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

MARION COUNTY SHERIFF DEPARTMENT
PO BOX 1987
OCALA FL, 34478-1987

Re: Sheriff Service for Tax Deed #2026-0343TD

Dear Sir or Madam:

Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **JAMES ARAUZ REGISTERED AGENT OBO GREEN VILLAGE OF OCALA CORP.**

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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OCALA FL, 34478-1987

SERVE NO LATER THAN 11/26/2026

Case #2026-0343TD 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
JAMES ARAUZ REGISTERED AGENT OBO GREEN VILLAGE OF OCALA CORP	10297 SW 110TH ST, , DUNNELLON FL, 34432

CERTIFICATE NO.: 24-0085

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
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
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APPLICATION NO: 2026-0343TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, JPL INVESTMENTS CORP 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.: 24-0085 Year of Issuance: Jun-01-2024 Parcel ID: 17E17S02 23000 0350

Description of Property:

LAKE ROUSSEAU ACRES UNREC SUB LOT 35: COM AT SE COR OF SW1/4 OF SEC 2, TWN 17S., RNG 17E., TH S 89 DEG 2M 37S W AL S LN 1382.58 FT, TH N 0 DEG 21M 2S E 36.01 FT TO POB, TH N 0 DEG 21M 2S E 306.14 FT, TH N 59 DEG 11M 58S E 464.17 FT TO PT ON CURVE CONC NORTHEASTERLY HAVING CTRL ANG OF 95 DEG 57M 14S & RAD OF 225.28 FT, TH SOUTHEASTERLY AL ARC OF CURVE 128.62 FT TO PT (CHORD BEARING & DIS BETW PTS BEING S 47 DEG 9M 23S E 126.88 FT),TH S 26 DEG 29M 16S W 506.2 FT, TH S 89 DEG 2M 37S W PAR TO S LN 267.87 FT TO POB SUBJ TO 25 FT WD EASM AL NORTHEASTERLY BDRY FOR RD R/W AND EASM OF RECORD IN OR BK 1569 PG 1665 FURTHER DESCRIBED AS: A STRIP OF LAND 50 FT WIDE, LYING 25 FT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COM AT THE SE COR OF SW1/4 OF SEC 2, TWN 17S., RNG 17E., THN S 89DEG 02M 37S W, ALONG THE SOUTH LINE OF SAID SEC 2, 1382.58 FT, THN N 00DEG 21M 02S E 1977.91 FT, THN N 5DEG 56M 30S E 388.25 FT, THN N 84DEG 03M 30S W 427.94 FT TO A POINT ON THE EAST ROW OF SUNSET TRAIL, THN N 5DEG 56M 30S E ALONG SAID EAST ROW 352.02 FT TO THE POB, SAID POINT BEING THE P.C. OF A CURVE, CONCAVED SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 13DEG 54M 26S AND A RADIUS OF 4129.99 FT, THN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 1002.46 FT TO THE P.T. OF SAID CURVE, SAID POINT ALSO BEING THE P.C. OF A CURVE, CONCAVED SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 98DEG 59M 15S AND A RADIUS OF 212.89 FT, THN SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 367.8 FT TO TH P.T. OF SAID CURVE, THN S 28DEG 50M 11S W 489.9 FT TO THE P.C. OF A CURVE CONCAVED SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 28DEG 29M 09S AND A RADIUS OF 1151.44 FT, THN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 572.46 FT TO THE P.T. OF SAID CURVE, THN S 00DEG 21M 02S W 558.35 FT TO THE P.C. OF A CURVE, CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 95DEG 57M 14S AND A RADIUS OF 225.28 FT, THN SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE 377.28 FT TO THE P.T. OF SAID CURVE, THN N 84DEG 23M 48S E 1608.41 FT TO THE RADIUS POINT OF A CUL-DE-SAC, CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 300DEG AND A RADIUS OF 50 FT, SAID POINT ALSO BEING THE END OF THIS CENTERLINE DESCRIPTION.

Name in which assessed:

GREEN VILLAGE OF OCALA CORP, JAMES ARAUZ REGISTERED AGENT OBO GREEN VILLAGE OF OCALA CORP

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.

MARION COUNTY SHERIFF'S OFFICE
MARION, FLORIDA

TAX DEED NOTICE
RETURN OF SERVICE

Document Number: MCSO26CIV011318TAXD

Attorney/Agent:
CITRUS COUNTY CLERK OF COURT - TAX DEED
110 NORTH APOPKA AVE
INVERNESS FL 34450
352-341-6478

County : CITRUS COUNTY
Court : Circuit
Court Date: 12/16/2026 at 10:00 AM
Case Number : 2026-0343TD

Plaintiff: JPL INVESTMENTS CORP
Defendant: GREEN VILLAGE OF OCALA CORP, JAMES ARAUZ REGISTERED AGENT OBO GREEN VILLAGE OF OCALA CORP

SUBJECT TO BE SERVED :
JAMES ARAUZ REGISTERED AGENT OBO GREEN VILLAGE OF OCALA CORP
10297 SW 110TH ST DUNNELLON, FL 34432

DOCUMENT COMMENTS:

SERVICE TYPE :POSTED

Received the above named writ on 10/16/20261:33 PM and served the same on 10/20/2026 at 11:02 AM, in Marion County, Florida, by posting a true copy of this writ on the within described real property at 10297 SW 110TH ST DUNNELLON FL 34432 to the best of our ability acting on the given description.

SERVICE LOCATION: 10297 SW 110TH ST DUNNELLON FL 34432

SERVICE COMMENTS:

WILLIAM "BILLY" WOODS, SHERIFF

T. Reese 5522

RECEIVED
By Tifani White at 10:59 am, 10/27/26

BY: , CORPORAL VERNON T REESE
This electronic signature is compliant with F.S.S. 48.21(1)

TRACI PERRY, CPM
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October 06, 2026

MARION COUNTY SHERIFF DEPARTMENT
PO BOX 1987
OCALA FL, 34478-1987

ORIGINAL

REC'D '26 OCT 16 13:33
SHERIFF-MARION CO, FL

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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
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