Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026054811 BK: 3706 PG: 813 9/11/2026 3:01 PM 1 Receipt: 2026047216
RECORDING $18.50

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

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APPLICATION NO: 2026-0272TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN: FIG 20 LLC, 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.: 24-4906 Year of Issuance: June 01, 2024 Parcel ID: 19E18S26 42000

Description of Property:

A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 18S., RANGE 19E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 37S W ALONG THE SOUTH BOUNDARY OF SAID SECTION 26, 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SAID SECTION 26, N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 FEET TO AN ANGLE IRON AND THE POB, THN N 89DEG 57M 52S W 1349.12 FEET TO A CONCRETE MONUMENT, THN N 00DEG 24M 38S E 1359.21 FEET, THN S 88DEG 42M 40S E 1335.61 FEET TO A TENNESSEE VALLEY AUTHORITY CONCRETE MONUMENT, THN S 00DEG 10M 38S E 1329.98 FEET TO THE POB EXCEPT THEREFROM ROAD 486 ROW. LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 37S W ALONG THE SOUTH BOUNDARY OF SECTION 26, 1338.96 FEET, THN CONTINUING ALONG THE SOUTH BOUNDARY OF SAID SECTION 26 N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 TO AN ANGLE IRON AND THE POB, THN N 89DEG 57M 52S W 1349.12 FEET, THEN N 00DEG 24M 38S E 323.28 FEET, THN S 89DEG 57M 22S E 1345.8 FEET, THN S 00DEG 10M 38S E 323.38 FEET TO THE POB. TOGETHER WITH AN EASEMENT FOR ROAD ACCESS ACROSS THE WEST 25 FEET AND THE SOUTH 25 FEET OF LAND IN OR BK 590 PG 2074. LESS AND EXCEPT CR 486 PARCEL 134 FURTHER DESCRIBED AS FOLLOWS: A PARCEL OF LAND FOR ROW ACQUISITION PURPOSES IN SECTION 26, TOWNSHIP 18S., RANGE 19E., SAID PARCEL BEING A PORTION OF PROPERTY CONVEYED TO CHARLES HWANG IN OR BK 1245 PG 776, SAID PARCEL IS BOUNDED ON THE NORTH BY EXISTING SOUTH ROW OF CR 486, BOUNDED ON THE EAST BY PROPERTY IN OR BK 1239 1921, BOUNDED ON THE SOUTH BY A LINE PARALLEL WITH AND 35 FEET SOUTH OF EXISTING SOUTH ROW OF CR 486, AND BOUNDED ON THE WEST BY PROPERTY DESCRIBED IN OR BK 596 PG 715 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A STRIP OF LAND 35 FEET WIDE ABUTTING AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 37S W ALONG THE SOUTH BOUNDARY OF SAID SECTION 26 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SECTION 26 N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 FEET TO AN ANGLE IRON, THN N 89DEG 57M 52S W 1349.12 FEET TO A CONCRETE MONUMENT, THN N 00DEG 24M 38S E 1259.21 FEET TO THE EXISTING SOUTH ROW OF CR 486 AND THE POB, THN S 88DEG 54M 22S E ALONG SAID EXISTING SOUTH ROW 1100.21 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY WITH A RADIUS OF 5883.72 FEET THN RUN ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EXISTING SOUTH ROW THROUGH A CENTRAL ANGLE OF 00DEG 38M 51S HAVING A CORD DISTANCE OF 66.5 FEET AND CHORD BEARING OF S 89DEG 13M 48S E AND ARC DISTANCE OF 66.5 FEET TO THE POINT OF TANGENCY ON SAID EXISTING SOUTH ROW, THEN S 89DEG 33M 13S E ALONG SAID EXISTING SOUTH ROW 169.8 FEET TO A POINT ON SAID EXISTING SOUTH ROW, THE POINT OF TERMINATION, AND SAID POINT BEING 100 FEET ON A BEARING OF S 00DEG 10M 38S E FROM THE POSITION OF THE TENNESSEE VALLEY AUTHORITY CONCRETE MONUMENT IN OR BK 1245 PG 776. LESS AND EXCEPT: A BILLBOARD EASEMENT OVER THE SOUTH 12.63 FEET OF THE NORTH 35 FEET OF THE EAST 14 FEET OF THE WEST 107.64 FEET OF PROPERTY IN OR BK 1245 PG 775. LESS AND EXCEPT CR 486 PARCEL 205 FURTHER DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 18S., RANGE 19E., BEING MORE PARTICULALY DESCRIBED AS FOLLOWS: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 27S W ALONG THE SOUTH BOUNDARY OF SECTION 26, 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SECTION 26 N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 FEET TO AN ANGLE IRON, THN N 89DEG 57M 52S W 1349.12 FEET TO A CONCRETE MONUMENT, THN N 00DEG 24M 38S E 1259.21 FEET TO THE EXISTING SOUTH ROW OF CR 486, THN S 89DEG 35M 22S E ALONG SAID EXISTING SOUTH ROW 602.73 FEET, THN DEPARTING THE SOUTH ROW, S 00DEG 24M 38S W 335 FEET, TO THE NORTH LINE OF PROPOSED WRA AND THE POB, THN S 89DEG 35M 22S E ALONG THE NORTH LINE 49.31 FEET, THN S 44DEG 35M 22S E 203.42. THN S 00DEG 24M 38S W 176.16 FEET, THN N 89DEG 35M 22S W 515 FEET, THN N 00DEG 24M 38S E 152.03 FEET, THN N 42 DEG 21M 20S E 225.83 FEET TO THE NORTH LINE

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OF SAID PROPOSED WRA, THN S 89DEG 35M 22S E ALONG THE NORTH LINE 170.9 FEET TO THE POB.

Name in which assessed:

CITRUS SUNRISE PROPERTIES LLC, LUCILO RAMOS JR REGISTERED AGENT OBO CITRUS SUNRISE PROPERTIES 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 December 9, 2026; 10:00 AM at www.citrus.realtaxdeed.com.

Dated this 11th 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

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 12/9/2026 10:00:00AM 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, (352) 341-6478.

To make payment, please contact the office of the Tax Collector, telephone number (352) 341-6500.