

*Integrity • Innovation*  
**Janice A. Warren, C.F.C.**  
*Citrus County Tax Collector*

DATE: 4/9/2021

APPLICANT: FIG FL 18 LLC

MILLAGE CODE: 000X

APPLICATION NO. 2020-0509 ACCOUNT # 1748011

CERTIFICATE NO. TDA WAS BASED ON: 2018-5393

OMITTED TAXES

TAX YEAR                                          

TAX YEAR                                          

TAX YEAR                                          

TAX YEAR                                          

TAX YEAR                                          

TAX YEAR                                          

TAX YEAR                                          

TAX YEAR 2020 \$ 10,559.03

OPENING BID: \$ 2,747.90

ONE-HALF OF THE ASSESSED VALUE OF HOMESTEAD PROPERTY AMOUNT: \$ -

YEAR:        ASSESSED VALUE: \$                     

ADDITIONAL INTEREST ACCRUED THROUGH MONTH OF PURCHASE AMOUNT: \$ 111.00

COUNTY FEES INCLUDED IN CONNECTION WITH THIS TDA AMOUNT: \$ -

**TOTAL AMOUNT OF TAXES DUE: \$ 13,417.93**

IF RECEIVED BY: 4/30/2021

210 N Apopka Ave, Suite 100 | Inverness, FL 34450  
Phone: (352) 341-6500, option 2 | Fax: (352) 341-6514  
[www.citrustc.us](http://www.citrustc.us)

4/26/2021  
CW

001 10,559.03+  
10,559.03\*+

2,747.90+  
10,559.03+  
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003 13,417.93\*+

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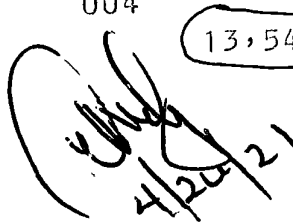
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13,417.93+  
10.00+  
18.50+  
94.50+

004

13,540.93\*+

0.\*



## Tifani White

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**From:** Tifani White  
**Sent:** Monday, April 26, 2021 3:47 PM  
**To:** 'Monica Drexler'  
**Cc:** WebTaxDeeds  
**Subject:** RE: [EXTERNAL] Property off the Lands available  
**Attachments:** PURCHASING PROPERTY FROM THE LIST OF LANDS.pdf;  
TaxDeedPurchaserInformation.pdf

Ms. Drexler,

After the Clerk Attorney's review of the referenced statute, it has been determined that the property may be sold before the expiration of the 90-day period when the County has affirmatively waived their right to purchase, therefore the property you have inquired about (2020-0509TD) is available to purchase. Please be aware that an additional inquiry has been received for this property – the property will be sold on a first come, first served basis.

The payoff amount for the requested property is \$13,540.93. This amount is valid through **4/30/2021**. If you wish to purchase, the funds must be provided in the form of a certified bank check.

I have attached information for you to review regarding purchasing property from the List of Lands. If you wish to proceed with the purchase, please complete the attached "Tax Deed Purchaser Information" form and return to our office.

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.

Sincerely,

*Tifani White, DC*



**From:** WebTaxDeeds  
**Sent:** Monday, April 19, 2021 9:31 AM  
**To:** 'Monica Drexler' <drexlermonica23@gmail.com>  
**Cc:** WebTaxDeeds <TaxDeeds@citrusclerk.org>  
**Subject:** RE: [EXTERNAL] Property off the Lands available

Good morning Ms. Drexler,

I apologize for any confusion this has caused. Based on the statute the property is to be placed on the list of Lands Available after the certificate holder fails to purchase the property. Although the County has waived their rights to the property, the Clerk's office is bound by statute to hold the property for the full 90 days, thereafter we have the authority to sell the property. Based on this timeline, the property will be available for purchase on May 17, 2021; at that time I will provide you with the updated purchase price.

Thank you for your understanding and patience.

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.

Sincerely,

*Tifani White, DC*



**From:** Monica Drexler <[drexlermonica23@gmail.com](mailto:drexlermonica23@gmail.com)>  
**Sent:** Sunday, April 18, 2021 2:02 AM  
**To:** WebTaxDeeds <[TaxDeeds@citrusclerk.org](mailto:TaxDeeds@citrusclerk.org)>  
**Subject:** Re: [EXTERNAL] Property off the Lands available

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Good morning tifani,

I'm a little confused I see it is available on the list of lands for sale. The county has waived their rights to buying the property. If it's not available yet i understand and i will wait, but if its available can you send me the price asap so I can come buy it. Thank you so much for all the help have a great day.

On Mon, Apr 12, 2021, 8:08 AM WebTaxDeeds <[TaxDeeds@citrusclerk.org](mailto:TaxDeeds@citrusclerk.org)> wrote:

Good morning,

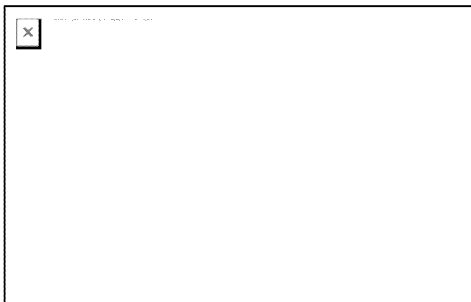
Upon review of the file for the requested property, it was determined that the property is not available for purchase until May 17, 2021.

Pursuant to 197.502(7), Florida Statutes, within 30 days of the sale, the certificate holder has the option to purchase the property; if they fail to pay in that time it goes to the "lands available for taxes." During the first 90 days after being placed on the list the county may purchase the property or waive its rights to purchase. We have not received notice that the county has waived their rights, therefore the property is not available to purchase until the 90 days has expired.

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) 341-6424 if we can be of any further assistance.

