

Tammy Kirby

From: Tammy Kirby
Sent: Thursday, June 07, 2018 4:29 PM
To: Laurie.Speros@citrusbocc.com
Cc: Hope- Baird
Subject: Tax Deed Overbid Surplus #2018-0110TD
Attachments: Untitled.PDF - Adobe Acrobat Pro.pdf

Good afternoon-

The attached tax deed sold at auction on 05/16/2018. The O & E shows a Government Lien on the property in favor of Citrus County Code Enforcement. A copy of the lien is attached.

Please complete the attached Claim to Surplus Proceeds of a Tax Deed Sale and return to my attention. Upon receipt, the lien will be paid pro rata from the overbid funds. 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 me if I can be of any further assistance.

Sincerely,

Tammy Kirby

Official Records Professional
Citrus County Clerk of the Circuit Court and Comptroller
110 N Apopka Avenue
Inverness FL 34450
(352) 341-6469
tkirby@citrusclerk.org

Citrus County Clerk of Courts can now be found at www.CitrusClerk.org. Please be sure to use my new e-mail address from now on as seen in the From field of this message. And don't forget to update my contact information in your address book. Thank you!



ANGELA VICK

CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

Clerk of the County Court
Recorder of Deeds
Clerk and Accountant of the Board of County Commissioners
Custodian of County Funds
County Auditor

110 North Apopka Ave
Inverness, FL 34450
Telephone: (352) 341-6468
Fax: (352) 341-6477
TaxDeeds@clerk.citrus.fl.us
www.citrusclerk.org

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

Date: 6/7/2018

Tax Deed #: 2018-0110TD

Certificate #: 13-5306

DESCRIPTION OF PROPERTY:

EDEN GARDENS PB 3 PG 46 PART OF LOTS 19 AND 24 FURTHER DESCRIBED AS FOLLOWS: LOTS 19 AND 24 - LESS & EXCEPT THE FOLLOWING: COMM AT THE NE CORNER OF SAID LOT 19, THENCE N 78D 21M W ALONG THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 165.27 FEET TO THE NW'LY CORNER OF SAID LOT 19, THENCE S 00D 03M E ALONG THE WEST LINE OF SAID LOT 19 A DISTANCE OF 50.00 FEET, THENCE S 78D 21M E PARALLEL TO SAID N'LY LINE OF LOT 19, 165.27 FEET TO THE E'LY LINE OF LOT 19, THENCE N ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 50.00 FEET TO THE POB OF EDEN GARDENS ACCORDING

TO THE MAP OR PLAT THEREOF, AS RECORDED IN PB 3, PG 46, PRCCF —AND— LESS & EXCEPT A PORTION OF LOTS 19 & 24 EDEN GARDENS, RECORDED IN PB 3 PG 46, PRCCF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER OF LOT 24, EDEN GARDENS, THENCE N 00D 01M 20S W ALONG THE EAST LINE OF SAID LOT 24 AND ALONG THE EAST LINE OF LOT 19 OF SAID EDEN GARDENS A DISTANCE OF 150.00 FEET, THENCE N 78D 21M W, PARALLEL TO THE SOUTH LINE OF LOT 24, A DISTANCE OF 65.00 FEET, THENCE S 00D 01M 20S E PARALLEL TO SAID EAST LINE A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 24, THENCE S 78D 21M E ALONG SAID SOUTH LINE A DISTANCE OF 65.00 FEET TO THE POB —TITLE IN OR BK 1611 PG 1078 & OR BK 1871 PG 2434

Pursuant to chapter 197, Florida Statutes, the above property was sold at public sale on 5/16/2018 10:00:00AM, and a surplus of \$30,543.08 (subject to change) will be held by this office for up to one year from the date of the sale 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).

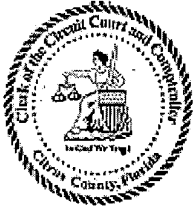
To the extent possible, these funds will be used to satisfy in full, each claimant with a senior mortgage or lien in the property before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for funds when they are distributed, you must file a notarized statement of claim with this office within ninety (90) days of this notice. If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

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.

ANGELA VICK
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FL

By: Tammy S. Kirby
Tammy S. Kirby, Deputy Clerk





ANGELA VICK

CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

Clerk of the County Court
Recorder of Deeds
Clerk and Accountant of the Board of County Commissioners
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CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Note: The Clerk must pay all valid liens before distributing to a titleholder

Claimant's name _____
Contact name if claimant is not an individual _____
Address* _____ City _____ Zip _____
Phone no. _____
Email address _____

Tax deed no. 2018-0110TD Date of sale (if known) 5/16/2018 10:00:00AM

*This is where payment will be mailed

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

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

I am a _____Lienholder _____Titleholder.

