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

110 North Apopka Avenue, Inverness, Florida 34450
www.citrusclerk.org | @CitrusFLClerk

Telephone: (352) 341-6424
Fax: (352) 341-6477

October 06, 2026

MANATEE COUNTY SHERIFF DEPARTMENT
600 HIGHWAY 301 BOULEVARD WEST
BRADENTON FL, 34205

Re: Sheriff Service for Tax Deed #2026-0334TD

Dear Sir or Madam:

Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **CHARLES E WHEELER JR EST.**

Florida Statutes chapter 197 governs Tax Deed auctions. F.S. 197.522(2)(a) provides that "*...if the sheriff is unable to make service, he or she shall post a copy of the notice in a conspicuous place at the legal titleholder's last known address.*" The address provided to you is the last known address, according to a land record search performed for the Tax Collector's office.

Please post a copy of the enclosed Warning Notice and Notice of Application for Tax Deed at the address provided on the letter before **11/26/2026** to be in compliance with F.S. 197.522(2)(a)"1.

If the address ***provided*** is not valid, please indicate as invalid on the return of service.

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

Tifani L White

Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
(352) 341-6478 | taxdeeds@citrusclerk.org

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MANATEE COUNTY SHERIFF DEPARTMENT

BRADENTON FL, 34205

SERVE NO LATER THAN 11/26/2026

Case #2026-0334TD Re: Sheriff Service

October 06, 2026

In accordance with F.S. 197.522(2), please serve the attached person or persons on the upcoming Tax Deed Sale which is scheduled for 12/16/2026 10:00AM . In the event these person(s) cannot be served at the address given for them, please post the following NOTICE OF APPLICATION OF TAX DEED and WARNING NOTICE at the owners last known address. A check is enclosed for the service charge.

Owner Name	**Owner Address**
CHARLES E WHEELER JR EST	5438 74TH PLACE E, , ELLENTON FL, 34222

CERTIFICATE NO.: 24-1145

If you have any questions, please call me at (352) 341-6478. Please mail the return back to me at the following address: 110 North Apopka Ave, Inverness FL, 34450. For your convenience, you may also send the return(s) via email to TaxDeeds@CitrusClerk.org.

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

By: Tifani L White

Tifani L. White
Deputy Clerk
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Telephone: (352) 341-6424
Fax: (352) 341-6477

APPLICATION NO: 2026-0334TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, ROGER A OR CAROL A RASHID 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.: 24-1145 Year of Issuance: Jun-01-2024 Parcel ID: 18E17S100030 02750 0040

Description of Property:

CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 4 BLK 275 DESC IN OR BK 578 PG 142 & PB IN OR BK 873 PGS 1567-1574

Name in which assessed:

CHARLES E WHEELER JR EST, PATRICIA WHEELER, ESTATE OF CHARLES E WHEELER JR AKA CHARLES EDWARD WHEELER JR DECEASED

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 16, 2026; 10:00 AM at www.citrus.realtaxdeed.com.

Dated this 6th day of October, 2026

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

Tifani L White

By: Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
(352) 341-6478 | taxdeeds@citrusclerk.org

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 December 16, 2026; 10:00 AM 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, telephone number (352) 341-6478.

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

RECEIVED
By Tifani White at 10:51 am, 10/27/26

MANATEE COUNTY SHERIFF'S OFFICE
RETURN OF SERVICE

Case No.	2026-0334TD
Citation No.	
Certificate No.	24-1145
State:	Florida
County:	Citrus
Court:	Citrus Circuit

Plaintiff/Attorney:
Citrus County Clerk Tax Deeds
110 N Apopka Ave
Inverness, FL 34450

Plaintiff:	Application for Tax Deed
Defendant:	Charles E Wheeler Jr Est Patricia Wheeler Estate Of Charles E Wheeler Jr AKA Charles Edward Wheeler Jr Deceased
Person to Serve:	Charles E Wheeler Jr Est
Address:	5438 74 Pl E Ellenton, FL 34222

Type of Writ: Tax Deed

The above referenced writ was received on October 13, 2026 at 3:30 PM and served the same by the undersigned officer at 1:15 PM on October 15, 2026. Service was completed at 5438 74 Pl E Ellenton, FL 34222 in Manatee County, Florida.

POSTED: by attaching a copy of this writ, together with a copy of the complaint, petition, or other initial pleading, if any, in a conspicuous place on the property described within. The within named tenant could not be found and there was no person residing therein who is 15 years of age or older at the usual place of abode in Manatee County, Florida, upon whom service could be made, after the provisions of Sections 48.031(3)(b) or 78.065(2)(c) or 197.522(2)(a) of Florida Statutes have been met.

