RECEIVED
By Tifani White at 4:03 pm, 9/11/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Property Owner	SHULL PATRICIA MARTIN ANGELA N et al. 5415 W STARBURST LN HOMOSASSA, FL 34446
Property description	E1/2 OF W1/2 OF LOT 20 HIGH RIDGE ESTATES MORE PART DESC AS THE E 1/2 OF THE W 1/2 OF THE FOLL DESC (Full legal attached.)	Application date	Apr 09, 2026
		Certificate #	2024 / 5374
		Date certificate issued	06/01/2024
		Account number	2331241

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)
# 2024/5374	06/01/2024	890.29	136.51	1,026.80
			→ Part 2: Total*	**1,026.80**

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)	1,026.80
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	992.68
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)	183.34
7.	**Total Paid** (Lines 1-6)	2,627.82

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 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)	2,756.82
17.	Redemption fee	6.25
18.	Total amount to redeem	2,763.07

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)

E1/2 OF W1/2 OF LOT 20 HIGH RIDGE ESTATES MORE PART DESC AS THE E 1/2 OF THE W 1/2 OF THE FOLL DESC LANDS COM AT THE SE COR OF THE SE 1/4 OF SEC 30 T19S R18E TH S 87D 52M 13S W AL THE S LN OF THE SE 1/4 OF SD SEC 30 A DIST OF 350.02 FT TH N 0D 6M 26S W A DIST OF 234 FT TH S 87D 49M 47S W A DIST OF 1573.5 FT TO THE

POB TH CONT S 87D 49M 47S W A DIST OF 524.5 FT TH N 0D 6M 26S W A DIST OF 103.99 FT TH N 87D 49M 47S E A DIST OF 524.5 FT TH S 0D 6M 26S E A DIST OF 103.99 FT TO THE POB ---&--- TOG W/ EASE AS DESC IN OR BK 604 PG 76 OF THE PRCCF

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

TAX DEED APPLICATION COVER LETTER

Account #: 2331241

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Owner on Current Tax Roll
SHULL PATRICIA
MARTIN ANGELA N
KIRCHAINE ALLEN J
KIRCHAINE JOSEPH
LABRANCHE SANDRA
5415 W STARBURST LN
HOMOSASSA, FL 34446

Additional Parties, Per Search

CITIBANK N.A. — Lien Holder
5800 SOUTH CORPORATE PLACE
SIOUX FALLS, SD 57108

ERMAL G OETTING — Lien Holder
945 S LESUEUR
MESA, AZ 85204

ANGELA M. MARTIN A/K/A ANGELA MARTIN — Other Party
8415 W WINGS LN
CRYSTAL RIVER, FL 34429

CITRUS COUNTY — Other Party
CODE COMPLIANCE
3600 W SOVEREIGN PATH, SUITE 147
LECANTO, FL 34461

ALLEN J. KIRCHAINE — Title Holder
8703 NW 202 STREET
ALACHUA, FL 32615

ANGELA N. MARTIN — Title Holder
10537 CR 475
OXFORD, FL 34484

JOSEPH KIRCHAINE A/K/A JOEY KIRCHAINE — Title Holder
302 SPRING CREEK RD
CHATTANOOGA, TN 37411

PATRICIA SHULL — Title Holder
5415 W STARBURST LANE
HOMOSASSA, FL 34446

SANDRA LABRANCHE A/K/A SANDRA E LABRANCHE A/K/A SANDRA LEBRANCH — Title Holder
5310 S. BAYLINER POINT
HOMOSASSA, FL 34446

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

TDA #: 923181

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
2331241	18E19S30 22000 0203	5415 W STARBURST LN HOMOSASSA 34446

Legal Description

E1/2 OF W1/2 OF LOT 20 HIGH RIDGE ESTATES MORE PART DESC AS THE E 1/2 OF THE W 1/2 OF THE FOLL DESC LANDS COM AT THE SE COR OF THE SE 1/4 OF SEC 30 T19S R18E TH S 87D 52M 13S W AL THE S LN OF THE SE 1/4 OF SD SEC 30 A DIST OF 350.02 FT TH N 0D 6M 26S W A DIST OF 234 FT TH S 87D 49M 47S W A DIST OF 1573.5 FT TO THE POB TH CONT S 87D 49M 47S W A DIST OF 524.5 FT TH N 0D 6M 26S W A DIST OF 103.99 FT TH N 87D 49M 47S E A DIST OF 524.5 FT TH S 0D 6M 26S E A DIST OF 103.99 FT TO THE POB
---&---
TOG W/ EASE AS DESC IN OR BK 604 PG 76 OF THE PRCCF

