



TRACI PERRY, CPM

CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

161724

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

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

APPLICATION NO: 2026-0207TD

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

Date: 10/12/2026

Certificate #: 24-5089

DESCRIPTION OF PROPERTY:

SEVEN RIVERS FARMS UNREC SUB LOT 61 DESC AS: SW1/4 OF NW1/4 OF SW1/4 OF NE1/4 OF SEC 28-17-17 LESS S 25 FT
FOR R/W

Pursuant to chapter 197, Florida Statutes, the above property was sold at public sale on 10/07/2026, and a surplus of \$83,959.38 (subject to change) will be held by this office for **120 days** beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes).

To the extent possible, these funds will be used to satisfy in full, each claimant with a senior mortgage or lien in the property before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, **you must file a notarized statement of claim with this office within 120 days of this notice.** If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

A copy of this notice must be attached to your statement of claim. After examination of the statements of claim filed, this office will disburse according to priority. For your convenience, a claim form is included with this notice.

NOTE: ALL CLAIMANTS MUST SUBMIT A LEGIBLE COPY OF A VALID GOVERNMENT ID AND A COMPLETED W9. VISIT WWW.IRS.GOV FOR THE MOST CURRENT FORM. CLAIMS WILL NOT BE PROCESSED WITHOUT THESE DOCUMENTS.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the claim form and return it to our office so that any other liens can be considered.

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

YOU MAY APPLY TO CLAIM SURPLUS FUNDS YOURSELF. YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED.

AFFIDAVIT OF CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Complete and return to:

TRACI PERRY, CPM, Clerk Of The Circuit Court And Comptroller
Tax Deeds Department

Telephone: (352) 341-6478
Email: TaxDeeds@citrusclerk.org

Tax Deed #: 2026-0207TD Certificate #: 24-5089 Date of Sale: 10/7/2026

NOTE: CLAIMS MUST BE FILED WITHIN 120 DAYS OF THE DATE OF THE SURPLUS NOTICE OR THEY ARE BARRED, OTHER THAN PROPERTY OWNER CLAIMS.

The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's name: _____
Contact name, if applicable: _____
Address: _____
Phone Number: _____
Email address: _____

NOTE: ALL CLAIMANTS MUST SUBMIT A LEGIBLE COPY OF A VALID GOVERNMENT ID AND A COMPLETED W9. VISIT WWW.IRS.GOV FOR THE MOST CURRENT FORM. CLAIMS WILL NOT BE PROCESSED WITHOUT THESE DOCUMENTS.

I am a (check one): ☐ Lienholder ☐ Titleholder

Select ONE:

_____ I claim surplus proceeds resulting from the above tax deed sale.

_____ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

A. Type of Lien: _____ Mortgage; _____ Court Judgment; _____ Condo of Homeowner Association Lien;
_____ Other - describe in detail: _____

If your lien is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: _____ Instrument #: _____ Book/Page #: _____ / _____

B. Original Lien

Amount: \$ _____ Amount due: \$ _____ Principal Remaining Due: \$ _____

Interest Due: \$ _____ Fees & Costs * \$ _____ Attorney fees claimed: \$ _____

* Including late fees. Describe costs in detail, including additional sheet if needed: _____

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property *and provide proof.*)

A. Nature of Title: _____ Deed; _____ Court Judgment; _____ Other - describe in detail: _____

If your former title is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: _____ Instrument #: _____ Book/Page #: _____ / _____

B. Amount of surplus tax deed sale proceeds claimed: \$ _____

C. Does the titleholder claim the subject property was homestead property? _____ Yes _____ No

3. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: _____ Print Name & Title: _____

STATE OF _____ _____ Physical Presence
COUNTY OF _____ _____ Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this _____ day of _____, 20____ by
_____, who is personally know to me _____ or has produced
_____ as identification and who did take an oath.