NOTES:

ATTEMPTS:

CHARLES R. WELLS, SHERIFF
MANATEE COUNTY, FLORIDA

Sheriff's Number: 26018423



Greg Bass 10001313
Deputy, Manatee County Sheriff's Office

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

110 North Apopka Avenue, Inverness, Florida34450
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October 06, 2026

MANATEE COUNTY SHERIFF DEPARTMENT
600 HIGHWAY301 BOULEVARD WEST
BRADENTON FL, 34205

ORIGINAL

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Dear Sir or Madam:

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Florida Statutes chapter 197 governs Tax Deed auctions. F.S. 197.522(2)(a) provides that "*...if the sheriff is unable to make service, he or she shall post a copy of the notice in a conspicuous place at the legal titleholder's last known address.*" The address provided to you is the last known address, according to a land record search performed for the Tax Collector's office.

Please post a copy of the enclosed Warning Notice and Notice of Application for Tax Deed at the address provided on the letter before **11/26/2026** to be in compliance with F.S. 197.522(2)(a)"1.

If the address ***provided*** is not valid, please indicate as invalid on the return of service.

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

Tifani L White

Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
(352) 341-6478 | taxdeeds@citrusclerk.org

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110 North Apopka Avenue, Inverness, Florida34450
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Telephone: (352) 341-6424
Fax: (352) 341-6477

APPLICATION NO: 2026-0334TD

RCO CIV MSO BRADENTON FL
OCT 13 2025 PM2:50

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, ROGER A OR CAROL A RASHID 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.: 24-1145 Year of Issuance: Jun-01-2024 Parcel ID: 18E17S100030 02750 0040

Description of Property:
CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 4 BLK 275 DESC IN OR BK 578 PG 142 & PB IN OR BK 873 PGS 1567-1574

Name in which assessed:
CHARLES E WHEELER JR EST, PATRICIA WHEELER, ESTATE OF CHARLES E WHEELER JR AKA CHARLES EDWARD WHEELER JR DECEASED

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 16, 2026; 10:00 AM at www.citrus.realtaxdeed.com.

Dated this 6th day of October, 2026

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

Tifani L White

By: Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
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To make payment, please contact the office of the Tax Collector, telephone number (352) 341-6500.

26018423

1B

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

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MANATEE COUNTY SHERIFF DEPARTMENT

BRADENTON FL, 34205

SERVE NO LATER THAN 11/26/2026

Case #2026-0334TD Re: Sheriff Service

October 06, 2026

In accordance with F.S. 197.522(2), please serve the attached person or persons on the upcoming Tax Deed Sale which is scheduled for 12/16/2026 10:00AM . In the event these person(s) cannot be served at the address given for them, please post the following NOTICE OF APPLICATION OF TAX DEED and WARNING NOTICE at the owners last known address. A check is enclosed for the service charge.

Owner Name	**Owner Address**
CHARLES E WHEELER JR EST	5438 74TH PLACE E, , ELLENTON FL, 34222

CERTIFICATE NO.: 24-1145

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By: Tifani L White

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MANATEE COUNTY SHERIFF DEPARTMENT

BRADENTON FL, 34205

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October 06, 2026

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Owner Name	**Owner Address**
PATRICIA WHEELER	5438 74TH PLACE E, , ELLENTON FL, 34222

CERTIFICATE NO.: 24-1145

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

By: Tifani L White

Tifani L. White
Deputy Clerk
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APPLICATION NO: 2026-0334TD

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Dated this 6th day of October, 2026

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

Tifani L White

By: Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
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RECEIVED
By Tifani White at 10:55 am, 10/27/26

MANATEE COUNTY SHERIFF'S OFFICE
RETURN OF SERVICE

Case No.	2026-0334TD
Citation No.	
Certificate No.	24-1145
State:	Florida
County:	Citrus
Court:	Citrus Circuit

Plaintiff/Attorney:
Citrus County Clerk Tax Deeds
110 N Apopka Ave
Inverness, FL 34450

Plaintiff:	Application for Tax Deed
Defendant:	Charles E Wheeler Jr Est Patricia Wheeler Estate Of Charles E Wheeler Jr AKA Charles Edward Wheeler Jr Deceased
Person to Serve:	Patricia Wheeler
Address:	5438 74 Pl E Ellenton, FL 34222

Type of Writ: Tax Deed

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NOTES:

ATTEMPTS:

CHARLES R. WELLS, SHERIFF
MANATEE COUNTY, FLORIDA

Sheriff's Number: 26018424

Greg Bass 10001313
Deputy, Manatee County Sheriff's Office

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

Tifani L White

By: Tifani L. White
Deputy Clerk
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26018424

IB

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MANATEE COUNTY SHERIFF DEPARTMENT

BRADENTON FL, 34205

ORIGINAL

SERVE NO LATER THAN 11/26/2026

Case #2026-0334TD Re: Sheriff Service

October 06, 2026

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CERTIFICATE NO.: 24-1145

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

By: Tifani L White

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