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5374	$46,460	No	Yes	No

Owner of Record on Current Tax Roll

PATRICIA SHULL, ANGELA N MARTIN, ALLEN J KIRCHAINE, JOSEPH KIRCHAINE, SANDRA LABRANCHE
5415 W STARBURST LN
HOMOSASSA FL 34446

Billing Name & Address

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: 09/10/2026 **Search covers** **20 years** **through:** 09/03/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
PATRICIA SHULL 5415 W STARBURST LANE HOMOSASSA FL 34446	Warranty Deed Bk:1323 Pg:2196	
ANGELA N. MARTIN 10537 CR 475 OXFORD FL 34484	Amended Order of Summary Administration Bk:3058 Pg:1121	
ALLEN J. KIRCHAINE 8703 NW 202 STREET ALACHUA FL 32615	Amended Order of Summary Administration Bk:3058 Pg:1121	
JOSEPH KIRCHAINE AKA JOEY KIRCHAINE 302 SPRING CREEK RD CHATTANOOGA TN 37411	Amended Order of Summary Administration Bk:3058 Pg:1121	
SANDRA LABRANCHE AKA SANDRA LEBRANCH 5310 S. BAYLINER POINT HOMASASSA FL 34446	Amended Order of Summary Administration Bk:3058 Pg:1121	The correct city name is Homosassa.

Related Documents (for Reference)

Order of Summary Administration
Bk:3052 Pg:209

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
CITRUS COUNTY CODE COMPLIANCE 3600 W SOVEREIGN PATH, SUITE 147 LECANTO FL 34461	Order Bk:3389 Pg:2165	In compliance but not released.
	Order Bk:3406 Pg:548	
CITIBANK N.A. 5800 SOUTH CORPORATE PLACE SIOUX FALLS SD 57108	Judgment Bk:3516 Pg:1381	No Sunbiz record found.

Related Documents (for Reference)

Order Acknowledging Compliance
Bk:3449 Pg:2001

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type
Property Appraiser

10.50-REC
161.00-ES

This Warranty Deed

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK
1091017
VERIFIED BY:
D.C.

Made this 23 day of August A.D. 19 99
by ERMAL G. OETTING, AN UNREMARRIED WIDOW

hereinafter called the grantor, to
RICHARD L. KIRCHAINE AND PATRICIA SHULL

whose post office address is:

5415 W Starburst Lane
Homosassa, FL 34446

hereinafter called the grantee:
(Whenever used herein the term '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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in CITRUS County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

"THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA IS NOT RESPONSIBLE FOR, NOR IS ANY OTHER GOVERNMENTAL AGENCY RESPONSIBLE FOR, THE MAINTENANCE OR IMPROVEMENT OF ANY DRIVE, ROAD, STREET, EASEMENT OR RIGHT-OF-WAY PROVIDING INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED."

TOGETHER WITH a 1981 NOVA/ Title #19384402 / ID# EE2373A - singlewide mobile home.

Parcel Identification Number: 30 19S18E 22000 0203 / HRGE

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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 taxes accruing subsequent to December 31, 19 98

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Linda L. Johnson
Name: Linda L. Johnson

Ermal G. Oetting LS
Name & Address: ERMAL G. OETTING
c/o 945 S Lesueur, Mesa, AZ 85204

Bernadette Doherty
Name: Bernadette Doherty

LS
Name & Address:

Documentary Tax Paid
$ 161.00
Intangible Tax Paid
$ -0-
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: KSH D.C.

LS
Name:

LS
Name:

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 23 day of August , 19 99 , by
ERMAL G. OETTING, AN UNREMARRIED WIDOW

~~who is personally known to me~~ or who has produced FL Drivers Lisc. as identification.

