

RECEIVED

By Tifani White at 11:54 am, 7/29/21

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19
Page 1 of 2**Part 1: Tax Deed Application Information**

Applicant	THERESA GRAY 133 GREENMOOR IRVINE, CA 92614-7469	Property Owner	VERONA V LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160
Property description	WRAYS UNREC SUB LOT 17: S 132 FT OF N 924 FT OF E1/2 OF W1/2 OF NE1/4 OF NE1/4 SUB TO 25FT EASEMENT (Full legal attached.)	Application date	Apr 02, 2021
		Certificate #	2019 / 4925
		Date certificate issued	06/01/2019
		Account number	2514981

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/4925	06/03/2019	199.11	9.96	209.07
→ Part 2: Total*				209.07

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/4865	06/03/2020	172.79	6.25	8.64	187.68
# 2018/4873	06/03/2018	136.38	6.25	54.69	197.32
# 2017/4881	06/03/2017	149.60	6.25	105.47	261.32
# 2016/6597	06/03/2016	174.87	6.25	112.79	293.91
# 2015/4898	06/03/2015	166.04	6.25	151.93	324.22
Part 3: Total*					1,264.45

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,473.52
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	99.10
4. Property information report fee	250.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	89.89
7. Total Paid (Lines 1-6)	2,087.51

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Hallie Sullivan	Citrus County, Florida
Signature, Tax Collector or Designee	Date 29th of July, 2021

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	119.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s.197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	119.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	2,206.51
17. Redemption fee	6.25
18. Total amount to redeem	2,212.76
Date of sale	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Total Paid Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

FULL LEGAL (If applicable)

WRAYS UNREC SUB LOT 17: S 132 FT OF N 924 FT OF E1/2 OF W1/2 OF NE1/4 OF NE1/4 SUB TO 25FT EASEMENT AL THE W BOUNDARY FOR ROAD ROW DESC IN OR BK 738 PG 1870 & OR KB 1870 PG 569 OR BK 2411 PG 1006



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 2514981

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C. The addresses provided are based on the attached Property Information Report and supporting documents:

Tax Deed Applicant

THERESA GRAY
133 GREENMOOR
IRVINE, CA 92614-7469

Owner on Current Tax Roll

VERONA V LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

Additional Parties, Per Search

VERONA V LLC
PO BOX 100736
ATLANTA, GA 30384 0736

Owner

JONATHAN R POLITANO,
REGISTERED AGENT O/B/O VERONA
V LLC
18305 BISCAYNE BLVD - SUITE 400
AVENTURA, FL 33160

Other Interested Party

Certified By:

Alicia Downing

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450

Phone: 352-341-6500 | Fax: 352-341-6514

www.citrustc.us

TitleExpress[®]

A service of Grant Street Group

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 07/19/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 07/06/2021

CERTIFICATE # 2019-4925

ACCOUNT # 2514981

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: WRAYS UNREC SUB LOT 17: S 132 FT OF N 924 FT OF E1/2 OF W1/2 OF NE1/4 OF NE1/4 SUB TO 25FT EASEMENT AL THE W BOUNDARY FOR ROAD ROW DESC IN OR BK 738 PG 1870 & OR KB 1870 PG 569 OR BK 2411 PG 1006

PROPERTY ADDRESS: 4831 N SANDPEBBLE PT, CRYSTAL RIVER

OWNER OF RECORD ON CURRENT TAX ROLL:

VERONA V LLC

18305 BISCAYNE BLVD STE 400

AVENTURA, FL 33160 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

VERONA V LLC

OR: 2411, Page: 1006

18305 BISCAYNE BOULEVARD SUITE 400

AVENTURA, FL 33160 (Per Tax Deed)

JONATHAN R POLITANO, REGISTERED AGENT

O/B/O VERONA V LLC

18305 BISCAYNE BLVD - SUITE 400

AVENTURA, FL 33160 (Per Sunbiz)

VERONA V LLC

PO BOX 100736

ATLANTA, GA 30384 0736 (Per Proof of Publication 2411-1007)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

None found.

