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

APPLICATION NO: 2026-0343TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN: , the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 24-0085 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 or certificates will be sold to the highest bidder online at www.citrus.realtaxdeed.com on December 16, 2026 AT10:00 AM or any subsequently scheduled sale date.

Dated this 8th day of October, 2026

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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