NOTARY PUBLIC or DEPUTY CLERK

My Commission Expires: _____

[Print, type, or stamp commissioned name of notary]



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

161772

APPLICATION NO: 2026-0207TD

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

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Certificate #: 24-5089

DESCRIPTION OF PROPERTY:

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

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Complete and return to:

TRACI PERRY, CPM, Clerk Of The Circuit Court And Comptroller
Tax Deeds Department

Telephone: (352) 341-6478
Email: TaxDeeds@citrusclerk.org

Tax Deed #: 2026-0207TD Certificate #: 24-5089 Date of Sale: 10/7/2026

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Claimant's name: _____
Contact name, if applicable: _____
Address: _____
Phone Number: _____
Email address: _____

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A. Nature of Title: _____ Deed; _____ Court Judgment; _____ Other - describe in detail: _____

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B. Amount of surplus tax deed sale proceeds claimed: \$ _____

C. Does the titleholder claim the subject property was homestead property? _____ Yes _____ No

3. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: _____ Print Name & Title: _____

STATE OF _____ _____ Physical Presence
COUNTY OF _____ _____ Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this _____ day of _____, 20____ by
_____, who is personally know to me _____ or has produced
_____ as identification and who did take an oath.

NOTARY PUBLIC or DEPUTY CLERK

My Commission Expires: _____

[Print, type, or stamp commissioned name of notary]

Tifani White

From: WebTaxDeeds
Sent: Monday, October 12, 2026 2:28 PM
To: TaxDeedSurplusFunds-group
Cc: WebTaxDeeds
Subject: Tax Deed Surplus - #2026-0207TD

Good afternoon,

The attached tax deed sold at auction on 10/7/2026.

The Property Information Report shows a Government Lien on the property in favor of Citrus County Clerk of Court. The OR BK and PGS of the lien (s) can be found on the report.

Please complete the attached Affidavit of Claim to Surplus Proceeds and return to my attention. Once the 120 day claim period has expired, all claims will be turned over to the Clerk's attorney for review of overbid disbursement. **Please note if you are waiving your claim, you will still need to complete the form, mark accordingly and return to my attention.**

On behalf of the Citrus County Clerk of the Circuit Court and Comptroller, I appreciate the opportunity to be of service to you. Please contact our office at (352) 341-6478 if we can be of any further assistance.

For continued timely responses to inquiries, please email TaxDeeds@citrusclerk.org.

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
DIRECT: (352) 341-6478 | OFFICE: (352) 341-6424

CITRUSCLERK.ORG

 @CITRUSFLCLERK

Unite. Lead. Innovate.

Tifani White

From: Kelly Hunt
Sent: Monday, October 19, 2026 12:37 PM
To: WebTaxDeeds; TaxDeedSurplusFunds-group
Subject: RE: Tax Deed Surplus - #2026-0207TD
Attachments: Tax Deed 2026-0207TD.pdf

Please see attached the Affidavit of Claim to Surplus of Tax Deed.

Currently, not on a payment plan.

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



Kelly Hunt
Court Services Manager

CITRUS COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER
110 N APOPKA AVE, INVERNESS, FL 34450
DIRECT: (352) 341-6451 | OFFICE: (352) 341-6424

CITRUSCLERK.ORG

f i X v i n G @CITRUSFLCLERK

SHARE YOUR EXPERIENCE WITH US!



From: WebTaxDeeds <TaxDeeds@citrusclerk.org>
Sent: Tuesday, October 13, 2026 7:31 AM
To: Kelly Hunt <KHunt@citrusclerk.org>; TaxDeedSurplusFunds-group <TaxDeedSurplus@citrusclerk.org>
Subject: RE: Tax Deed Surplus - #2026-0207TD

Sorry about that – they are attached now.

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

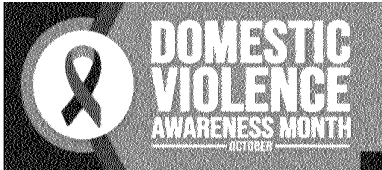
CITRUS COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER
110 N APOPKA AVE, INVERNESS, FL 34450

OFFICE: (352) 341-6424

CITRUSCLERK.ORG



SHARE YOUR EXPERIENCE WITH US!



From: Kelly Hunt <KHunt@citrusclerk.org>

Sent: Monday, October 12, 2026 5:09 PM

To: WebTaxDeeds <TaxDeeds@citrusclerk.org>; TaxDeedSurplusFunds-group <TaxDeedSurplus@citrusclerk.org>

Subject: RE: Tax Deed Surplus - #2026-0207TD

Good afternoon,

There aren't any attachments for this one.