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 17E18S11 11000 0170

CURRENT ASSESSED VALUE: \$6,340

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: 738, Page: 1870

Warranty Deed OR: 1870, Page: 569

Quit Claim Deed OR: 2145, Page: 769

Proof of Publication OR: 2411, Page: 1007

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It 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 in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Karen Klein

Title Examiner

Altkey: 2514981
VERONA V LLC

Parcel ID: 17E18S11 11000 0170
4831 N SANDPEBBLE PT , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	6310 - HOLIDAY ACRES AND SIMILAR
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	003451 - WRAYS UNREC SUB 11-18-17-11000
Short Legal	WRAYS UNREC SUB LOT 17: S 132 FT OF N 924 FT OF E1/2 OF W1/2 OF NE1/4 OF NE1/4 SUB TO 25FT EASEMENT AL THE W BOUNDARY FOR ROAD ROW DESC IN OR BK 738 PG 1870 & OR KB
Est. Parcel Sqft	43,381
Est. Parcel Acres	1.00
Map SC-TW-RG	11-18S-17E

Mailing Address

Name	VERONA V LLC
Mailing Address	18305 BISCAYNE BLVD STE 400 AVENTURA FL 33160

All Owners

Name	Owner Type
VERONA V LLC	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	\$6,340	\$0	\$6,340	\$6,340	\$0	\$6,340	\$0	\$96.21	Link
2019	\$6,900	\$0	\$6,900	\$6,900	\$0	\$6,900	\$0	\$105.78	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/01/2011	\$2,300	2411/1006	01-CORRECTIVE/QC/TD/COT	V
01/01/2006	\$100	2145/0769	02-MIN DOC STAMP (\$100)	V
06/01/2005	\$25,000	1870/0569	00-WARRANTY DEED	V
04/01/1987	\$100	0738/1870	01-CORRECTIVE/QC/TD/COT	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	A-ACREAGE	1.00	132.0	333			\$6,340	RURMH

Total Misc Value

Legal Description

Legal Description

WRAYS UNREC SUB LOT 17: S 132 FT OF N 924 FT OF E1/2 OF
W1/2 OF NE1/4 OF NE1/4 SUB TO 25FT EASEMENT AL THE W
BOUNDARY FOR ROAD ROW DESC IN OR BK 738 PG 1870 & OR KB
1870 PG 569 OR BK 2411 PG 1006

DISCLAIMER

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

2514981



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

VERONA V LLC

Filing Information

Document Number L13000043582
FEI/EIN Number 80-0911491
Date Filed 03/22/2013
State FL
Status ACTIVE

Principal Address

18305 BISCAYNE BLVD
 SUITE 400
 AVENTURA, FL 33160

Mailing Address

18305 BISCAYNE BLVD
 SUITE 400
 AVENTURA, FL 33160

Registered Agent Name & Address

POLITANO, JONATHAN R
 18305 BISCAYNE BLVD
 SUITE 400
 AVENTURA, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

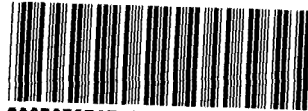
POLITANO, JONATHAN R
 18305 BISCAYNE BLVD - SUITE 400
 AVENTURA, FL 33160

Annual Reports

Report Year	Filed Date
2019	04/05/2019
2020	05/28/2020
2021	04/15/2021

Document Images

<u>04/15/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/28/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/28/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/06/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/14/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/07/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2013 -- Florida Limited Liability</u>	View image in PDF format



2005053507 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$10 00
DOCUMENTARY TAX \$175 00
2005053507 BK:1870 PG:569
05/17/2005 08:41 AM 1 PG
VMAXTED,DC Receipt #031521

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Kim Biance

CITRUS LAND TITLE LLC

1904 WEST MAIN STREET

INVERNESS, FLORIDA 34452

Property Appraisers Parcel Identification (Folio) Number 11 18S17E 11000 0170

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 13th day of June, 2005 by Charlotte Zuspan, herein called the grantor, to Carlo Jean-Joseph, whose post office address is 6730 W. Commercial Blvd., Ft. Lauderdale, FL 33319, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz.:

LOT 17, OF WRAYS UNRECORDED SUBDIVISION, LYING AND BEING SITUATE IN CITRUS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 132.00 FEET OF THE NORTH 924.00 FEET OF THE E1/2 OF THE W1/2 OF THE NE1/4 OF THE NE1/4 OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA.