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

A. Type of Lien: ___Mortgage ___ Court Judgment ___ Other-Describe in detail: _____

If your lien is recorded in the Citrus County Official Records, list the following, if known:

Recording date _____ Instrument # _____ Book# _____ Page# _____

B. Original Amount of Lien \$ _____

C. Amount Remaining Due (include interest, if applicable) \$ _____

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

A. Nature of title: ___Deed ___ Court Judgment ___ Other-Describe in detail: _____

If your title is recorded in the Citrus County Official Records, list the following, if known:

Recording date _____ Instrument # _____ Book# _____ Page# _____

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

C. Do you claim this property was your homestead at the time of sale? ___ Yes ___ No

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

Date: _____ Signature: _____
Claimant

STATE OF _____

COUNTY _____

Sworn to me affirmed and signed before me on _____ by _____.

Notary Public or Deputy Clerk

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

Personally known _____ Produced ID

Type of ID produced _____

PROPERTY INFORMATION REPORT

ORDER DATE: 02/12/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 02/09/2018
CERTIFICATE # 2013-5306
ACCOUNT # 3442026

**This account number was changed to 3520638 beginning with the 2015 tax year.

COUNTY, STATE: CITRUS, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION: EDEN GARDENS PB 3 PG 46 PART OF LOTS 19 AND 24 FURTHER DESCRIBED AS FOLLOWS:

LOTS 19 AND 24 - LESS & EXCEPT THE FOLLOWING:
COMM AT THE NE CORNER OF SAID LOT 19, THENCE N 78D 21M W
ALONG THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 165.27
FEET TO THE NW'LY CORNER OF SAID LOT 19, THENCE S 00D 03M E
ALONG THE WEST LINE OF SAID LOT 19 A DISTANCE OF 50.00 FEET,
THENCE S 78D 21M E PARALLEL TO SAID N'LY LINE OF LOT 19,
165.27 FEET TO THE E'LY LINE OF LOT 19, THENCE N ALONG THE
EAST LINE OF SAID LOT 19, A DISTANCE OF 50.00 FEET TO THE
POB OF EDEN GARDENS ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN PB 3, PG 46, PRCCF

--AND--

LESS & EXCEPT A PORTION OF LOTS 19 & 24 EDEN GARDENS,
RECORDED IN PB 3 PG 46, PRCCF, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGIN AT THE SE CORNER OF LOT 24, EDEN GARDENS, THENCE N 00D
01M 20S W ALONG THE EAST LINE OF SAID LOT 24 AND ALONG THE
EAST LINE OF LOT 19 OF SAID EDEN GARDENS A DISTANCE OF
150.00 FEET, THENCE N 78D 21M W, PARALLEL TO THE SOUTH LINE
OF LOT 24, A DISTANCE OF 65.00 FEET, THENCE S 00D 01M 20S E
PARALLEL TO SAID EAST LINE A DISTANCE OF 150.00 FEET TO A
POINT ON THE SOUTH LINE OF SAID LOT 24, THENCE S 78D 21M E
ALONG SAID SOUTH LINE A DISTANCE OF 65.00 FEET TO THE POB --
TITLE IN OR BK 1611 PG 1078 & OR BK 1871 PG 2434

**The current legal description from the Property Appraiser matches the vesting deed with respect to the base parcel as lots 19 and 24. The tax deed application was made on the basis of taxes for the 2012 roll year which indicate a base description of only a portion of these lots: "W 100.17 FT OF LOT 24 & W 100 FT OF S 1/2 OF LOT 19".

1 LOT NON HX PORTION OF THE FOLDESCR LAND: EDEN GARDENS
PB 3 PG 46 -- W 100.17 FT OF LOT 24 & W 100 FT OF S1/2 OF LOT 19-- LESS & EXCEPT THE
FOLLOWING: COMM AT NE CRN OF LOT 19 THN N 78DEG 21M W ALG N LN OF LOT 19
165.27FT TO NW'LY CRN OF LOT 19 THN S 0DEG 03M E ALG W LN OF LOT 19 DIST OF 50FT
THN S 78DEG 21M E PARL TO N'LY LN OF LOT 19 165.27FT TO E'LY LN OF LOT 19 THN N ALG
E LN OF LOT 19 DIST OF 50FT TO POB OF EDEN GARDENS & LESS & EXCEPT A PORTION OF
LOTS 19 & 24 DESC AS FOLLOWS: BEGIN AT SE CRN OF LOT 24 EDEN GARDENS THN N 0DEG
01M 20S W ALG E LN OF LOT 24 & ALG E LN OF LOT 19 OF SD EDEN GARDENS 150FT THN N

78DEG 21M W PARL TO S LN OF LOT 24 DIST65 FT THN S 0DEG 01M 20S E PARL TO E LN
DISTOF 150FT TO A PT ON S LN OF LOT 24 THN S 78DEG 21M E ALG S LN DIST OF 65FT TO
POB TITLE IN OR BK 1611 PG 1078 & OR BK 1871 PG 2434

PROPERTY ADDRESS: 10511 E JOY LN LOT 1, INVERNESS

OWNER OF RECORD ON CURRENT TAX ROLL:

MATTHEW C PENCKOFER EST
10511 E JOY LN
INVERNESS, FL 34450 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF MATTHEW C PENCKOFER, DECEASED OR: 1871, Page: 2434
10511 E JOY LANE
INVERNESS, FL 34450 (Per Deed)

(Property Appraiser indicates Matthew C Penckofer is deceased. A Death Certificate found but no probate
action found of record in Citrus County.)