Sincerely,

*Tifani White, DC*



**From:** Monica Drexler <[drexlermonica23@gmail.com](mailto:drexlermonica23@gmail.com)>  
**Sent:** Tuesday, April 6, 2021 8:35 PM  
**To:** WebTaxDeeds <[TaxDeeds@citrusclerk.org](mailto:TaxDeeds@citrusclerk.org)>  
**Subject:** Re: [EXTERNAL] Property off the Lands available

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Thank you for the update.

On Tue, Apr 6, 2021, 8:09 AM WebTaxDeeds <[TaxDeeds@citrusclerk.org](mailto:TaxDeeds@citrusclerk.org)> wrote:

Good morning,

I am in receipt of your request for the payoff amount to purchase the property(ies) listed below. I have forwarded the information to the Tax Collector's office to calculate. We will provide the final payoff amount once the information is received.

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) 341-6424 if we can be of any further assistance.

Sincerely,

*Tifani White, DC*

**From:** [drexlermonica23@gmail.com](mailto:drexlermonica23@gmail.com) <[drexlermonica23@gmail.com](mailto:drexlermonica23@gmail.com)>

**Sent:** Tuesday, April 6, 2021 7:14 AM

**To:** WebTaxDeeds <[TaxDeeds@citrusclerk.org](mailto:TaxDeeds@citrusclerk.org)>

**Subject:** [EXTERNAL] Property off the Lands available

Forwarding from quarantine.

-Michelle

I'm interested in buying the property 10022 E BASS CIRCLE INVERNESS FL

CASE NUMBER #2020-0509TD

CERTIFCE #18-5393

OWNER. NICOLE RAYMOND

From: Monica Drexler <[drexlermonica23@gmail.com](mailto:drexlermonica23@gmail.com)>

**Please Note:** Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications, including your email address, may therefore be subject to public disclosure.

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**Safeguard and Serve!**

## Tifani White

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**From:** WebTaxDeeds  
**Sent:** Monday, April 26, 2021 3:48 PM  
**To:** 'Ludwin Llorens'  
**Cc:** WebTaxDeeds  
**Subject:** RE: [EXTERNAL] land available  
**Attachments:** PURCHASING PROPERTY FROM THE LIST OF LANDS.pdf;  
TaxDeedPurchaserInformation.pdf

Mr. Llorens,

After the Clerk Attorney's review of the referenced statute, it has been determined that the property may be sold before the expiration of the 90-day period when the County has affirmatively waived their right to purchase, therefore the property you have inquired about (2020-0509TD) is available to purchase. Please be aware that an additional inquiry has been received for this property – the property will be sold on a first come, first served basis.

The payoff amount for the requested property is \$13,540.93. This amount is valid through **4/30/2021**. If you wish to purchase, the funds must be provided in the form of a certified bank check.

I have attached information for you to review regarding purchasing property from the List of Lands. If you wish to proceed with the purchase, please complete the attached "Tax Deed Purchaser Information" form and return to our office.

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.

Sincerely,

*Tifani White, DC*



**From:** WebTaxDeeds  
**Sent:** Tuesday, April 20, 2021 8:34 AM  
**To:** 'Ludwin Llorens' <ludwinllorens@yahoo.com>  
**Cc:** WebTaxDeeds <TaxDeeds@citrusclerk.org>  
**Subject:** RE: [EXTERNAL] land available

Good morning,

I am in receipt of your request for the payoff amount to purchase the property(ies) listed below. I have forwarded the information for the first two properties (Case #2018-0187TD & 2019-0485TD) to the Tax Collector's office to calculate. We will provide the final payoff amount once the information is received.

Regarding Case #2020-0509TD, pursuant to 197.502(7), Florida Statutes, during the first 90 days after being placed on the list of Lands Available the County may purchase the property or waive its rights to purchase. Although the County has waived its right to the property the Clerk's office is bound by statute to hold the property for the full 90 days, thereafter we have the authority to sell the property. Based on this timeline, the property will be available for purchase on May 17, 2021; at that time I will provide you with the updated purchase price.

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.

Sincerely,

*Tifani White, DC*



**From:** Ludwin Llorens <ludwinllorens@yahoo.com>

**Sent:** Tuesday, April 20, 2021 12:25 AM

**To:** WebTaxDeeds <TaxDeeds@citrusclerk.org>

**Subject:** Re: [EXTERNAL] land available

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Hello, Tifany how are you? sorry for the inconvenient and thank you for the fast replay. Here I send you the address, case # and certificate #;

1-8732 N Spikes Way, Citrus Spring  
Case #2018-0187TD  
Cert# 10-3922

2- 5815 N Summerfield PT, Citrus Spring  
Case # 2019-0485TD  
Cert# 12-4484

3-10022 E Bass Cir ,Inverness  
Case #2020-0509TD  
Cert#18-5393

Thanks

On Monday, April 19, 2021, 08:16:32 AM EDT, WebTaxDeeds <[taxdeeds@citrusclerk.org](mailto:taxdeeds@citrusclerk.org)> wrote:

Good morning,

In order for us to better assist you with your request, please provide the Case #, Certificate #, and Property Address for the property you are inquiring about.

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) 341-6424 if we can be of any further assistance.

Sincerely,

**Tifani White, DC**



**From:** Ludwin Llorens <[ludwinllorens@yahoo.com](mailto:ludwinllorens@yahoo.com)>  
**Sent:** Sunday, April 18, 2021 10:12 AM  
**To:** WebTaxDeeds <[TaxDeeds@citrusclerk.org](mailto:TaxDeeds@citrusclerk.org)>  
**Subject:** [EXTERNAL] land available

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Hello ,How are you? My name is Ludwin Llorens ,Could you please send me the updated price list for the available land ?

thanks

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