO

C/O ROSEANN PERITORE
354 EMERSON PL
VALLEY STREAM NY 11580

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 09/01/2026 **Search covers** **20 years** **through:** 08/25/2026

Nicole Burdick
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
MARIA GRECO 15-32 160 STREET WHITESTONE NY 11357	Quit Claim Deed Bk:2454 Pg:2320	Deed contains correct legal description however lists the wrong parcel number of 19E18W150020 1180.
ROSE GRECO 106-07 - 49TH AVENUE CORONA NY 11368	Warranty Deed Bk:533 Pg:573	This party is being included as an apparent titleholder due to the possible invalidity of Deed in 2454-2320. No conveyance or probate located for Rose Greco conveying her interest.

Related Documents (for Reference)

None found.

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

2011052460 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
2011052460 BK:2454 PG:2320
12/27/2011 11:26 AM 2 PGS
EDAVIS,DC Receipt #046684

(Please do not write above this line - Reserved for Clerk of Court's Office)

STATE OF FLORIDA)
)
COUNTY OF CITRUS)

QUIT CLAIM DEED

Property Appraiser's Parcel Identification No. **19E18S150020 1180**

THIS Quit Claim Deed, executed this 22nd day of December, 2011.

By: CARMELO GRECO (First Party)

TO: MARIA GRECO (Second Party)
WHOSE POST OFFICE ADDRESS IS 15-32 160 STREET
WHITESTONE, NY 11357

(wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires).

WITNESSETH: That the said first party, for and in consideration of NO DOLLARS ($0.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party, forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece, or parcel land, situate, lying and being in the County Citrus, State of Florida, to wit:

LOT 117, OF FOREST LAKE NORTH, a subdivision recorded in Plat Book 8, Pages 101 through 105 of the Public Records of Citrus County, Florida.

SUBJECT to building and zoning laws and governmental regulations, platted rights of way, limitations, reservations, restrictions, easements of record affecting the property and taxes for the year current year and all subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity to the only property use benefit and behoof of the said second party forever.

IN WITNESS WHEREOF the said first party has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the Presence of

Barbara L. Alexander

1st Witness as to First Party
Address: 671 Jamestowne Drive St. 207
Murrells Inlet SC 29576

Nancy G Rowe

2nd Witness as to First Party
Address: 671 Jamestowne Dr. St. 207
Murrells Inlet SC 29576

Carmelo Greco {L.S.}

CARMELO GRECO, First Party
Address:

STATE OF SOUTH CAROLINA, COUNTY OF GEORGETOWN

The foregoing instrument was acknowledged before me this _____ day of December, 2011, by Carmelo Greco, who is personally known to me or has produced drivers license for the State of South Carolina, as identification and who did not take an oath.

Nancy G Rowe (SEAL)
Notary Public for South Carolina

My Commission expires: 3-3-2018

WARRANTY DEED
FROM CORPORATION

This Warranty Deed *Made and executed the* 12th *day of* February *A. D. 19* 79 *by*
CONTEXT DEVELOPMENT CO., a Delaware corporation authorized to do business in the State of Florida,
a corporation existing under the laws of Delaware *, and having its principal place of business at* 3020 Coral Way, Miami, Florida 33145
hereinafter called the grantor, to
ROSE GRECO

whose postoffice address is 106-07 - 49th Avenue
Corona, New York 11368
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in* Citrus *County, Florida, viz:*

Lot 117 of FOREST LAKE NORTH, a subdivision recorded in Plat Book 8, Pages 101 through 105 of the Public Records of Citrus County, Florida.

SUBJECT TO all building and zoning laws and governmental regulations, platted rights of way, limitations, reservations, restrictions, easements of record affecting the property, and taxes for the year 1979 and all subsequent years.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
'79 MAR 12 PM 1
VERIFIED BY:
FILE NO. 225458

RETURN TO CITRUS TITLE CO. FILE 4557

Together *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances* except those set forth above.

DOCUMENTARY SURTAX
$ 0.40

(CORPORATE SEAL)

In Witness Whereof *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

ATTEST: Assistant Secretary

CONTEXT DEVELOPMENT CO.

Signed, sealed and delivered in the presence of:

By Vice President

STATE OF Florida
COUNTY OF Dade

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JAMES C. DAVIS and J. H. MORRIS

well known to me to be the Vice President and Asst. Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of February A. D. 19 79

This Instrument prepared by:
DENNIS J. GETMAN
ATTORNEY AT LAW
CONTEXT DEV. CO.
3020 CORAL WAY
MIAMI, FLA. 33145

Address

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APR. 2 1982
BONDED THRU GENERAL INS. UNDERWRITERS

BOOK 533 PAGE 573

Altkey: 1607094
GRECO ROSE

Parcel ID: 19E18S150020 1170
1222 E LA SALLE ST , HERNANDO, 34442

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	6826 - FOREST LAKE
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000719 - FOREST LAKE NORTH
Short Legal	FOREST LAKE NORTH PB 8 PG 101 LOT 117
Est. Parcel Sqft	54,352
Est. Parcel Acres	1.25
Map SC-TW-RG	05-18S-19E

Recording Activity Notification (RAN) system — WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	GRECO ROSE
Mailing Address	354 EMERSON PL VALLEY STREAM NY 11580

All Owners

Name		Owner Type
GRECO ROSE		IN - Individual

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2025	$29,320	$0	$29,320	$14,431	$0	$14,431	$0

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$29,320	$0	$29,320	$14,431	$0	$14,431	$0	$320.00	Link
2024	$35,300	$0	$35,300	$13,119	$0	$13,119	$0	$317.16	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000X	WITHLACOOCHEE RIVER BASIN	$29,320	14.8298	$438.88

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessments

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
12/01/2011	$100	2454/2320	98-UNABLE TO PROCESS	V
02/12/1979	$3,900	0533/0573	13-FROM DEVELOPERS	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	181.00	181.0	300			$29,320	LDRMH

Total Misc Value

Legal Description

Legal Description
FOREST LAKE NORTH PB 8 PG 101 LOT 117

DISCLAIMER

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

1607094

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923362

To: Tax Collector of CITRUS COUNTY, Florida

I,

JPL INVESTMENTS CORP
OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP
8724 SW 72 ST NO. 382
MIAMI, FL 33173,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date
1607094	2024/3648	06-01-2024
Legal Description		
FOREST LAKE NORTH PB 8 PG 101 LOT 117		

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Signature on File
JPL INVESTMENTS CORP
OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP
8724 SW 72 ST NO. 382
MIAMI, FL 33173

Applicant's signature

04-28-2026
Application Date

Altkey: 1607094
GRECO ROSE

Parcel ID: 19E18S150020 1170
1222 E LA SALLE ST , HERNANDO, 34442

Citrus County Property Appraiser, Cregg E. Dalton

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Name	GRECO ROSE
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Name	Owner Type
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Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$30,770	$0	$30,770	$15,874	$0	$15,874	$0

Value History and Tax Amount

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2025	$29,320	$0	$29,320	$14,431	$0	$14,431	$0	$320.00	Link
2024	$35,300	$0	$35,300	$13,119	$0	$13,119	$0	$317.16	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

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