RECEIVED
By Tifani White at 9:13 am, 9/8/26

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes



## Part 1: Tax Deed Application Information

| | | | |
|---|---|---|---|
| Applicant | JPL INVESTMENTS CORP<br>OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP<br>8724 SW 72 ST NO. 382<br>MIAMI, FL 33173 | Property Owner | GRECO ROSE<br>C/O ROSEANN PERITORE<br>354 EMERSON PL<br>VALLEY STREAM, NY 11580 |
| Property description | FOREST LAKE NORTH PB 8 PG 101 LOT 118 | Application date | Apr 28, 2026 |
| | | Certificate # | 2024 / 3649 |
| | | Date certificate issued | 06/01/2024 |
| | | Account number | 1607108 |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|---|---|---|---|---|
| # 2024/3649 | 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<br>Certificate Number | Column 2<br>Date of Other Certificate Sale | Column 3<br>Face Amount of Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4 + Column 5) |
|---|---|---|---|---|---|
| # 2025/3993 | 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.

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) | 1,814.55 |
| 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 #:** 1607108

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

**Certified By:**

Christina Sedlak

Tax Collector or Authorized Designee

TDA #: 923363

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 |
|---|---|---|
| 1607108 | 19E18S150020 1180 | 1258 E LA SALLE ST<br>HERNANDO 34442 |

**Legal Description**
FOREST LAKE NORTH PB 8 PG 101 LOT 118

## Other Parcel Info

| Certificate # | Assessed Value | Homestead? | Mobile Home? | Bankruptcy? |
|---|---|---|---|---|
| 2024 - 3649 | $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:** 08/25/2026 **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 |
|---|---|---|
| ROSE GRECO<br>106-07-49TH AVENUE<br>CORONA NY 11368 | Warranty Deed<br>Bk:533 Pg:572 | |

**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

WARRANTY DEED (INDIVIDUAL GRANTOR) — FROM CORPORATION — STAMP TAX — RAMCO FORM 33

**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 118 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.

CITRUS COUNTY 1 36 80 — FLORIDA DEPT. OF REVENUE MAR 12 '79 PD 1005 — DOCUMENTARY SURTAX 00.60

VERIFIED BY: [illegible] D.C.

79 MAR 12 PM 1 2

FILED & RECORDED CITRUS COUNTY, FLORIDA [illegible]

FILE NO. 225452

**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.

(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: [signature] Assistant Secretary

CONTEXT DEVELOPMENT CO.

Signed, sealed and delivered in the presence of:

[signature]

Dennis J. Getman

By [signature] 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 Assistant 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

[signature] NOTARY PUBLIC

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

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

Address

BOOK 533 PAGE 572

RETURN TO CITRUS TITLE CO. FILE 40518

**Altkey: 1607108**
**GRECO ROSE**

**Parcel ID: 19E18S150020 1180**
**1258 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 118 |
| 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<br>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 |
|---|---|---|---|---|
| 02/12/1979 | $3,800 | 0533/0572 | 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 118 |

**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: 923363

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 |
|---|---|---|
| 1607108 | 2024/3649 | 06-01-2024 |
| Legal Description | | |
| FOREST LAKE NORTH PB 8 PG 101 LOT 118 | | |

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: 1607108**
**GRECO ROSE**

**Parcel ID: 19E18S150020 1180**
**1258 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 |
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**Mailing Address**

| | |
|---|---|
| Name | GRECO ROSE |
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**All Owners**

| Name | Owner Type |
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| 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 |
|---|---|---|---|---|---|---|---|
| 2026 | $30,770 | $0 | $30,770 | $15,874 | $0 | $15,874 | $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 |
|---|---|---|---|---|---|
| 2026 | 000X | WITHLACOOCHEE RIVER BASIN | $30,770 | 14.5559 | $474.22 |

**Buyer Beware!**

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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 |
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| 0131 | FIRE SERVICES ASSESSMENT | $26.33 |

### Sales

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| Line | Land Use | Type | Units | Frontage | Depth | Ag Flag | Classified Value | Just Value | Zoning |
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| 1 | 0008-SFR NON-WATERFRONT | F-FRONT FOOT | 181.00 | 181.0 | 300 | | | $30,770 | LDRMH |

| Total Misc Value |
|---|