RECEIVED
By Tifani White at 9:12 am, 9/8/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	GERALD YOUNG 11765 STONEWALL SPRINGS AVE LAS VEGAS, NV 89138	Property Owner	HAKIMI MANOUTCHEHR JULIUS BRECHT STRASSE 3 POST FACH 520 234 HAMBURG 22609 GERMANY
Property description	CITRUS SPRINGS UNIT 21 PB 7 PG 73 LOT 12 BLK 1510	Application date	Apr 23, 2026
		Certificate #	2024 / 1998
		Date certificate issued	06/01/2024
		Account number	1448077

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)
# 2024/1998	06/01/2024	149.36	22.19	171.55
# 2025/2160	06/01/2025	154.47	10.97	165.44
			→ Part 2: Total*	**336.99**

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)
# /					
				Part 3: Total*	**0.00**

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)	336.99
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	201.40
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)	72.25
7.	**Total Paid** (Lines 1-6)	1,035.64

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.

Christina Sedlak
Signature, Tax Collector or Designee

Citrus County, Florida

Date 8th 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)	1,164.64
17.	Redemption fee	6.25
18.	Total amount to redeem	1,170.89
	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 #: 1448077

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
GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138

Owner on Current Tax Roll
HAKIMI MANOUTCHEHR
JULIUS BRECHT STRASSE 3
POST FACH 520 234
HAMBURG 22609
GERMANY

Additional Parties, Per Search
CITRUS SPRINGS CIVIC ASSOCIATION, INC. Other Party
PO BOX 236
HOLDER, FL 34445

CITRUS SPRINGS CIVIC ASSOCIATION, INC. Other Party
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O Other Party
CITRUS SPRINGS CIVIC ASSOCIATION, INC.
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O Other Party
CITRUS SPRINGS CIVIC ASSOCIATION, INC.
PO BOX 236
HOLDER, FL 34445

MANOUTCHEHR HAKIMI Title Holder

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

JULIUS-BRECHT STRASSE 3
POST FACH 520-234
D-2000 HAMBURG 52
WEST GERMANY

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450
Phone: 352-341-6500 | Fax: 352-341-6514
www.citrustc.us

TDA #: 923322

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
1448077	18E17S100210 15100 0120	11716 N CONDOR DR CITRUS SPRINGS 34433

Legal Description
CITRUS SPRINGS UNIT 21 PB 7 PG 73 LOT 12 BLK 1510

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 1998	$3,221	No	No	No

Owner of Record on Current Tax Roll
MANOUTCHEHR HAKIMI

Billing Name & Address

JULIUS BRECHT STRASSE 3
POST FACH 520 234
HAMBURG 22609
GERMANY

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: 08/24/2026 **Search covers** **20 years** **through:** 08/18/2026

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
MANOUTCHEHR HAKIMI JULIUS-BRECHT STRASSE 3 POST FACH 520-234 D-2000 HAMBURG 52 WEST GERMANY	Warranty Deed Bk:586 Pg:357	

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
CITRUS SPRINGS CIVIC ASSOCIATION, INC. PO BOX 236 HOLDER FL 34445	Sunbiz- HOA	

Name & Address of Record	Document	Examiner Comments
ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W. CITRUS SPRINGS BLVD. CITRUS SPRINGS FL 34434	Sunbiz- HOA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

3-26580-10 2,525

This Instrument Was Prepared By
The Deltona Corporation,
by Joyce R. Dooley
3250 S. W. 3rd Avenue
Miami, Florida 33129

AFTER RECORDING PLEASE RETURN TO:
DEEDING DEPT., DELTONA CORPORATION
3250 S.W. 3RD AVE., MIAMI, FL. 33129

REC. 4.00
DOC. 11.70
TOT. 15.70

Warranty Deed

This Indenture, made this 19th day of October , A.D. 19 81

BETWEEN THE DELTONA CORPORATION, a corporation existing under the laws of the State of Delaware, having a place of business in the County of Dade and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and

Manoutchehr HAKIMI

parties of the second part, whose mailing address is: Julius-Brecht Strasse 3
Post Fach 520-234
D-2000 Hamburg 52
WEST GERMANY

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land situate, lying and being in the County of Citrus and State of Florida, to-wit:

Lot 12 Block 1510 of Citrus Springs Unit TWENTY-ONE
a Subdivision according to the Plat thereof, recorded in Plat Book 7
Page 73-83, of the Public Records of Citrus County, Florida.

11.70

This deed is executed subject to restrictions, reservations and easements of record and taxes from the date of this deed and subsequent years.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered in the presence of us:

Richard Cazzell

Yolanda C. Diaz

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its authorized agent and its corporate seal to be affixed the day and year above written.

THE DELTONA CORPORATION,

(Corporate Seal)

By Joyce R. Dooley
Joyce R. Dooley (Authorized Agent)

STATE OF FLORIDA
COUNTY OF DADE } SS

I HEREBY CERTIFY, that on this 19th day of October A.D. 19 81 before me personally appeared Joyce R. Dooley of THE DELTONA CORPORATION, a corporation under the laws of the State of Delaware, to me known to be the person who signed the foregoing instrument as such agent and acknowledged the execution thereof to be his free act and deed as such agent for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida the day and year last aforesaid.

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 28 1985
BONDED THRU GENERAL INS., UNDERWRITERS

Marguerite Thomas (SEAL)
Notary Public, State of Florida at Large

FILED & RECORDED
CITRUS CO. FLA.
1981 OCT 27 AM 8 14

BOOK 586 PAGE 357

165503

0361

Detail by Entity Name

Florida Not For Profit Corporation
CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Filing Information

Document Number	734809
FEI/EIN Number	59-6543328
Date Filed	01/13/1976
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/28/2025
Event Effective Date	NONE

Principal Address

1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Changed: 04/16/2025

Mailing Address

PO BOX 236
HOLDER, FL 34445

Changed: 01/28/2025

Registered Agent Name & Address

CHILDERS, ROBERT B, Jr.
1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Name Changed: 01/16/2026

Address Changed: 04/16/2025

Officer/Director Detail

Name & Address

Title President

CHILDERS, ROBERT B, Jr.
PO BOX 236
HOLDER, FL 34445

Title VP

CANDELA, SALVATORE
PO BOX 236
HOLDER, FL 34445

Title Secretary

PASTOR, LORENE
PO BOX 236
HOLDER, FL 34445

Title Treasurer

SMITH, RUTH
PO BOX 236
HOLDER, FL 34445

Title Director

STOUTE, EDDIE
PO BOX 236
HOLDER, FL 34445

Title Director

KOCHER, AMANDA
PO BOX 236
HOLDER, FL 34445

Title Director

PARKER, JOE
PO BOX 236
HOLDER, FL 34445

Title Director

MILLER, LORRAINE
PO BOX 236
HOLDER, FL 34445

Title D

LAMB, WILLIAM
PO BOX 236
HOLDER, FL 34445

Annual Reports

Report Year	Filed Date
2024	05/02/2024
2025	04/16/2025
2026	01/16/2026

01/16/2026 -- ANNUAL REPORT	View image in PDF format
04/16/2025 -- ANNUAL REPORT	View image in PDF format
01/28/2025 -- Amendment	View image in PDF format
11/25/2024 -- Amendment	View image in PDF format
05/02/2024 -- ANNUAL REPORT	View image in PDF format
04/13/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
04/12/2021 -- ANNUAL REPORT	View image in PDF format
07/29/2020 -- ANNUAL REPORT	View image in PDF format
09/26/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
06/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
01/16/2015 -- ANNUAL REPORT	View image in PDF format
03/06/2014 -- ANNUAL REPORT	View image in PDF format
01/27/2013 -- ANNUAL REPORT	View image in PDF format
02/05/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
01/28/2010 -- ANNUAL REPORT	View image in PDF format
02/13/2009 -- ANNUAL REPORT	View image in PDF format
02/27/2008 -- ANNUAL REPORT	View image in PDF format
08/27/2007 -- ANNUAL REPORT	View image in PDF format
04/05/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
03/25/2004 -- ANNUAL REPORT	View image in PDF format
02/13/2003 -- ANNUAL REPORT	View image in PDF format
02/04/2002 -- ANNUAL REPORT	View image in PDF format
01/29/2001 -- ANNUAL REPORT	View image in PDF format
01/27/2000 -- ANNUAL REPORT	View image in PDF format
02/26/1999 -- ANNUAL REPORT	View image in PDF format
02/04/1998 -- ANNUAL REPORT	View image in PDF format
01/21/1997 -- ANNUAL REPORT	View image in PDF format
01/29/1996 -- ANNUAL REPORT	View image in PDF format
02/09/1995 -- ANNUAL REPORT	View image in PDF format

Altkey: 1448077
HAKIMI MANOUTCHEHR

Parcel ID: 18E17S100210 15100 0120
11716 N CONDOR DR , CITRUS SPRINGS, 34433

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1521 - CITRUS SPRINGS UNIT 21
Tax District	00CS - CITRUS SPRINGS
Subdivision	000394 - CITRUS SPRINGS UNIT 21
Short Legal	CITRUS SPRINGS UNIT 21 PB 7 PG 73 LOT 12 BLK 1510
Est. Parcel Sqft	10,000
Est. Parcel Acres	.23
Map SC-TW-RG	03-17S-18E

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

Mailing Address

Name	HAKIMI MANOUTCHEHR
Mailing Address	JULIUS BRECHT STRASSE 3 POST FACH 520 234 HAMBURG 22609 GERMANY

All Owners

Name		Owner Type
HAKIMI MANOUTCHEHR		IN - Individual

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2025	$13,280	$0	$13,280	$3,221	$0	$3,221	$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	$13,280	$0	$13,280	$3,221	$0	$3,221	$0	$157.91	Link
2024	$8,160	$0	$8,160	$2,928	$0	$2,928	$0	$105.46	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	00CS	CITRUS SPRINGS	$13,280	14.8298	$231.01

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
0024	CITRUS SPRINGS MSBU	$30.00
0131	FIRE SERVICES ASSESSMENT	$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
10/19/1981	$2,600	0586/0357	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	80.00	80.0	125			$13,280	RUR

Total Misc Value

Legal Description

Legal Description
CITRUS SPRINGS UNIT 21 PB 7 PG 73 LOT 12 BLK 1510

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.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923322

To: Tax Collector of CITRUS COUNTY, Florida

I,
GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138,
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
1448077	2024/1998	06-01-2024
Legal Description		
CITRUS SPRINGS UNIT 21 PB 7 PG 73 LOT 12 BLK 1510		

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
GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138

Applicant's signature

04-23-2026
Application Date

Altkey: 1448077
HAKIMI MANOUTCHEHR

Parcel ID: 18E17S100210 15100 0120
11716 N CONDOR DR , DUNNELLON, 34433

Citrus County Property Appraiser, Cregg E. Dalton

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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	$15,200	$0	$15,200	$3,543	$0	$3,543	$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	$13,280	$0	$13,280	$3,221	$0	$3,221	$0	$157.91	Link
2024	$8,160	$0	$8,160	$2,928	$0	$2,928	$0	$105.46	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
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