RECEIVED
By Tifani White at 3:55 pm, 9/11/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	ROGER A OR CAROL A RASHID 1354 BRANDY RUN BLAIRSVILLE, GA 30512	Property Owner	HERZOG LARRY M TRUSTEE 1442 GUNDERSON BERWYN, IL 60402
Property description	CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 2 BLK 95 DESC IN OR BK 889 PG 1817 & 1818	Application date	Apr 29, 2026
		Certificate #	2024 / 1010
		Date certificate issued	06/01/2024
		Account number	1228107

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)
# 2024/1010	06/01/2024	189.59	27.25	216.84
# 2025/1102	06/01/2025	157.67	11.20	168.87
			→ **Part 2: Total***	**385.71**

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)	385.71
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	246.05
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)	79.26
7.	**Total Paid** (Lines 1-6)	1,136.02

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 11th 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)	1,265.02
17.	Redemption fee	6.25
18.	Total amount to redeem	1,271.27
	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 #: 1228107

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
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512

Owner on Current Tax Roll
HERZOG LARRY M TRUSTEE
1442 GUNDERSON
BERWYN, IL 60402

Additional Parties, Per Search

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

CITRUS SPRINGS CIVIC ASSOCIATION, INC. — Other Party
PO BOX 236
HOLDER, FL 34445

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

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

LARRY M HERZOG — Title Holder
HERZOG SPECIAL NEEDS TRUST UTD MARCH 26, 1991

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

1442 GUNDERSON
BERWYN, IL 60402

LARRY M. HERZOG, TRUSTEE, THE HERZOG SPECIAL NEEDS TRUST, UTD MARCH 26, 1991, FOR BENEFIT OF GEORGIANA J. HERZOG
5052 CICERO DRIVE
NEW PORT RICHEY, FL 34652

Title Holder

Certified By:

Sabrina Maloy

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 #: 923374

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
1228107	18E17S100010 00950 0020	9751 N KENDALL WAY CITRUS SPRINGS 34434

Legal Description
CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 2 BLK 95 DESC IN OR BK 889 PG 1817 & 1818

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 1010	$4,260	No	No	No

Owner of Record on Current Tax Roll
LARRY M HERZOG TRUSTEE

1442 GUNDERSON
BERWYN IL 60402

Billing Name & Address
LARRY M HERZOG
HERZOG SPECIAL NEEDS TRUST UTD

1442 GUNDERSON
BERWYN IL 60402

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

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
LARRY M. HERZOG, TRUSTEE, THE HERZOG SPECIAL NEEDS TRUST, UTD MARCH 26, 1991, FOR BENEFIT OF GEORGIANA J. HERZOG 5052 CICERO DRIVE NEW PORT RICHEY FL 34652	Quit Claim Deed Bk:889 Pg:1818	

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

QUITCLAIM DEED

This Quitclaim Deed, made and executed as indicated below, by Larry M. Herzog, a married man as his sole and separate property [Grantor], to Larry M. Herzog, Trustee, The Herzog Special Needs Trust, UTD March 26, 1991, for benefit of Georgiana J. Herzog [Grantee], whose correct post office address is:

5052 Cicero Drive, New Port Richey, Florida 34652

WITNESSETH, that Grantor, for and in consideration of less than One hundred dollars ($100.00), receipt of which is hereby acknowledged, hereby remises, releases and quitclaims unto the Grantee, its successors and assigns, in trust forever, all right, title, interest of the Grantor, either in law or in equity, including full power and authority to protect, conserve and sell, or to lease, or to encumber, or to otherwise manage and dispose of both the legal and beneficial interests in the following described property:

Lot 2, Block 95, of Citrus Springs, Unit ONE, a Subdivision according to the Plat thereof, recorded in Plat Book 5, Page 89-106, of the Public Records of Citrus County, Florida.

The Grantor hereby certifies that under the terms of the above-mentioned trust, Georgiana J. Herzog is entitled to the use and occupancy of all real property transferred to the trust, including any homestead property, for which she shall have the benefit of any and all exemptions permitted at law.

IN WITNESS WHEREOF, the Grantor has signed this instrument on the date next written below.

FILED & RECORDED
91 APR 1 PM 3
VERIFIED BY:
CITRUS COUNTY, FLORIDA
BETTY TRIFLER, CLERK

667308

STATE OF FLORIDA
DOCUMENTARY
STAMP TAX
DEPT. OF REVENUE
APR-1-91
$ 0.55

90601

GRANTOR:

Larry M. Herzog

Larry M. Herzog

The foregoing Quitclaim Deed was signed in our presence on the date next written below.

WITNESSES:

Laura L. Rieca

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PINELLAS) ss.

The foregoing instrument was acknowledged before me on March 26, 1991, by Larry M. Herzog.

Notary Public

JERRY GOTTLIEB
State of Florida
My Comm. Exp. July 21, 1991

BK0889PG1818

THIS DOCUMENT WAS PREPARED BY:
JERRY GOTTLIEB, ESQ.
GOTTLIEB & GOTTLIEB, P.A.
ATTORNEYS AND COUNSELORS AT LAW
2753 STATE ROAD 580, SUITE 204
CLEARWATER, FLORIDA 34621
(813) 791-1977
FAX (813) 791-8090

⇦ RETURN TO

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: 1228107
HERZOG LARRY M TRUSTEE

Parcel ID: 18E17S100010 00950 0020
9751 N KENDALL WAY , CITRUS SPRINGS, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1501 - CITRUS SPRINGS UNIT 1
Tax District	00CS - CITRUS SPRINGS
Subdivision	000316 - CITRUS SPRINGS UNIT 01
Short Legal	CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 2 BLK 95 DESC IN OR BK889 PG 1817 & 1818
Est. Parcel Sqft	10,340
Est. Parcel Acres	.24
Map SC-TW-RG	14-17S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	HERZOG LARRY M TRUSTEE
Mailing Address	1442 GUNDERSON BERWYN IL 60402

All Owners

Name	Owner Type
HERZOG LARRY M TRUSTEE	O - Owner

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2025	$15,470	$0	$15,470	$4,260	$0	$4,260	$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	$15,470	$0	$15,470	$4,260	$0	$4,260	$0	$201.26	Link
2024	$9,230	$0	$9,230	$3,873	$0	$3,873	$0	$141.92	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	$15,470	14.8298	$285.26

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
0147	WATER UTILITY AVAIL ASMT	$21.77

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I

03/01/1991	$100 0889/1818	03-SAME FAMILY/DEED FOL	V
03/01/1991	$100 0889/1817	03-SAME FAMILY/DEED FOL	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	81.00	81.0	125			$15,470	PDR

Total Misc Value

Legal Description

Legal Description
CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 2 BLK 95 DESC IN OR BK 889 PG 1817 & 1818

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: 923374

To: Tax Collector of CITRUS COUNTY, Florida

I,
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512,
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
1228107	2024/1010	06-01-2024
Legal Description		
CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 2 BLK 95 DESC IN OR BK 889 PG 1817 & 1818		

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
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512

Applicant's signature

04-29-2026
Application Date

Altkey: 1228107
HERZOG LARRY M

Parcel ID: 18E17S100010 00950 0020
9751 N KENDALL WAY , DUNNELLON, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
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Name	HERZOG LARRY M
Mailing Address	1442 GUNDERSON BERWYN IL 60402

All Owners

Name		Owner Type
HERZOG LARRY M		TR - Trustee
HERZOG SPECIAL NEEDS TRUST UTD	MARCH 26 1991	UT - Under Trust

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