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



Kelly Hunt

Court Services Manager

CITRUS COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER

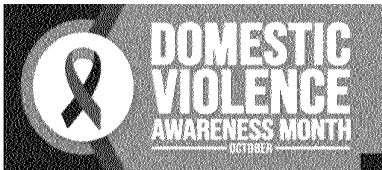
110 N APOPKA AVE, INVERNESS, FL 34450

DIRECT: (352) 341-6451 | OFFICE: (352) 341-6424

CITRUSCLERK.ORG



SHARE YOUR EXPERIENCE WITH US!



From: WebTaxDeeds <TaxDeeds@citrusclerk.org>

Sent: Monday, October 12, 2026 2:28 PM

To: TaxDeedSurplusFunds-group <TaxDeedSurplus@citrusclerk.org>

Cc: WebTaxDeeds <TaxDeeds@citrusclerk.org>

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CITRUSCLERK.ORG

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Unite. Lead. Innovate.

Unite. Lead. Innovate.

RECEIVED

By Tifani White at 1:40 pm, 10/19/26

16



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) 341-6
Fax: (352) 341-6

APPLICATION NO: 2026-0207TD

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

Date: 10/12/2026

Certificate #: 24-5089

DESCRIPTION OF PROPERTY:

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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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AFFIDAVIT OF CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Complete and return to:

TRACI PERRY, CPM, Clerk Of The Circuit Court And Comptroller
Tax Deeds Department

Telephone: (352) 341-6478
Email: TaxDeeds@citrusclerk.org

Tax Deed #: 2026-0207TD Certificate #: 24-5089 Date of Sale: 10/7/2026

NOTE: CLAIMS MUST BE FILED WITHIN 120 DAYS OF THE DATE OF THE SURPLUS NOTICE OR THEY ARE BARRED, OTHER THAN PROPERTY OWNER CLAIMS.

The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's name: Traci Perry, Clerk of the circuit court and comptroller.
Contact name, if applicable: Kelly Hunt
Address: 110 N. Apple Ave, INVERNESS, FL 34450
Phone Number: (352) 341-6451
Email address: KHunt@citrusclerk.org

NOTE: ALL CLAIMANTS MUST SUBMIT A LEGIBLE COPY OF A VALID GOVERNMENT ID AND A COMPLETED W9. VISIT WWW.IRS.GOV FOR THE MOST CURRENT FORM. CLAIMS WILL NOT BE PROCESSED WITHOUT THESE DOCUMENTS.

I am a (check one): ☒ Lienholder ☐ Titleholder

Select ONE:

☒ I claim surplus proceeds resulting from the above tax deed sale.

☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

A. Type of Lien: Mortgage; ☒ Court Judgment; Condo of Homeowner Association Lien;

Other - describe in detail:

If your lien is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: 7/26/19 Instrument #: 20190391043 Book/Page #: 2993 / 927

B. Original Lien

Amount: \$ 65.00 Amount due: \$ 952.00 Principal Remaining Due: \$ _____

Interest Due: \$ _____ Fees & Costs * \$ _____ Attorney fees claimed: \$ _____

* Including late fees. Describe costs in detail, including additional sheet if needed: _____

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property and provide proof.)

A. Nature of Title: Deed; Court Judgment; Other - describe in detail:

If your former title is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: _____ Instrument #: _____ Book/Page #: _____ / _____

B. Amount of surplus tax deed sale proceeds claimed: \$ _____

C. Does the titleholder claim the subject property was homestead property? Yes No

3. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: Kelly Hunt Print Name & Title: Kelly Hunt, Court Services Manager

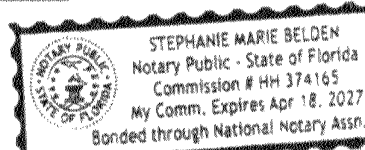
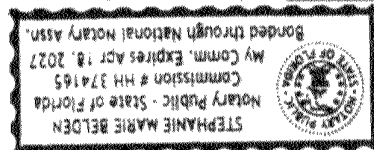
STATE OF Florida ☒ Physical Presence
COUNTY OF Citrus ☐ Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this 19 day of October, 2026 by Kelly Hunt, who is personally known to me ☒ or has produced 214 as identification and who did take an oath.