MORTGAGE HOLDER OF RECORD:

U.S. BANK NATIONAL ASSOCIATION, AS OR: 2439, Page: 1418
SUCCESSOR-IN-INTEREST TO BANK OF AMERICA,
N.A. AS TRUSTEE, AS SUCCESSOR BY MERGER TO
LASALLE BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE FOR THE HOLDERS OF THE
ACCREDITED MORTGAGE LOAN TRUST 2005-3 ASSET
BACKED NOTES
C/O SELECT PORTFOLIO SERVICING
3815 SOUTH WEST TEMPLE
SALT LAKE CITY, UT 84115 (Per Assignment of Mortgage)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CITRUS COUNTY CODE COMPLIANCE OR: 2582, Page: 2107
DEPARTMENT OF PLANNING AND DEVELOPMENT OR: 2599, Page: 434
3600 W SOVEREIGN PATH SUITE 147 OR: 2615, Page: 951
LECANTO, FL 34461 (Per Order and Fines)

MARK C PENCKOFER OR: 2457, Page: 1900
444 UVEDALE COURT
RIVERSIDE, IL 60546 (Per Death Certificate. Informant, brother and possible heir.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 20E19S120200 0241 CHANGED TO 20E19S120200 0240

CURRENT ASSESSED VALUE: \$47,236

HOMESTEAD EXEMPTION: No

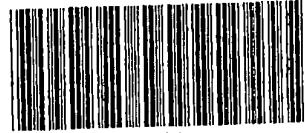
MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

| | |
|---|----------------------|
| Warranty Deed | OR: 1056, Page: 934 |
| Re-recorded Warranty Deed (Corrects Deed in 1056-934.) | OR: 1059, Page: 1784 |
| Warranty Deed | OR: 1400, Page: 762 |
| Warranty Deed | OR: 1611, Page: 1078 |
| Mortgage | OR: 1871, Page: 2436 |



2013047018 4 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2013047018 BK:2582 PG:2107
10/03/2013 02:37 PM 4 PGS
JCARROLL,DC Receipt #041851

Angela Vick
Clerk of the Circuit Court and Comptroller
Citrus County Florida

Document Leader Page

The following document has been recorded in the Official Records of Citrus County, Florida.

This certificate has been added to your document in compliance with

Florida Statute 695.26(1)(e).



This page has been recorded as a permanent part of your document.

Please do not remove.

**CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

COUNTY OF CITRUS,
a political subdivision of the state of Florida,
Petitioner,
Vs.
MATTHEW C. PENCKOFER EST
10511 E. Joy Ln.
Inverness, FL 34452
Respondent

Case No. 143337

**FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Michele L. Lieberman on September 18, 2013, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues her **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 10511 E. Joy Ln.; Inverness, Citrus County, a political subdivision of the state of Florida. The Property is described as ALT KEY: 3442014, EDEN GARDENS PB 3 PG 46 W 100.17 FT OF LOT 24 --&-- W 100 FT OF S1/2 OF LOT 19 - LESS & EXCEPT THE FOLLOWING: COMM AT NE CRN OF LOT 19 THN N 78DEG 21M W ALG N LN OF LOT 19 165.27FT TO NW'LY CRN OF LOT 19 THN S 0DEG 03M E ALG W LN OF LOT 19 DIST OF 50FT THN S 78DEG 21M E PARL TO N'LY LN OF LOT 19 165.27FT TO ELY LN OF LOT 19 THN N ALG E LN OF LOT 19 DIST OF 50FT TO POB OF EDEN GARDENS & LESS & EXCEPT A PORTION OF LOTS 19 & 24 DESC AS FOLLOWS: BEGIN AT SE CRN OF LOT 24 EDEN GARDENS THN N 0DEG 01M 20S W ALG E LN OF LOT 24 & ALG E LN OF LOT 19 OF SD EDEN GARDENS 150FT THN N 78DEG 21M W PARL TO S LN OF LOT 24 DIST 65 FT THN S 0DEG 01M 20S E PARL TO E LN DIST OF 150FT TO A PT ON S LN OF LOT 24 THN S 78DEG 21M E ALG S LN DIST OF 65FT TO POB - LESS 1 LOT NON HX BLDG (SEE AK 3442026) TITLE IN OR BK 1611 PG 1078 & OR BK 1871 PG 2434; Parcel ID: 20E19S120200 0240

After an investigation by Code Officer Stephanie Stevens, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Article VI Section 20-61, "It shall be unlawful for anyone owning, leasing, occupying or having control of any property subject to the provisions of this article to maintain weeds, grass and undergrowth in excess of 18" in height, or an accumulation of vegetative matter."