Bernadette Doherty
Notary Public
Print Name: Bernadette Doherty
My Commission Expires:

BERNADETTE DOHERTY
MY COMMISSION # CC 831251
EXPIRES: July 17, 2003
Bonded Thru Notary Public Underwriters

PREPARED BY AND
RECORD AND RETURN TO:
BERNADETTE DOHERTY/AR
Crystal River Title Company
Post Office Box 1437
Crystal River, Florida 34423
File No: C99-61411

WD-1
5/93

1999 SP -3 PM 3:20

BK1323PG2196

Schedule A

THE E 1/2 OF THE W 1/2 OF LOT 20, HIGH RIDGE ESTATES, MORE PARTICULARLY DESCRIBED AS THE E 1/2 OF THE W 1/2 OF THE FOLLOWING DESCRIBED LANDS: COMMENCE AT THE SE CORNER OF THE SE 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 18 EAST, THENCE S 87° 52' 13" W ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 30 A DISTANCE OF 350.02 FEET, THENCE N 0° 06' 26" W A DISTANCE OF 234.00 FEET, THENCE S 87° 49' 47" W A DISTANCE OF 1573.5 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 87° 49' 47" W A DISTANCE OF 524.5 FEET, THENCE N 0° 06' 26" W A DISTANCE OF 183.99 FEET, THENCE N 87° 49' 47" E A DISTANCE OF 524.5 FEET, THENCE S 0° 06' 26" E A DISTANCE OF 103.99 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH EASEMENT IN "RIDER" BELOW
"RIDER":
COMMENCE AT THE SE CORNER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 18 EAST, THENCE S 87° 52' 13" W ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 299.99 FEET TO THE POINT OF BEGINNING, THENCE N 0° 06' 26" W 992.29 FEET TO THE P.C. OF A CURVE CONCAVED SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 92° 03' 47" AND A RADIUS OF 75 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 120.51 FEET TO THE P.T. OF SAID CURVE, THENCE S 87° 49' 47" W 2047.96 FEET TO THE P.C. OF A CURVE CONCAVED SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 87° 56' 13" AND A RADIUS OF 75 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 115.11 FEET TO THE P.T. OF SAID CURVE, THENCE S 0° 06' 26" E 735.94 FEET TO THE P.C. OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 92° 03' 47" AND A RADIUS OF 75 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 120.51 FEET TO THE P.T. OF SAID CURVE, THENCE N 87° 49' 47" E 2070.28 FEET, THENCE N 0° 06' 26" W 50.03 FEET, THENCE S 87° 49' 47" W 2098 FEET, THENCE N 0° 06' 26" W 785.99 FEET, THENCE N 87° 49' 47" E 2098 FEET, THENCE S 0° 06' 26" E 1019.99 FEET TO SAID SOUTH LINE OF SECTION 30, THENCE N 87° 52' 13" E 50.03 FEET TO THE POINT OF BEGINNING.
AND
COMMENCE AT THE SE CORNER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 18 EAST, THENCE S 87° 52' 13" W ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 350.02 FEET, THENCE N 0° 06' 26" W 652.01 FEET TO THE POINT OF BEGINNING, THENCE S 87° 49' 47" W 2098 FEET, THENCE S 0° 06' 26" E 50.03 FEET, THENCE N 87° 49' 47" E 2098 FEET, THENCE N 0° 06' 26" W 50.03 FEET TO THE POINT OF BEGINNING.
AND
COMMENCE AT THE SE CORNER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 18 EAST, SAID CORNER ALSO BEING THE NE CORNER OF LOT 74, LEISURE ACRES UNIT 4A, AS RECORDED IN PLAT BOOK 6, PAGES 59 AND 60, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE S 87° 52' 13" W ALONG THE NORTH LINE OF SAID LOT 74, A DISTANCE OF 299.99 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 87° 52' 13" W 50.03 FEET, THENCE S 0° 06' 26" E 129.55 FEET, THENCE S 36° 54' 08" W 144.63 FEET, THENCE S 28° 06' 16" W 390.25 FEET, THENCE S 2° 07' 41" E 64.56 FEET TO A POINT ON THE SOUTH LINE OF LOT 73, SAID LEISURE ACRES, UNIT 4A, THAT IS N 87° 52' 19" E 55 FEET FROM THE SW CORNER OF SAID LOT 73, THENCE N 87° 52' 19" E 50 FEET, THENCE N 2° 07' 41" W 51.06 FEET, THENCE N 28° 06' 16" E 372.91 FEET, THENCE N 36° 54' 08" E 157.53 FEET, THENCE N 0° 06' 26" W 148.05 FEET TO THE POINT OF BEGINNING.

BK 1323PG 2197

1999SP-3 PM 3:28

File No: C99-61411

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023036986 BK: 3389 PG: 2165 6/26/2023 1:11 PM 1 Receipt: 2023032763
RECORDING $18.50

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY,
a political subdivision of the State of Florida
Petitioner,
vs.
Case No. 2180428
GEORGE D. & ANGELA M. MARTIN
8415 W. Wings Ln.
Crystal River, Florida
Respondents.

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **June 21, 2023** after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues his **Findings of Fact, Conclusions of Law and Order**, as follows:

I. EVIDENCE:
After an investigation begun by Code Officer Cody Maguire, a notice of violation was issued to the Respondents alleging a violation of Citrus County Code of Ordinances, Chapter 20, Article VI Section 20-61, "It shall be unlawful for anyone owning, leasing, occupying or having control of any property subject to the provisions of this article to maintain weeds, grass and undergrowth in excess of 18" in height, or an accumulation of vegetative matter."

The Respondents were not present despite notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

Code Officer Cody Maguire authenticated and offered into evidence the following: Exhibit A: photographs taken January 26, 2023, March 20, 2023, June 6, 2023 and June 20, 2023; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, Posting Affidavit and photograph of the posting at the property.

Code Officer Cody Maguire testified that the initial inspection was conducted on January 26, 2023, at which time the violation was confirmed. Subsequent inspections were conducted on March 20, 2023, June 6, 2023 and June 20, 2023. The Notice of Violation was issued on January 30, 2023. The Notice of Hearing was issued on May 18, 2023 and posted at the property on June 6, 2023. He has had contact with the Respondents who stated that the property has been in this condition for years. Upon his final inspection on June 20, 2023, the property remains in violation.

II. FINDINGS OF FACT:
The real property which is the subject of this case ("Property") is located at 8415 W. Wings Ln., Crystal River, Citrus County, a political subdivision of the State of Florida. The Property is described as Altkey: 1103011; CRYSTAL CREST PB 3 PG 146 LOT 26 BLK C; Parcel ID: 17E18S340010 000C0 0260.

The Special Master finds that the property is in violation of the ordinance listed above.

III. CONCLUSIONS OF LAW:
Respondents are in violation of Citrus County Code of Ordinances, Chapter 20, Article VI Section 20-61, "It shall be unlawful for anyone owning, leasing, occupying or having control of any property subject to the provisions of this article to maintain weeds, grass and undergrowth in excess of 18" in height, or an accumulation of vegetative matter."

The Respondents can abate the violation by maintaining weeds/grass and undergrowth to a height of less than 18" and remove accumulation of vegetative matter.

IV. ORDER:
Based upon the foregoing FINDINGS OF FACT AND CONCLUSIONS OF LAW, it is hereby **ORDERED THAT:**

The Respondents shall abate the violation on later than 15 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of $150.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of GEORGE D. & ANGELA M. MARTIN. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondents shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023036986 BK: 3389 PG: 2166 6/26/2023 1:11 PM 2 Receipt: 2023032763
RECORDING $18.50

Citrus County vs. Martin
Case No. 2180428

It is the responsibility of the Respondents to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

The Respondents have the right to appeal this order to the circuit court within thirty (30) days of the date of the recording of this order in the public records of Citrus County, a political subdivision of the State of Florida, pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this 22nd day of June, 2023, at Orlando, Florida.

BY: _____
Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER has been furnished via U.S. First Class Mail to GEORGE D. & ANGELA M. MARTIN, 224 Summerlee Ave., Oakhill, WV 25901-3025, this 26 day of June, 2023.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 26 day of June, 2023, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

JILLIAN NOCELLA
Commission # HH 320845
Expires October 11, 2026

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Jillian Nocella
Commission No.: HH 320845
Expiration Date: 10/11/26

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023050466 BK: 3406 PG: 548 8/31/2023 2:31 PM 1 Receipt: 2023044530
RECORDING $18.50

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA,
A political subdivision of the State of Florida
Petitioner,

Case No. 2180428

vs.
GEORGE D. & ANGELA M. MARTIN
8415 W. Wings Ln.
Crystal River, Florida 34446
Respondents. /

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **June 21, 2023**, after due notice to Respondents GEORGE D. & ANGELA M. MARTIN, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to GEORGE D. & ANGELA M. MARTIN.

1. The Order required Respondents GEORGE D. & ANGELA M. MARTIN to take certain corrective action by a time certain as more specifically set forth in that Order.

2. An Affidavit of Non-Compliance dated July 10, 2023 has been filed with the Special Master by Code Officer Cody Maguire, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 1103011; CRYSTAL CREST PB 3 PG 146 LOT 26 BLK C; Parcel ID: 17E18S340010 000C0 0260.

4. Accordingly, it has been brought to the Special Master's attention that Respondents GEORGE D. & ANGELA M. MARTIN has not complied with the Special Master's Order dated June 22, 2023.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

5. Respondents GEORGE D. & ANGELA M. MARTIN shall pay to Citrus County, Florida, a fine of **$150.00** per day, plus administrative costs in the amount of **$366.93,** beginning on July 10, 2023, and continuing, with interest, until the violation has been abated as directed in the Order.

6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondents GEORGE D. & ANGELA M. MARTIN pursuant to Section 162.09, Florida Statutes.

7. Respondents GEORGE D. & ANGELA M. MARTIN may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21st) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondents file a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

DONE AND ORDERED this the 31st day of July, 2023.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY: _____
Christian W. Waugh, Special Master

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023050466 BK: 3406 PG: 549 8/31/2023 2:31 PM 2 Receipt: 2023044530
RECORDING $18.50

Citrus County vs. Martin
Case No. 2180428

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: GEORGE D. & ANGELA M. MARTIN, 224 Summerlee Ave., Oakhill, SV 25901-3025, this 31 day of July, 2023.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Crystal River, Florida 34446 34429
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of the State of Florida.

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Crystal River, Florida 34446 34429
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **Laurie M. Speros**, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 31 day of July, 2023.

JILLIAN NOCELLA
Commission # HH 320845
Expires October 11, 2026

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Jillian Nocella
Commission No.: HH 320845
Expiration Date: 10/11/26

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024067074 BK: 3516 PG: 1381 11/13/2024 8:04 AM 1 Receipt: 2024058125
RECORDING $10.00

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024023375 BK: 3462 PG: 179 4/23/2024 11:01 AM 1 Receipt: 2024020636

Filing # 196696400 E-Filed 04/22/2024 01:16:41 PM

IN THE COUNTY COURT FOR THE
5TH JUDICIAL CIRCUIT
IN AND FOR CITRUS COUNTY, FLORIDA

CASE NUMBER: 2023 SC 000440

CITIBANK N.A.,
Plaintiff,
vs.

SANDRA E LABRANCHE,

Defendant(s).
_____/

FINAL JUDGMENT

THIS CAUSE having come before the Court on Plaintiff's Payment Default Affidavit and the Court, having reviewed the pleadings, and being otherwise duly advised in the premises, finds as follows:

IT IS ORDERED and ADJUDGED that Plaintiff, CITIBANK N.A., 5800 South Corporate Place, Sioux Falls SD 57108, shall recover from the Defendant(s), SANDRA E LABRANCHE, 5310 S BAYLINER PT, HOMOSASSA FL 34446-2793, , the sum of $3250.61 on principal, $0.00 for interest and $0.00 for costs for which let execution issue.

DONE and ORDERED in CITRUS County, Florida this 22 day of April, 2024.