SUBJECT TO A 25 FOOT WIDE EASEMENT ALONG THE WEST BOUNDARY THEREOF FOR ROAD RIGHT-OF-WAY.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida, in that neither the Grantor(s) nor any members of the household of the Grantor(s) reside thereon, nor is said lands contiguous to lands owned or maintained as their homestead.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Maxine Mabeen
Witness #1 Signature

MAXINE Mabeen
Witness #1 Printed Name

Linda Bowlen
Witness #2 Signature

LINDA Bowlen
Witness #2 Printed Name

Charlotte Zuspan
Charlotte Zuspan
114 Jackson Ln., Carmichaels, PA 15320

STATE OF PA
COUNTY OF Greene

The foregoing instrument was acknowledged before me this 13th day of June, 2005 by Charlotte Zuspan who is personally known to me or has produced Drivers License as identification.

SEAL

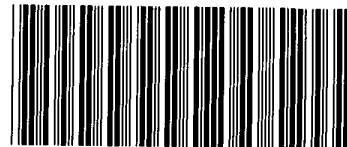
Kimberly G. Bartley
Notary Public
Kimberly G. Bartley
Printed Notary Name

My commission expires
NOTARIAL SEAL
Kimberly G. Bartley
Carmichaels, Greene County
My Commission Expires June 28, 2006

Return to Citrus Land
Title, Inc.
File # 05-3315

File No 05-3375

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$0.70
2007043348 BK:2145 PG:769
07/20/2007 11:44 AM 3 PGS
JPARRISH,DC Receipt #025057



2007043348 3 PGS

Prepared by & Return to:

Victoria Ponsaud, Paralegal
William J. Ridings, Jr., Esq.
8433 W Commercial Blvd
Tampa, FL 33351
Grantee SSN:

QUIT-CLAIM DEED

This Quit-Claim Deed, executed this 10th day of January, 2006 by and between **Carlo Jean-Joseph**, a married man, whose address is 6730 W. Commercial Blvd., Lauderhill, FL 33319, hereinafter called the grantor and Florida PJ Group, Inc. a Florida Corporation, whose address is 6730 W. Commercial Blvd., Lauderhill, FL 33319 hereinafter called the grantees.

(Whenever used herein the terms party of the first part and party of the second part shall include singular and plural heirs, legal representatives, and assigns of individuals and the successors and assigns of corporations and other legal entities, where the context so admits or requires.)

Subject to:

1. Taxes for the year 2006 and subsequent years.
2. Conditions, restrictions, limitations and easements and applicable zoning ordinances appearing of record, if any.

WITNESSETH: That the said grantor for and in consideration of the sum of Ten dollars (\$10.00), in hand paid by the grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the rights, title, interest, claim and demand which the said first party has in the following described to and premise, piece or parcel of land situated, lying and being in the County of ~~Marion~~ *Citrus*, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"

To Have and To Hold the same together with all and singular appurtenances thereunto belonging or in any ways appertaining, and all the estate, right, title, interest, lien, equity, to the only proper use benefit and behalf of the Grantees forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents that day and year first above written.

Signed, Sealed and Delivered in the presence of:

Lisette Victor
Lisette Victor

Witness 1 - Print Name:

W. A. P. P.
Witness 2 - Print Name: *W. A. P. P.*

Carlo Jean-Joseph
Carlo JEAN-JOSEPH

STATE OF FLORIDA :

:SS

COUNTY OF BROWARD :

The foregoing instrument was sworn to and acknowledged before me on this 10th day of January, 2006

by who personally appeared before me and executed the attached Quit-Claim Deed and has produced Florida Driver's License [REDACTED] as identification.


Notary Signature *Victoria A. Persaud*



Victoria A. Persaud
Commission # DD347185
Expires: AUG. 16, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

SCHEDULE "A"

Unit 6 of Homosassa PB 1 PG 48, Parcel ID No.: 17E19S220060 02450 0090

Citrus Springs Unit 17 PB 7 PG; Parcel Id No: 18E17S100170 11750 0010

Citrus Springs Unit 23 PB 7 PG 11; Parcel ID No.: 18E17S100230 17110 0160

Wrays unrec Sub Lot 16: S132; Parcel ID No.: 17E18S11 11000 0160

Wrays unrec Sub Lot 17: S 132; Parcel ID No.: 17E18S11 11000 0170

N ½ of E ½ of W ½ of NE ¼; Parcel ID No.: 17E18S13 43100 0060

E ½ of E ½ of SE ¼ of SW ¼ ; Parcel ID No.: 17E18S13 43200 0010

S 180 Ft of E ½ of W ½ of NE ; Parcel ID No.: 17E18S13 43100 0080

S ½ of W ½ of E ½ of NE ¼ ; Parcel ID No.: 17E18S13 43100 0040

Pine Lake PB 4 Pg 67 Lot 25 BL; Parcel ID No.: 20E20S220010 000M0 0250

Hills of Fla Islands Estates U; 19E18S13 2A000 0120

S ½ of E ½ of W ½ of NE ¼ ; 17E18S13 43100 0070

Cherokee VLG Unrec Sub Lts 1; Parcel ID No.: 20E17S30 2C000 0010

Cherokee Village Unrec Sub Lot; Parcel ID No.: 20E17S30 2C000 0290

Cherokee Village Unrec Sub Lot; Parcel Id No.: 20E17S30 2C000 0400

Cherokee Village Unrec Subd Lo; Parcel ID No.: 20E17S30 2C000 0390

Hills of Florida Island Ests U; Parcel Id No.: 19E18S13 2A000 0050

Hills of Florida Island Ests A; Parcel ID No: 19E18S13 2A000 0170

American Data & Computer Credi; 17E18S23 1A000 0710

Highland Ests Phase II Lot 6 D; Parcel ID No.: 17E18S14 22200 0060

Proof of Publication

from the
CITRUS COUNTY CHRONICLE
Crystal River, Citrus County, Florida
PUBLISHED DAILY



2011013472 2 PGS

STATE OF FLORIDA COUNTY OF CITRUS

Before the undersigned authority personally appeared

Mary Ann Naczi

Of the Citrus County Chronicle, a newspaper published daily at Crystal River, in Citrus County, Florida, that the attached copy of advertisement being a public notice in the matter of the

2599-0302 WCRN PUBLIC NOTICE APPLICATION NO:
2010-827 NOTICE IS HEREBY GIVEN: VERONA V
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 descriptio

Court, was published in said newspaper in the issues of
February 9th, 2011, February 16th, 2011, February 23rd,
2011, March 2nd, 2011.

Affiant further says that the Citrus County Chronicle is a Newspaper published at Crystal River in said Citrus County, Florida, and that the said newspaper has heretofore been continuously published in Citrus County, Marion County and Levy County, Florida, each week and has been entered as second class mail matter at the post office in Inverness in said Citrus County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Mary Ann Naczi

The forgoing instrument was acknowledged before me

This 2nd day of March 2011

By: Mary Ann Naczi

who is personally known to me and who did take an oath.

Nancy A. Parke
Notary Public



2599-0302 WCRN PUBLIC NOTICE APPLICATION NO: 2010-827

NOTICE IS HEREBY GIVEN:
VERONA V 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:

CERTIFICATE NO:
07-7031

YEAR OF ISSUANCE:
2007

DESCRIPTION OF
PROPERTY: WRAYS UNREC
SUB LOT 17: S 132 FT OF N
924 FT OF E1/2 OF W1/2
OF NE1/4- OF NE1/4 SUB
TO 25 FT EASEMENT AL THE
W BOUNDARY FOR ROAD
ROW DESC IN OR BK 738
PG 1870 & OR KB 1870 PG
569

NAME IN WHICH AS-
SESSED:

FLORIDA PJ GROUP INC
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
at the courthouse in
Inverness, Florida, on
March 16, 2011 at 9:30 AM
Dated Jan. 31, 2011.