The Respondent was not present despite being notified via posting the property and the Lecanto Government Building.

Code Officer Stephanie Stevens testified that her initial inspection was conducted on June 26, 2013 at which time the violation was confirmed. The property appears vacant and there has been no contact with the property owner. Upon her final inspection on September 17, 2013, the property remains in violation.

II. CONCLUSIONS OF LAW:

Respondent is in violation of Citrus County Code of Ordinances, Article VI Section 20-61, "It shall be unlawful for anyone owning, leasing, occupying or having control of any property subject to the provisions of this article to maintain weeds, grass and undergrowth in excess of 18" in height, or an accumulation of vegetative matter."

Citrus County v. Penckofer EST
Case No. 143337

The Respondent can abate the violation by maintaining weeds/grass and undergrowth to a height of less than 18" and remove accumulation of vegetative matter.

III. ORDER:

Based upon the foregoing **FINDINGS OF FACT AND CONCLUSIONS OF LAW**, it is hereby **ORDERED THAT:**


The Respondent is granted 30 days from the date of this order to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Matthew C. Penckofer EST. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

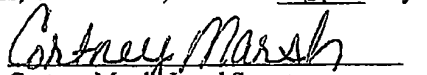
The Respondent has the right to appeal this order within thirty (30) days of the date of the recording of this order in the public records of Citrus County, a political subdivision of the state of Florida, pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this the 2 day of October 2013, at Lecanto, Florida.

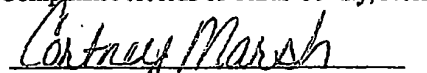
BY:


Michele L. Lieberman, Special Master

I **HEREBY CERTIFY** that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. Certified Mail to Matthew C. Penckofer EST; 10511 E. Joy Ln.; Inverness, FL 34452, this the 2 day of October, 2013.


Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

I **HEREBY CERTIFY** that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.


Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

Cortney Marsh
Cortney Marsh

Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 2nd day of October, 2013, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



S. Kimberly Corbin
NOTARY PUBLIC STATE OF FLORIDA
Printed Name: S. Kimberly Corbin
Commission No.: EE043691
Expiration Date: 1/20/2015

CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

COUNTY OF CITRUS,
a political subdivision of the state of Florida
Petitioner,

Vs.
Matthew C. Penckofer EST
10511 E. Joy Ln.
Inverness, FL 34452
Respondent /



Case No.: 143337

FIRST ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code-Compliance Special Master of Citrus County, a political subdivision of the state of Florida, on **September 18, 2013**, after due notice to Matthew C. Penckofer EST, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to Matthew C. Penckofer EST.

Said **ORDER** required Matthew C. Penckofer EST to take certain corrective action by a time certain, as more specifically set forth in that **ORDER**.

An Affidavit of Non-Compliance, bearing the date of December 5, 2013, has been filed with the Special Master by the Code Officer, which Affidavit certifies under oath that the required corrective action has not been taken as ordered.

Accordingly, it has been brought to the Special Master's attention that compliance with the Special Master's Order dated October 2, 2013, was not made by Matthew C. Penckofer EST, it is hereby

ORDERED that Matthew C. Penckofer EST pay to the County of Citrus, a political subdivision of the state of Florida, a fine of \$6,800.00 for 34 days, November 2, 2013 through December 5, 2013, inclusive at \$200.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of **\$7,293.71**. This is a violation that has continued to exist on property more fully described Alt Key 3442014; EDEN GARDENS PB 3 PG 46 W 100.17 FT OF LOT 24 -&- W 100 FT OF S1/2 OF LOT 19 - LESS & EXCEPT THE FOLLOWING: COMM AT NE CRN OF LOT 19 THN N 78DEG 21M W ALG N LN OF LOT 19 165.27FT TO NWLY CRN OF LOT 19 THN S 0DEG 03M E ALG W LN OF LOT 19 DIST OF 50FT THN S 78DEG 21M E PARL TO NLY LN OF LOT 19 165.27FT TO ELY LN OF LOT 19 THN N ALG E LN OF LOT 19 DIST OF 50FT TO POB OF EDEN GARDENS & LESS & EXCEPT A PORTION OF LOTS 19 & 24 DESC AS FOLLOWS: BEGIN AT SE CRN OF LOT 24 EDEN GARDENS THN N 0DEG 01M 20S W ALG E LN OF LOT 24 & ALG E LN OF LOT 19 OF SD EDEN GARDENS 150FT THN N 78DEG 21M W PARL TO S LN OF LOT 24 DIST 65 FT THN S 0DEG 01M 20S E PARL TO E LN DIST OF 150FT TO A PT ON S LN OF LOT 24 THN S 78DEG 21M E ALG S LN DIST OF 65FT TO POB - LESS 1 LOT NON HX BLDG (SEE AK 3442026) TITLE IN OR BK 1611 PG 1078 & OR BK 1871 PG 2434 in public records of Citrus County, a political subdivision of the state of Florida. This fine will be recorded and shall constitute a lien upon any real or personal property owned by Matthew C. Penckofer EST, pursuant to Section 162.09, Florida Statutes.

