AFFP
2026-0250

Affidavit of Publication

STATE OF FLORIDA } SS
COUNTY OF CITRUS }

Before the undersigned authority personally appeared Jessica Shaw, who on oath says that she is an Legal Advertising Representative of the Citrus County Chronicle, a daily newspaper published at 2519 Hwy 44 W, Inverness, FL in Citrus County, Florida; that the attached copy of advertisement, being a legal notice in the matter of 2026-0250, was published in said newspaper by print in the issues of 9/30/2026, 10/7/2026, 10/14/2026, 10/21/2026 or by publication on the newspaper's website, if authorized, on 9/30/2026, 10/7/2026, 10/14/2026, 10/21/2026.

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

That said newspaper was regularly issued and circulated on those dates.
SIGNED

Jessica Shaw
Affiant

Sworn to and subscribed before me this 21 Oct 2026, by Jessica Shaw who is personally known to me.

Evelyn Larsen
Evelyn H. Larsen, Notary Public 04/05/2030

NOTARY PUBLIC STATE OF FLORIDA
EVELYN H. LARSEN
Commission # HH 787331
Expires April 5, 2030

Publisher's Fee: $27.84
107532 C5115-L9929

COPY OF ADVERTISEMENT

APPLICATION: 2026-0250TD
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN: KEYS FUNDING LLC - 7024
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: 24-3428 YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY:
JOHN HOPKINS UNREC SUB LOT 14 E 147 FT OF W 735 FT OF S 300 FT OF S 1/2 OF NW 1/4 OF SE 1/4 OF SEC 13-20-18 ----AND---- SW1/4 OF SE1/4 OF SEC 13-20-18 TITLE IN OR BK 1548 PG 261 AND 1576 PG 2218 OR BK 2334 PG 2239
NAME IN WHICH ASSESSED: DEBRA HOFFMANN REGISTERED AGENT OBO JACKSON HILL COURT LLC, JACKSON HILL COURT LLC
Said property being in the County of Citrus, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder on line, on November 4, 2026 at 10:00 am at www.citrus.realtaxdeed.com.
Dated September 1, 2026 TRACI PERRY, CPM
Clerk of the Circuit Court, Citrus County, Florida
By: Tifani L. White, Deputy Clerk
Published September 30, October 7, 14, and 21, 2026.

Citrus County Clerk of Court (TAX DEEDS)
110 North Apopka Ave
Inverness, FL 34450

TRACI PERRY
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

CLERK'S AFFIDAVIT

TDA #	2026-0250TD
TAX CERTIFICATE NO.....	24-3428
ISSUED ON	June 01, 2024
CERTIFICATE HOLDER ...	KEYS FUNDING LLC - 7024
SALE DATE	November 04, 2026

I, TRACI PERRY, CLERK OF THE CIRCUIT COURT AND COMPTROLLER CITRUS COUNTY, FLORIDA, do hereby certify that a true and correct copy of the Notice of Application for Tax Deed and the *WARNING* notice were mailed by U. S. Certified mail with return receipt requested, on the 2nd DAY OF SEPTEMBER, 2026 to the following:

KEYS FUNDING LLC - 7024 - PO BOX 67513, NEWARK, NJ 07101-8009

JACKSON HILL COURT LLC - 3662 E PENDLEBURY DR, PALM HARBOR, FL 34685

JACKSON HILL COURT LLC - 1474 W JACKSON HILL CT, LECANTO, FL 34461

ROBERT L ROIK AKA ROBERT ROIK AS CO TRUSTEE OF THE ROBERT L ROIK & DEBRA B ROIK REVOCABLE TRUST AGREEMENT DATED JANUARY 21 2010 - 1010 GREENLEAF WAY, TARPON SPRINGS, FL 34689

ROBERT L ROIK AKA ROBERT ROIK AS CO TRUSTEE OF THE ROBERT L ROIK & DEBRA B ROIK REVOCABLE TRUST AGREEMENT DATED JANUARY 21 2010 - 414 SHORE DRIVE, LACONIA, NH 03246

ROBERT L ROIK AKA ROBERT ROIK AS CO TRUSTEE OF THE ROBERT L ROIK & DEBRA B ROIK REVOCABLE TRUST AGREEMENT DATED JANUARY 21 2010 - 1474 W JACKSON HILL CT, LECANTO, FL 34461

DEBRA B ROIK AKA DEBRA ROIK AS CO TRUSTEE OF THE ROBERT L ROIK & DEBRA B ROIK REVOCABLE TRUST AGREEMENT DATED JANUARY 21 2010 - 1010 GREENLEAF WAY, TARPON SPRINGS, FL 34689

DEBRA B ROIK AKA DEBRA ROIK AS CO TRUSTEE OF THE ROBERT L ROIK & DEBRA B ROIK REVOCABLE TRUST AGREEMENT DATED JANUARY 21 2010 - 414 SHORE DRIVE, LACONIA, NH 03246

DEBRA B ROIK AKA DEBRA ROIK AS CO TRUSTEE OF THE ROBERT L ROIK & DEBRA B ROIK REVOCABLE TRUST AGREEMENT DATED JANUARY 21 2010 - 1474 W JACKSON HILL CT, LECANTO, FL 34461

DEBRA HOFFMANN REGISTERED AGENT OBO JACKSON HILL COURT LLC - 3662 E PENDLEBURY DRIVE, PALM HARBOR, FL 34685

The above notices mailed pursuant to FS 197.522(1).

WITNESS my hand and the official seal at the Courthouse in Inverness, Citrus County, Florida, this 22nd 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