BETTY STRIFLER
Clerk of the Circuit Court
Citrus County, Florida

By: Bonnie C. Tenney,
Deputy Clerk

Published in Citrus County
Chronicle, Feb. 9, 16, 23
and March 2, 2011.

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
2011013472 BK:2411 PG:1007
03/29/2011 01:58 PM 2 PGS
TSTEELFOX,DC Receipt #011696

CLERK'S AFFIDAVIT

STATE OF FLORIDA

RE: TAX DEED APPLICATION NO: 2010-827

COUNTY OF CITRUS
ISSUED: 2007

CERTIFICATE NO: 07-7031

I, **BETTY STRIFLER**, Clerk of the Circuit Court, 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 8th day of February, 2011, to the following:

FLORIDA PJ GROUP INC
6730 W COMMERCIAL BLVD
LAUDERHILL, FL 33319

OCCUPANT
6730 W COMMERCIAL BLVD
LAUDERHILL, FL 33319

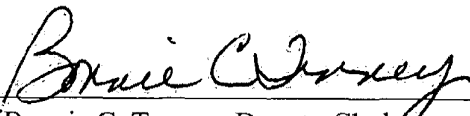
VERONA V LLC
PO BOX 100736
ATLANTA, GA 303840736

The above notices mailed pursuant to F.S. 197.522(1).

WITNESS my hand and official seal at the Courthouse in Inverness, Citrus County, Florida, this 15th day of February, 2011.

Betty Strifler
Clerk of the Circuit Court
Citrus County



By: 
Bonnie C. Tenney, Deputy Clerk

PREPARED BY:

Theresa Steelfox Deputy Clerk
 Clerk of the Circuit Court
 110 N Apopka Ave.
 Inverness FL 34450-4299



2011013471 1 PG

RETURN TO:

VERONA V LLC
 18305 BISCAYNE BOULEVARD SUITE 400
 AVENTURA, FL 33160

OFFICIAL RECORDS
 CITRUS COUNTY
 BETTY STRIFLER
 CLERK OF THE CIRCUIT COURT
 RECORDING FEE: \$10.00
 DOCUMENTARY TAX: \$16.10
 # 2011013471 BK:2411 PG:1006
 03/29/2011 01:58 PM 1 PG
 TSTEELFOX,DC Receipt #011696

Tax Deed File No. 2010-827
 Property Identification No. 2514981

TAX DEED

STATE OF FLORIDA
 COUNTY OF CITRUS

The following Tax Sale Certificate Numbered 07-7031 issued on June 1, 2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on March 16, 2011, offered for sale as required by law for cash to the highest bidder and was sold to:

VERONA V LLC

whose address is:

18305 BISCAYNE BOULEVARD SUITE 400 AVENTURA, FL 33160

being the highest bidder and having paid the sum of his/her bid as required by the Laws of Florida.

NOW, on March 28, 2011 in the County of Citrus, State of Florida, in consideration of the sum of (\$ 2,248.28), being the amount paid pursuant to the laws of Florida does hereby sell the following lands situated in the County and State aforesaid and described as follows:

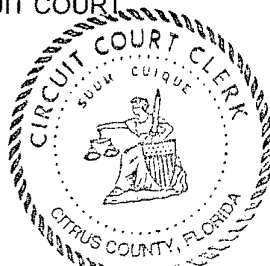
WRAYS UNREC SUB LOT 17: S 132 FT OF N 924 FT OF E1/2 OF W1/2 OF NE1/4 OF NE1/4 SUB TO 25 FT EASEMENT AL THE W BOUNDARY FOR ROAD ROW DESC IN OR BK 738 PG 1870 & OR KB 1870 PG 569

Witnesses:

Theresa Steelfox
 Theresa Steelfox
Tammy S. Kirby
 Tammy S. Kirby

State of Florida
 County of Citrus

Betty Strifler (Seal)
 BETTY STRIFLER CLERK OF THE CIRCUIT COURT
 Citrus County, Florida



On 3/29/11, before me, Melanie J Marsh, personally appeared BETTY STRIFLER CLERK OF THE CIRCUIT COURT in and for the State and this County known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned. Personally known to me/ and who did not take an oath.