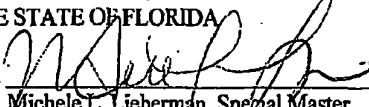
The Respondent may request a hearing to challenge the fine within twenty (20) days from the date of this order. This order will be recorded after twenty (20) days from the date of this order and constitute a lien, unless the Respondent files a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

DONE AND ORDERED this the 19 day of December 2013 at Lecanto, Citrus County, a political subdivision of the state of Florida.

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2014001029 BK:2599 PG:434
01/09/2014 03:44 PM 3 PGS
BTENNEY,DC Receipt #000929

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY, A POLITICAL SUBDIVISION OF
THE STATE OF FLORIDA

BY:


Michele L. Lieberman, Special Master

I HEREBY CERTIFY that a true and correct copy of the above foregoing FIRST ORDER IMPOSING FINE has been furnished via US Certified Mail to: Matthew C. Penckofer EST; 10511 E. Joy Ln.; Inverness, FL 34452 this the 19 day of December, 2013.

Cortney Marsh

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

County of Citrus
State of Florida

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Cortney Marsh, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 19th day of December, 2013.



S. Kimberly Corbin

Notary Public - Printed Name

S. Kimberly Corbin

Notary Public - Signature

FOR RECORDING ONLY

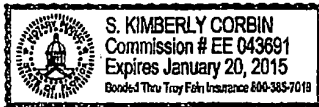
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, a political subdivision of the state of Florida.

Cortney Marsh

Cortney Marsh
Recording Secretary
Citrus County Code Compliance Special Master
Suite 147
3600 W. Sovereign Path
Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 19th day of December, 2013, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



S. Kimberly Corbin
NOTARY PUBLIC, STATE OF FLORIDA
Printed Name: S. Kimberly Corbin
Commission No.: EE 043691
Expiration Date: 1/20/2015

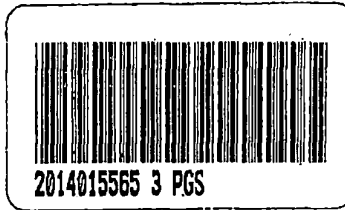
CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

COUNTY OF CITRUS,
a political subdivision of the state of Florida

Petitioner,

Vs.

Matthew C. Penckofer EST
10511 E. Joy Ln.
Inverness, FL 34452
Respondent /



Case No.: 143337

SECOND ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, a political subdivision of the state of Florida, on **September 18, 2013**, after due notice to Matthew C. Penckofer EST; the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to Matthew C. Penckofer EST.

Said **ORDER** required Matthew C. Penckofer EST to take certain corrective action by a time certain, as more specifically set forth in that **ORDER**.

An Affidavit of Non-Compliance, bearing the date of March 10, 2014, has been filed with the Special Master by the Code Officer, which Affidavit certifies under oath that the required corrective action has not been taken as ordered.

Accordingly, it has been brought to the Special Master's attention that compliance with the Special Master's Order dated October 2, 2013, was not made by Matthew C. Penckofer EST, it is hereby

ORDERED that Matthew C. Penckofer EST pay to the County of Citrus, a political subdivision of the state of Florida, a fine of \$19,000.00 for 95 days, December 6, 2013 through March 10, 2014, inclusive at \$200.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of **\$19,168.96**. This is a violation that has continued to exist on property more fully described Alt Key 3442014; EDEN GARDENS PB 3 PG 46 W 100.17 FT OF LOT 24 --&-- W 100 FT OF S1/2 OF LOT 19 -- LESS & EXCEPT THE FOLLOWING: COMM AT NE CRN OF LOT 19 THN N 78DEG 21M W ALG N LN OF LOT 19 165.27FT TO NWLY CRN OF LOT 19 THN S 0DEG 03M E ALG W LN OF LOT 19 DIST OF 50FT THN S 78DEG 21M E PARL TO NLY LN OF LOT 19 165.27FT TO ELY LN OF LOT 19 THN N ALG E LN OF LOT 19 DIST OF 50FT TO POB OF EDEN GARDENS & LESS & EXCEPT A PORTION OF LOTS 19 & 24 DESC AS FOLLOWS: BEGIN AT SE CRN OF LOT 24 EDEN GARDENS THN N 0DEG 01M 20S W ALG E LN OF LOT 24 & ALG E LN OF LOT 19 OF SD EDEN GARDENS 150FT THN N 78DEG 21M W PARL TO S LN OF LOT 24 DIST 65 FT THN S 0DEG 01M 20S E PARL TO E LN DIST OF 150FT TO A PT. ON S LN OF LOT 24 THN S 78DEG 21M E ALG S LN DIST OF 65FT TO POB -- LESS 1 LOT NON HX BLDG (SEE AK 3442026) TITLE IN OR BK 1611 PG 1078 & OR BK 1871 PG 2434 in public records of Citrus County, a political subdivision of the state of Florida. This fine will be recorded and shall constitute a lien upon any real or personal property owned by Matthew C. Penckofer EST, pursuant to Section 162.09, Florida Statutes.

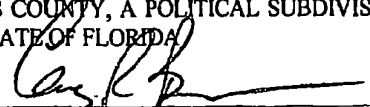
The Respondent may request a hearing to challenge the fine within twenty (20) days from the date of this order. This order will be recorded after twenty (20) days from the date of this order and constitute a lien, unless the Respondent files a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

DONE AND ORDERED this the 19 day of MARCH 2014 at Lecanto, Citrus County, a political subdivision of the state of Florida.

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2014015565 BK:2615 PG:951
04/09/2014 03:17 PM 3 PGS
BTENNEY, DC Receipt #014111

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY, A POLITICAL SUBDIVISION OF
THE STATE OF FLORIDA

BY:


Gregg R. Brennan, Special Master

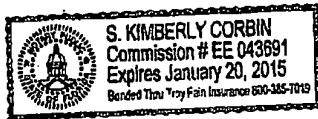
I HEREBY CERTIFY that a true and correct copy of the above foregoing SECOND ORDER IMPOSING FINE has been furnished via US Certified Mail to: Matthew C. Penckofer EST; 10511 E. Joy Ln.; Inverness, FL 34452 this the 20 day of March, 2014.

Cortney Marsh
Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

County of Citrus
State of Florida

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Cortney Marsh, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 20th day of March, 2014.



S. Kimberly Corbin
Notary Public - Printed Name
S. Kimberly Corbin
Notary Public - Signature

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, a political subdivision of the state of Florida.

Cortney Marsh
Cortney Marsh
Recording Secretary
Citrus County Code Compliance Special Master
Suite 147
3600 W. Sovereign Path
Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 20th day of March, 2014, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



S. Kimberly Corbin
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: S. Kimberly Corbin
Commission No.: EE 043691
Expiration Date: 1/20/2015



ANGELA VICK

CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

JUN 12 '18 12:32PM

Clerk of the County Court
Recorder of Deeds
Clerk and Accountant of the Board of County Commissioners
Custodian of County Funds
County Auditor

110 North Apopka Ave
Inverness, FL 34450
Telephone: (352) 341-6468
Fax: (352) 341-6477
TaxDeeds@clerk.citrus.fl.us
www.citrusclerk.org

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Note: The Clerk must pay all valid liens before distributing to a titleholder

Claimant's name Citrus County Board of County Commissioners
Contact name if claimant is not an individual Laurie M. Speros
Address* 3600 W. Sovereign Path, #147 City Lecanto Zip 34461
Phone no. 352-527-5350
Email address Laurie.Speros@citrusbocc.com
Tax deed no. 2018-0110TD Date of sale (if known) 5/16/2018 10:00:00AM

*This is where payment will be mailed

- I am not making a claim and waive any claim I might have to the surplus funds on this tax deed sale.
- I claim surplus proceeds resulting from the above tax deed sale.
I am a Lienholder Titleholder.

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

A. Type of Lien: Mortgage Court Judgment Other-Describe in detail:
Code Compliance Lien
If your lien is recorded in the Citrus County Official Records, list the following, if known:
Recording date 1/9/2014 Instrument # 2014001029 Book# 2599 Page# 434
B. Original Amount of Lien \$ 7,293.71
C. Amount Remaining Due (include interest, if applicable) \$ 8,849.42

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

A. Nature of title: Deed Court Judgment Other-Describe in detail:
If your title is recorded in the Citrus County Official Records, list the following, if known:
Recording date _____ Instrument # _____ Book# _____ Page# _____
B. Amount of surplus tax sale proceeds claimed \$ _____
C. Do you claim this property was your homestead at the time of sale? Yes No

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

Date: June 11, 2016 Signature: Laurie M. Speros
Claimant

STATE OF FLORIDA
COUNTY CITRUS

Sworn to me affirmed and signed before me on June 11, 2018 by Laurie M. Speros

Francis H. Baird
Notary Public or Deputy Clerk

Personally known Produced ID
Type of ID produced _____

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





ANGELA VICK

CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

Clerk of the County Court
Recorder of Deeds
Clerk and Accountant of the Board of County Commissioners
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110 North Apopka Ave
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Telephone: (352) 341-6468
Fax: (352) 341-6477
TaxDeeds@clerk.citrus.fl.us
www.citrusclerk.org

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

Date: 6/7/2018

Tax Deed #: 2018-0110TD

Certificate #: 13-5306

DESCRIPTION OF PROPERTY:

EDEN GARDENS PB 3 PG 46 PART OF LOTS 19 AND 24 FURTHER DESCRIBED AS FOLLOWS: LOTS 19 AND 24 - LESS & EXCEPT THE FOLLOWING: COMM AT THE NE CORNER OF SAID LOT 19, THENCE N 78D 21M W ALONG THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 165.27 FEET TO THE NW'LY CORNER OF SAID LOT 19, THENCE S 00D 03M E ALONG THE WEST LINE OF SAID LOT 19 A DISTANCE OF 50.00 FEET, THENCE S 78D 21M E PARALLEL TO SAID N'LY LINE OF LOT 19, 165.27 FEET TO THE E'LY LINE OF LOT 19, THENCE N ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 50.00 FEET TO THE POB OF EDEN GARDENS ACCORDING

TO THE MAP OR PLAT THEREOF, AS RECORDED IN PB 3, PG 46, PRCCF —AND— LESS & EXCEPT A PORTION OF LOTS 19 & 24 EDEN GARDENS, RECORDED IN PB 3 PG 46, PRCCF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER OF LOT 24, EDEN GARDENS, THENCE N 00D 01M 20S W ALONG THE EAST LINE OF SAID LOT 24 AND ALONG THE EAST LINE OF LOT 19 OF SAID EDEN GARDENS A DISTANCE OF 150.00 FEET, THENCE N 78D 21M W, PARALLEL TO THE SOUTH LINE OF LOT 24, A DISTANCE OF 65.00 FEET, THENCE S 00D 01M 20S E PARALLEL TO SAID EAST LINE A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 24, THENCE S 78D 21M E ALONG SAID SOUTH LINE A DISTANCE OF 65.00 FEET TO THE POB —TITLE IN OR BK 1611 PG 1078 & OR BK 1871 PG 2434

Pursuant to chapter 197, Florida Statutes, the above property was sold at public sale on 5/16/2018 10:00:00AM, and a surplus of \$30,543.08 (subject to change) will be held by this office for up to one year from the date of the sale 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 funds when they are distributed, you must file a notarized statement of claim with this office within ninety (90) days of this notice. If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

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.

I HEREBY CERTIFY that a true and correct copy of the above foregoing FIRST ORDER IMPOSING FINE has been furnished via US Certified Mail to: Matthew C. Penkofer EST; 10511 E. Joy Ln.; Inverness, FL 34452 this the 19 day of December, 2013.

Cortney Marsh

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

County of Citrus
State of Florida

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Cortney Marsh, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 19th day of December, 2013.



S. Kimberly Corbin
Notary Public - Printed Name

S. Kimberly Corbin
Notary Public Signature

Satisfaction of Judgments / Liens

| | |
|-------------------------|--------------------|
| Respondent | Penckofer |
| Judgment / Lien Date | 12/19/2013 |
| Judgment / Lien Amount | 7,293.71 |
| Pay Off Date | 6/15/2018 |
| Number of Days O/S | 1,639 |
| Total Interest | \$ 1,555.71 |
| Total to Satisfy | \$ 8,849.42 |



ANGELA VICK
 CLERK OF THE CIRCUIT COURT AND COMPTROLLER
 CITRUS COUNTY, FLORIDA

JUN 12 '18 12:32PM

Clerk of the County Court
 Recorder of Deeds
 Clerk and Accountant of the Board of County Commissioners
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CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Note: The Clerk must pay all valid liens before distributing to a titleholder

Claimant's name Citrus County Board of County Commissioners
 Contact name if claimant is not an individual Laurie M. Speros
 Address* 3600 W. Sovereign Path, #147 City Lecanto Zip 34461
 Phone no. 352-527-5350
 Email address Laurie.Speros@citrusbocc.com
 Tax deed no. 2018-0110TD Date of sale (if known) 5/16/2018 10:00:00AM

*This is where payment will be mailed

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

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

I am a Lienholder Titleholder.

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

A. Type of Lien: Mortgage Court Judgment Other-Describe in detail:
Code Compliance Lien

If your lien is recorded in the Citrus County Official Records, list the following, if known:

Recording date 3/19/2014 Instrument # 2014015565 Book# 2615 Page# 951

B. Original Amount of Lien \$ 19,168.96

C. Amount Remaining Due (Include interest, if applicable) \$ 23,033.08

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

A. Nature of title: Deed Court Judgment Other-Describe in detail:

If your title is recorded in the Citrus County Official Records, list the following, if known:

Recording date _____ Instrument # _____ Book# _____ Page# _____

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

C. Do you claim this property was your homestead at the time of sale? Yes No

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

Date: June 11, 2016

Signature: Laurie M. Speros
 Claimant

STATE OF FLORIDA

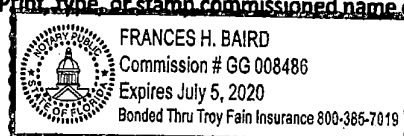
COUNTY CITRUS

Sworn to me affirmed and signed before me on June 11, 2018 by Laurie M. Speros.

Frances H. Baird
 Notary Public or Deputy Clerk

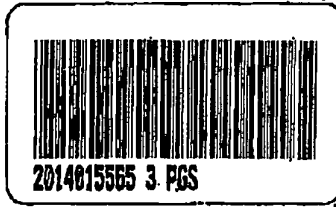
Personally known Produced ID
 Type of ID produced _____

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



CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

COUNTY OF CITRUS,
a political subdivision of the state of Florida
Petitioner,
Vs.
Matthew C. Penckofer EST
10511 E. Joy Ln.
Inverness, FL 34452
Respondent /



Case No.: 143337

SECOND ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, a political subdivision of the state of Florida, on September 18, 2013, after due notice to Matthew C. Penckofer EST; the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to Matthew C. Penckofer EST.

Said **ORDER** required Matthew C. Penckofer EST to take certain corrective action by a time certain, as more specifically set forth in that **ORDER**.

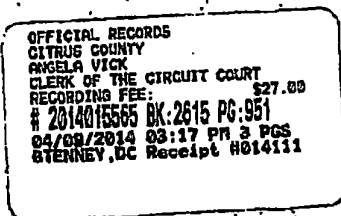
An Affidavit of Non-Compliance, bearing the date of March 10, 2014, has been filed with the Special Master by the Code Officer, which Affidavit certifies under oath that the required corrective action has not been taken as ordered.

Accordingly, it has been brought to the Special Master's attention that compliance with the Special Master's Order dated October 2, 2013, was not made by Matthew C. Penckofer EST, it is hereby

ORDERED that Matthew C. Penckofer EST pay to the County of Citrus, a political subdivision of the state of Florida, a fine of \$19,000.00 for 95 days, December 6, 2013 through March 10, 2014, inclusive at \$200.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of \$19,168.96. This is a violation that has continued to exist on property more fully described Alt Key 3442014; EDEN GARDENS PB 3 PG 46 W 100.17 FT OF LOT 24 --&-- W 100 FT OF S1/2 OF LOT 19 -- LESS & EXCEPT THE FOLLOWING: COMM AT NE CRN OF LOT 19 THN N 78DEG 21M W ALG N LN OF LOT 19 165.27FT TO NWLY CRN OF LOT 19 THN S 0DEG 03M E ALG W LN OF LOT 19 DIST OF 50FT THN S 78DEG 21M E PARL TO NLY LN OF LOT 19 165.27FT TO ELY LN OF LOT 19 THN N ALG E LN OF LOT 19 DIST OF 50FT TO POB OF EDEN GARDENS & LESS & EXCEPT A PORTION OF LOTS 19 & 24 DESC AS FOLLOWS: BEGIN AT SE CRN OF LOT 24 EDEN GARDENS THN N 0DEG 01M 20S W ALG E LN OF LOT 24 & ALG E LN OF LOT 19 OF SD EDEN GARDENS 150FT THN N 78DEG 21M W PARL TO S LN OF LOT 24 DIST 65 FT THN S 0DEG 01M 20S E PARL TO E LN DIST OF 150FT TO A PT. ON S LN OF LOT 24 THN S 78DEG 21M E ALG S LN DIST OF 65FT TO POB -- LESS 1 LOT NON HX BLDG (SEE AK 3442026) TITLE IN OR BK 1611 PG 1078 & OR BK 1871 PG 2434 in public records of Citrus County, a political subdivision of the state of Florida. This fine will be recorded and shall constitute a lien upon any real or personal property owned by Matthew C. Penckofer EST, pursuant to Section 162.09, Florida Statutes.

The Respondent may request a hearing to challenge the fine within twenty (20) days from the date of this order. This order will be recorded after twenty (20) days from the date of this order and constitute a lien, unless the Respondent files a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

DONE AND ORDERED this the 19 day of MARCH 2014 at Lecanto, Citrus County, a political subdivision of the state of Florida.



CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY, A POLITICAL SUBDIVISION OF
THE STATE OF FLORIDA

BY:


Gregg R. Brennan, Special Master

I HEREBY CERTIFY that a true and correct copy of the above foregoing SECOND ORDER IMPOSING FINE has been furnished via US Certified Mail to: Matthew C. Penckofer EST; 10511 E. Joy Ln.; Inverness, FL 34452 this the 20 day of March, 2014.

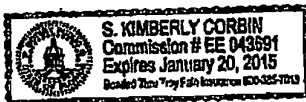
Cortney Marsh

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

County of Citrus
State of Florida

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Cortney Marsh, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 20th day of March, 2014.



S. Kimberly Corbin
Notary Public - Printed Name

S. Kimberly Corbin
Notary Public - Signature

Satisfaction of Judgments / Liens

| | |
|-------------------------|---------------------|
| Respondent | Penckofer |
| Judgment / Lien Date | 3/19/2014 |
| Judgment / Lien Amount | 19,168.96 |
| Pay Off Date | 6/15/2018 |
| Number of Days O/S | 1,549 |
| Total Interest | \$ 3,864.12 |
| Total to Satisfy | \$ 23,033.08 |