AFFP
2026-0266

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 2026-0266, 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

EVELYN H. LARSEN
Commission # HH 787331
Expires April 5, 2030

Publisher's Fee: $27.84
107532 C5115-L9943

COPY OF ADVERTISEMENT

APPLICATION: 2026-0266TD
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN: SAVVY FL LLC
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:
NOTICE IS HEREBY GIVEN: KEYS FUNDING LLC - 5024
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: 24-2871 YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY:
BEVERLY HILLS UNIT 7 PB 12 PG 101 LOT 10 BLK 170
NAME IN WHICH ASSESSED: JAMES MITCHELL
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 #	2026-0266TD
TAX CERTIFICATE NO.....	24-2871
ISSUED ON	June 01, 2024
CERTIFICATE HOLDER ...	KEYS FUNDING LLC - 5024
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 - 5024 - PO BOX 67513, NEWARK, NJ 07101-8009
JAMES MITCHELL - 880 W CATBRIER LN, BEVERLY HILLS, FL 34465
JAMES MITCHELL - 79 S JEFFERSON ST, BEVERLY HILLS, FL 34465

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