Stephanie Belden
NOTARY PUBLIC or DEPUTY CLERK

[Print, type, or stamp commissioned name of notary]

My Commission Expires: _____



A. Type of Lien: _____ Mortgage; ☒ Court Judgment; _____ Condo of Homeowner Association Lien;

_____ Other - describe in detail: _____

If your lien is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: 7/29/19 Instrument #: _____ Book/Page #: 2993 / 1568

B. Original Lien

Amount: \$ 65.00 Amount due: \$ 995.00 Principal Remaining Due: \$ _____

Interest Due: \$ _____ Fees & Costs * \$ _____ Attorney fees claimed: \$ _____

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A. Type of Lien: _____ Mortgage; ☒ Court Judgment; _____ Condo of Homeowner Association Lien;

_____ Other - describe in detail: _____

If your lien is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: 4/14/21 Instrument #: 2021024239 Book/Page #: 3154 / 410

B. Original Lien

Amount: \$ 65.00 Amount due: \$ 522.00 Principal Remaining Due: \$ _____

Interest Due: \$ _____ Fees & Costs * \$ _____ Attorney fees claimed: \$ _____

* Including late fees. Describe costs in detail, including additional sheet if needed: _____

A. Type of Lien: _____ Mortgage; ☒ Court Judgment; _____ Condo of Homeowner Association Lien;

_____ Other - describe in detail: _____

If your lien is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: 8/27/21 Instrument #: _____ Book/Page #: 3611 / 1026

B. Original Lien

Amount: \$ _____ Amount due: \$ _____ Principal Remaining Due: \$ _____

Interest Due: \$ _____ Fees & Costs * \$ _____ Attorney fees claimed: \$ _____

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TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
1938384	17E17S28 1A000 0610	9469 W HEREFORD LN CRYSTAL RIVER 34428

Legal Description

SEVEN RIVERS FARMS UNREC SUB LOT 61 DESC AS: SW1/4 OF NW1/4 OF SW1/4 OF NE1/4 OF SEC 28-17-17 LESS S 25 FT FOR R/W

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5089	\$180,608	No	Yes	No

Owner of Record on Current Tax Roll
CHRISTOPHER D RUOCCO

Billing Name & Address

9469 W HEREFORD LN
CRYSTAL RIVER FL 34428-6842

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
CHRISTOPHER D. RUOCCO 9469 W. HEREFORD LANE CRYSTAL RIVER FL 34428-6842	Warranty Deed Bk:2692 Pg:2122	Legal appears to have a typo and states River instead of Rivers.

Related Documents (for Reference)

Warranty Deed
Bk:1411 Pg:320

Warranty Deed
Bk:2051 Pg:1378

Certificate of Title
Bk:2463 Pg:1346

Quit Claim Deed (Releases any possible interest)
Bk:2475 Pg:1203

Warranty Deed
Bk:2475 Pg:1207

Order Determining Homestead
Bk:2682 Pg:1103

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
CITRUS COUNTY CLERK OF COURT	<i>\$950.00</i> Judgment Bk:2993 Pg:927	2019 MM 409 No address found on document. 2019039242 7/26/19
	<i>\$995.00</i> Judgment Bk:2993 Pg:1568	2019 ^{CF} ~~MM~~ 468 2019039255 7/29/19.

Name & Address of Record

Document

Examiner Comments

CITRUS COUNTY
CODE COMPLIANCE
3600 W SOVEREIGN PATH, SUITE 147
LECANTO FL 34461

\$522.00
Judgment
Bk:3154 Pg:410

2020 CT 1181
2021024239

4/14/21

\$645.00
Judgment
Bk:3200 Pg:99

2021 CF 430
2021059555

8/27/21

Order
Bk:3611 Pg:1026

Order
Bk:3611 Pg:1132

Order
Bk:3625 Pg:2477

Order
Bk:3625 Pg:2479

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record

Document

Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 06/24/2026 **Search covers** **20 years** **through:** 06/19/2026

Paul Evans
Title Examiner

General Examiner Comments: