

PREPARED BY:

Tifani L. White, Deputy Clerk
Clerk Of The Circuit Court And Comptroller
110 North Apopka Ave
Inverness, FL 34450

Tax Deed File No.

2026-0188TD

Parcel ID

17E18S220030 00220 0080

Alternate Key

3100897

RETURN TO:

Grantee

Tax Deed

State of Florida

County of Citrus

The following tax sale certificate numbered 23-4671 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 7th day of October, 2026, offered for sale as required by law for cash to the highest bidder and was sold to: **FRANCISCO A. RAMIREZ** whose address is: 2373 N CENTRAL AVE D-139, KISSIMMEE, FL 34741, being the highest bidder and having paid the sum of his/her bid as required by the Laws of Florida.

NOW, on this 7th day of October 2026, in the County of Citrus, State of Florida, in consideration of the sum of \$5,300.00, being the amount paid pursuant to the laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

REPLAT OF CHARPIAS ADD TO CRYSTAL RIVER UNREC SUB LOT 8 OF LOT 22 IN SEC 22, TWN 18S, RNG 17E MORE PART DESC AS: COM AT THE NE CORNER UN REC LOT 9 AS DESCRIBED IN OR 3335 PG 1915, SAID POINT ALSO BEING THE SE CORNER OF LOT 8 AND THE POB, THN S 89DEG 03M 24S W ALONG PARCEL LINE 79.75 FT TO THE SE CORNER OF LOT 7 AS BEING DESCRIBED IN OR 3287 PG 2223 SAID POINT ALSO BEING THE SW CORNER OF LOT 8, THN N 0DEG 40M 35S W A DST OF 104.13 FT TO THE SOUTHERN ROW OF NE 1ST TERRACE AND THE NE CORNER LOT 7, THN N 89DEG 03M 24S E ALONG SAID ROW A DST OF 79.78 FT TO THE EASTERN ROW OF N JOYNER TERRACE POINT ALSO BEING THE NE CORNER OF SAID LOT 8, THN S 0DEG 40M 39S E ALONG THE EASTERN ROW OF N JOYNER TERRACE A DST OF 104.13 MOL TO THE POB.

Witness:

Tifani L. White
Tifani L. White 110 North Apopka Ave, Inverness FL 34450

Tammy S. Kirby
Tammy S. Kirby 110 North Apopka Ave, Inverness FL 34450

Traci Perry

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



State of Florida

County of Citrus

On 7th day of October 2026, before me by means of physical presence, appeared TRACI PERRY, CLERK OF THE CIRCUIT COURT AND COMPTROLLER in and for the State and this County who is known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned. Personally known to me and who did not take an oath.

Witness my hand and office seal date aforesaid.

Kristi Hugar
By: Kristi Hugar, Deputy Clerk

