

Tifani White

From: WebTaxDeeds
Sent: Monday, October 5, 2026 8:36 AM
To: Reinaldo Deschamps
Cc: WebTaxDeeds
Subject: RE: [EXTERNAL] Case: 2026-0180TD Certificate: 23-2283

Good morning,

Please see the responses to your inquiries below:

1. Owner postal-code source or correction

Please provide any existing source record, correction, or case-file notation explaining the difference between **V4R 0L7**, appearing in Document 145801 (APPLICATION), PDF page 4, and **V4R 0E7**, appearing in the same document on PDF pages 1, 3, 5, and 19, for the Maple Ridge address at 12161–237th Street, Unit 69.

In reviewing the file, I do not see any reference of the zip code being **V4F 0L7** – I believe what you are referring to is the below information from page 4 and is poor quality, appearing that the top and middle lines of the “E” are barely visible, however it is an “E” and was entered and notice was mailed as such.

YIN HSUAN LEE
69 12161 237 ST
MAPLE RIDGE, BRITISH COLUMBIA V4R 0E7
CANADA

V4R 0E7

2. Receipt of returned mail and subsequent actions

Please provide existing date-stamped records, intake entries, or logs showing when your office received each of the following returned mail pieces, together with existing records of any subsequent notification attempts or other actions taken in response, including their dates and supporting documents:

Tracking number	Address	Document 145802 (Returned Mail), PDF pages
RF 186 258 123 US	#3233 Georgeson Avenue, Coquitlam, BC V3E 1L4, Canada	Acceptance: 1; returned item: 22–23
RF 186 258 110 US	1122 Howse Place, Coquitlam, BC V3K 5V7, Canada	Acceptance: 2; returned item: 15–16
RF 186 258 106 US	69 12161 237 St, Maple Ridge, BC V4R 0E7, Canada	Acceptance: 3; returned item: 20–21
RF 186 258 097 US	12161–237th St, Unit 69, Maple Ridge, BC V4R 0E7, Canada	Acceptance: 4; returned item: 18–19

All mail that was returned undeliverable is contained in the image titled “Returned Mail” with the reason indicated by the postal service – no other action is required by our office.

Please also include the existing receipt and subsequent-action records for the separate returned **first-class envelope addressed to 1122 Howse Place**, shown in Document 145802, PDF page 17. No tracking number is shown for that envelope.

There is no receipt or tracking information associated with first-class mail. The notice mailed to this address was returned undeliverable to our office – no other action is required by our office.

These are five separate mail occurrences addressed to the same reported owner, YIN HSUAN LEE AKA YIN HSUAN LEUNG LEE. The Clerk's mailing affidavit is in Document 146809, PDF page 2.

3. Actual publication medium and existing proof

For advertisement **107532 / C4348-18473**, please provide existing records identifying whether publication occurred in print, on a website, or both, and the existing proof of that publication.

Document 146809, PDF page 1, contains the publisher's affidavit and attached advertisement, listing September 2, 9, 16, and 23, 2026, and referring alternatively to print publication or website publication if authorized.

If publication occurred on a website, please provide the publication URL and any existing pertinent authorization or designation record maintained with or referenced by the case file.

The copy of the advertisement that appears on page 1 of the "Affidavit of Publication" is a copy of the actual notice that was published in the local newspaper. You may verify this information on the website of the newspaper, the *Chronicle*, at the following website: chronicleonline.com | Florida's Best Community Newspaper

On behalf of the Citrus County Clerk of the Circuit Court and Comptroller, I appreciate the opportunity to be of service to you.



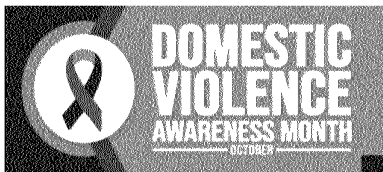
Tifani White
Tax Deed Clerk

CITRUS COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER
110 N APOPKA AVE, INVERNESS, FL 34450
OFFICE: (352) 341-6424

CITRUSCLERK.ORG



SHARE YOUR EXPERIENCE WITH US!



From: Reinaldo Deschamps <adv.rei@gmail.com>
Sent: Friday, October 2, 2026 12:40 AM
To: WebTaxDeeds <TaxDeeds@citrusclerk.org>
Subject: [EXTERNAL] Case: 2026-0180TD Certificate: 23-2283

CAUTION: This email originated from outside of the Clerk's Office. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Tax Deed Division,

Please provide electronic copies of the existing records identified below for:

Case: 2026-0180TD
Certificate: 23-2283
Alt Key: 2038357
Property: 2507 W Wilmington Loop
Scheduled sale: October 7, 2026

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If publication occurred on a website, please provide the publication URL and any existing pertinent authorization or designation record maintained with or referenced by the case file.

This request is limited to existing records. Electronic, uncertified copies are sufficient. Please advise me in advance of any fee or cost and await my written approval before incurring charges. This email does not authorize any charge.

Thank you for your assistance.

Reinaldo Deschamps
Nexdeed LLC
+1 (321) 497-4180
adv.rei@gmail.com

Unite. Lead. Innovate.