_____
JUDGE

Copies furnished to:
service@raslavrar.com
LAWSUITS@WESTONLEGAL.COM

File No: 3000987680.001

Copies furnished by US Mail or
Electronic Mail on April 22, 2024

Nancy Gugliotta, JA

Unique Code : BAA-CACBACAIBEDDEG-BCABH-CACEACDDHF-EBCJAC-H Page 1 of 1

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR A DOCUMENT FILED IN THE OFFICE OF THE CITRUS COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER. THIS DOCUMENT MAY HAVE REDACTIONS AS REQUIRED BY LAW.

Digitally signed by Angela Vick
Date: 2024.11.13 08:02:28 -05:00
Citrus County Clerk of the Circuit Court and Comptroller
Location: 120 North Montgomery Ave., Inverness, FL 34450

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024012592 BK: 3449 PG: 2001 3/5/2024 2:25 PM 1 Receipt: 2024011245
RECORDING $18.50

BEFORE THE CODE COMPLIANCE SPECIAL MASTER
IN AND FOR CITRUS COUNTY, FLORIDA
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY, FLORIDA
a political subdivision of the State of Florida,
Petitioner,

vs. Case No. 2180428

GEORGE D. & ANGELA MARTIN
8415 W. Wings Ln.
Crystal River, Florida

Respondents.
_____/

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Compliance Special Master Christian W. Waugh upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer Cody Maguire pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162.07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondents GEORGE D. & ANGELA MARTIN have come into compliance on February 16, 2024 with the Order issued by the Special Master on June 22, 2023, regarding a violation on property more fully described as Altkey: 1103011; CRYSTAL CREST PB 3 PG 146 LOT 26 BLK C; Parcel ID: 17E18S340010 000C0 0260.

DONE and ORDERED this 4th day of March, 2024.

Christian W. Waugh
Citrus County Code Compliance
Special Master

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024012592 BK: 3449 PG: 2002 3/5/2024 2:25 PM 2 Receipt: 2024011245
RECORDING $18.50

Citrus County vs. Martin
Case No. 2180428

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. First Class Mail to GEORGE D. MARTIN, 224 Summerlee Ave., Oakhill, WV 25901-3025, this 5 day of March, 2024.

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, a political subdivision of the State of Florida.

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461
(352) 527-5350

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 5 day of March, 2024, by **Laurie M. Speros**, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me.

JILLIAN NOCELLA
Commission # HH 320845
Expires October 11, 2026

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Jillian Nocella
Commission No.: HH 320845
Expiration Date: 10/11/26

Altkey: 2331241
SHULL PATRICIA

Parcel ID: 18E19S30 22000 0203
5415 W STARBURST LN , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	5604 - GREEN ACRES OAKLAWN TO MEADOW AREA
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000907 - HIGH RIDGE ESTATES
Short Legal	E1/2 OF W1/2 OF LOT 20 HIGH RIDGE ESTATES MORE PART DESC ASTHE E 1/2 OF THE W 1/2 OF THE FOLL DESC LANDS COM AT THE SECOR OF THE SE 1/4 OF SEC 30 T19S R18E TH S 87D 52M 13S W AL
Est. Parcel Sqft	24,951
Est. Parcel Acres	.57
Map SC-TW-RG	30-19S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	SHULL PATRICIA
Mailing Address	5415 W STARBURST LN HOMOSASSA FL 34446

All Owners

Name	Owner Type
SHULL PATRICIA	TC - Tenants In Common
MARTIN ANGELA N	TC - Tenants In Common
KIRCHAINE ALLEN J	TC - Tenants In Common
KIRCHAINE JOSEPH	TC - Tenants In Common
LABRANCHE SANDRA	TC - Tenants In Common

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2025	$16,200	$47,706	$63,906	$46,460	$0	$46,460	$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	$16,200	$47,706	$63,906	$46,460	$0	$46,460	$0	$963.77	Link
2024	$16,200	$44,958	$61,158	$42,236	$0	$42,236	$0	$862.92	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	0000	COASTAL RIVERS BASIN	$63,906	14.8298	$1,083.13