Witness my hand and official seal date aforesaid.



Melanie J Marsh
 Notary Name

500.00
500.00
45.50

QUIT-CLAIM DEED

RAMCO FORM 8

This Quit-Claim Deed, Executed this 24th day of April, A. D. 19 87, by

MATTHEW J. WRAY, JR. and JAMES WRAY

first party, to CHARLOTTE ZUSPAN, a married woman

whose postoffice address is Rural Route 1, Box 128-D, Carmichaels,
Pennsylvania 15320

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus State of Florida, to-wit:

Lot 17: The South 132 feet of the North 924 feet of the E 1/2 of the W 1/2 of the NE 1/4 of the NE 1/4 of Section 11, Township 18 South, Range 17 East. Subject to a 25 foot wide easement along the West boundary thereof for road right of way.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
F.S. MAY 8-81
1121
220

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
[Signature]

[Signature]
MATTHEW J. WRAY, JR.
[Signature]
JAMES WRAY

STATE OF FLORIDA,
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
MATTHEW J. WRAY, JR. and JAMES WRAY

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of April, A. D. 19 87.

BOOK 738 PAGE 1870

Notary Public

Notary Public, State of Florida at Large
My Commission Expires August 17, 1989
BONDED THRU HUCKLEBERRY, SISLEY &
HARVEY INSURANCE AND BONDS, INC.

This Instrument prepared by:
Address

GARY E. MASSEY, ESQUIRE
112 West Citrus Street
Altamonte Springs, Florida 32714-2577

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 919385

To: Tax Collector of CITRUS COUNTY, Florida

I,
THERESA GRAY
133 GREENMOOR
IRVINE, CA 92614-7469,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
2514981	2019/4925	06-01-2019	WRAYS UNREC SUB LOT 17: S 132 FT OF N 924 FT OF E1/2 OF W1/2 OF NE1/4 OF NE1/4 SUB TO 25FT EASEMENT AL THE W BOUNDARY FOR ROAD ROW DESC IN OR BK 738 PG 1870 & OR KB 1870 PG 569 OR BK 2411 PG 1006

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Signature on File
THERESA GRAY
133 GREENMOOR
IRVINE, CA 92614-7469

04-02-2021
Application Date

Applicant's signature

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	6310 - HOLIDAY ACRES AND SIMILAR
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	003451 - WRAYS UNREC SUB 11-18-17-11000
Short Legal	WRAYS UNREC SUB LOT 17: S 132 FT OF N 924 FT OF E1/2 OF W1/2 OF NE1/4 OF NE1/4 SUB TO 25FT EASEMENT AL THE W BOUNDARY FOR ROAD ROW DESC IN OR BK 738 PG 1870 & OR KB
Est. Parcel Sqft	43,381
Est. Parcel Acres	1.00
Map SC-TW-RG	11-18S-17E

Mailing Address

Name	VERONA V LLC
Mailing Address	18305 BISCAYNE BLVD STE 400 AVENTURA FL 33160

All Owners

Name	Owner Type
VERONA V LLC	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	\$6,340	\$0	\$6,340	\$6,340	\$0	\$6,340	\$0	\$96.21	Link
2019	\$6,900	\$0	\$6,900	\$6,900	\$0	\$6,900	\$0	\$105.78	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/01/2011	\$2,300	2411/1006	01-CORRECTIVE/QC/TD/COT	V
01/01/2006	\$100	2145/0769	02-MIN DOC STAMP (\$100)	V
06/01/2005	\$25,000	1870/0569	00-WARRANTY DEED	V
04/01/1987	\$100	0738/1870	01-CORRECTIVE/QC/TD/COT	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON- WATERFRONT	A-ACREAGE	1.00	132.0	333				RURMH

Total Misc Value