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
0030	SOLID WASTE, RESID IMPRVD	$27.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
05/06/2020	$100	3058/1121	01-CORRECTIVE/QC/TD/COT	I
04/06/2020	$100	3052/0209	10-DEEDS CONVEYING PARTIAL INTEREST	I
08/01/1999	$23,000	1323/2196	00-WARRANTY DEED	I
07/01/1993	$100	0991/0852	03-SAME FAMILY/DEED FOL	V
09/01/1982	$3,000	0604/0076	00-WARRANTY DEED	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	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	1.00	131.0	184			$16,200	RURMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1981
Total FLA	784
Total Under Roof	784
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	02 - METAL
Fuel	2 - GAS
Bedrooms/Full Baths/Half Baths	1/2/
Addl Fixtures	1
FPL: Stacks/Openings	/
RCN	97,278
RCNLD	41,776

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1981	784

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH ALUMINUM WITH DECK FLOOR-[1-SF]	1984	10	11	1	110	1,470
1	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1984	10	11	1	110	150
1	3	OPEN PORCH FIN CONCRETE BLOCK STUCCO LIKE H-[1-SF]	2012	6	6	1	36	590
1	4	ENCLOSED PORCH ALUM/VINYL-[1-SF]	1985	10	11	1	110	1,470
1	5	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2012	12	24	1	288	2,250

Total Misc Value
5,930

Legal Description

Legal Description
E1/2 OF W1/2 OF LOT 20 HIGH RIDGE ESTATES MORE PART DESC AS THE E 1/2 OF THE W 1/2 OF THE FOLL DESC LANDS COM AT THE SE COR OF THE SE 1/4 OF SEC 30 T19S R18E TH S 87D 52M 13S W AL THE S LN OF THE SE 1/4 OF SD SEC 30 A DIST OF 350.02 FT TH N 0D 6M 26S W A DIST OF 234 FT TH S 87D 49M 47S W A DIST OF 1573.5 FT TO THE POB TH CONT S 87D 49M 47S W A DIST OF 524.5 FT TH N 0D 6M 26S W A DIST OF 103.99 FT TH N 87D 49M 47S E A DIST OF 524.5 FT TH S 0D 6M 26S E A DIST OF 103.99 FT TO THE POB ---&--- TOG W/ EASE AS DESC IN OR BK 604 PG 76 OF THE PRCCF

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.

2331241

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923181

To: Tax Collector of CITRUS COUNTY, Florida

I,

FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
2331241	2024/5374	06-01-2024
Legal Description		
E1/2 OF W1/2 OF LOT 20 HIGH RIDGE ESTATES MORE PART DESC AS THE E 1/2 OF THE W 1/2 OF THE FOLL DESC LANDS COM AT THE SE COR OF THE SE 1/4 OF SEC 30 T19S R18E TH S 87D 52M 13S W AL THE S LN OF THE SE 1/4 OF SD SEC 30 A DIST OF 350.02 FT TH N 0D 6M 26S W A DIST OF 234 FT TH S 87D 49M 47S W A DIST OF 1573.5 FT TO THE POB TH CONT S 87D 49M 47S W A DIST OF 524.5 FT TH N 0D 6M 26S W A DIST OF 103.99 FT TH N 87D 49M 47S E A DIST OF 524.5 FT TH S 0D 6M 26S E A DIST OF 103.99 FT TO THE POB ---&--- TOG W/ EASE AS DESC IN OR BK 604 PG 76 OF THE PRCCF		

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Applicant's signature

04-09-2026
Application Date

Altkey: 2331241
SHULL PATRICIA

Parcel ID: 18E19S30 22000 0203
5415 W STARBURST LN , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

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2026	$16,200	$54,456	$70,656	$51,106	$0	$51,106	$0

Value History and Tax Amount

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Class	R5 - RESIDENTIAL MOBILE HOME
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Total Under Roof	1,004
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Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC

Bedrooms/Full Baths/Half Baths	1/2/
Addl Fixtures	1
FPL: Stacks/Openings	/
RCN	118,810
RCNLD	51,596

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1981	784
1	MOBILEHOME LIVING AREA	1984	110
1	MOBILEHOME LIVING AREA	1985	110

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1984	10	11	1	110	150
1	3	OPEN PORCH FIN CONCRETE BLOCK STUCCO LIKE H-[1-SF]	2006	6	6	1	36	570
1	5	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2006	12	24	1	288	2,140

Total Misc Value
2,860