



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

DATE: 1/14/22 APPLICANT: CITRUS COUNTY ✓
APPLICATION NO. 2018-0470 ✓ ACCOUNT # 2244186 ✓
CERTIFICATE NO. TDA WAS BASED ON: 2015-9256 ✓

OPENING BID: AMOUNT: \$ 6,016.82 ✓

ADDITIONAL INTEREST ACCRUED THROUGH MONTH OF PURCHASE: AMOUNT: \$ 2,387.84 ✓

COUNTY FEES INCLUDED IN CONNECTION WITH THIS TDA: AMOUNT: \$ 6.25 ✓

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

OMITTED TAXES: TAX YEAR 2021 AMOUNT: \$ 123.77 ✓

TAX YEAR 2020 AMOUNT: \$ 148.32 ✓

TAX YEAR 2019 AMOUNT: \$ 173.70 ✓

TAX YEAR 2018 AMOUNT: \$ 199.27 ✓

TAX YEAR 2017 AMOUNT: \$ 333.04 ✓

TAX YEAR _____ AMOUNT: _____

TAX YEAR _____ AMOUNT: _____

TAX YEAR _____ AMOUNT: _____

TOTAL AMOUNT OF TAXES DUE: \$ 9,389.01 ✓

IF RECEIVED BY: 1/31/2022 ✓

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

List of Lands: #2018-0470TD

Omitted Taxes:	\$123.77
	\$148.32
	\$173.70
	\$199.27
	\$333.04

Total Omitted Taxes:	\$978.10
----------------------	----------

Opening Bid:	\$6,016.82
Lands Available Interest:	\$2,387.84
Redemption Fee:	\$6.25
Less Bid Credits:	

Lands Available Total:	\$9,389.01
------------------------	------------

Lands Available Total (rounded up to nearest hundred):	\$9,400.00
Documentary Stamp Tax Rate:	0.007
Documentary Stamp Tax:	\$65.80

Lands Available Total:	\$9,389.01
Documentary Stamp Tax:	\$65.80
Deed Recording Fee:	\$10.00
Affidavit Recording Fee:	\$27.00

Total to Purchase from LOL:	\$9,491.81
------------------------------------	-------------------

Tifani L
White

Digitally signed by: Tifani L White
DN: CN = Tifani L White email =
twhite@cltruscclerk.org C = US O =
Citrus County Clerk of Court and
Comptroller OU = Financial Services -
Official Records Professional
Date: 2022.01.14 08:36:01 -05'00'

Tammy S
Kirby

Digitally signed by: Tammy S Kirby
DN: CN = Tammy S Kirby email =
tkirby@cltruscclerk.org C = AD O =
Citrus County Clerk of Court and
Comptroller OU = Official Records
Professional III
Date: 2022.01.14 09:21:41 -05'00'

Tifani White

From: WebTaxDeeds
Sent: Friday, January 14, 2022 9:38 AM
To: 'Preston Davis'
Cc: WebTaxDeeds
Subject: RE: [EXTERNAL] Fwd: Updated Bid Price for Case 2018-0470TD
Attachments: PURCHASING PROPERTY FROM THE LIST OF LANDS.pdf;
TaxDeedPurchaserInformation_Fillable.pdf

Good morning,

Please see below for the payoff amount for the requested property. This amount is valid through **1/31/2022**. If you wish to purchase, the funds must be provided in the form of a certified bank check. All payoff amounts include the opening bid, omitted taxes, interest, and fees for the recording of the Tax Deed after purchase, therefore they are non-negotiable.

2018-0470TD	Certificate #15-9256	\$9,491.81
-------------	----------------------	-------------------

You may mail the certified check to:
Citrus County Clerk of Courts
Attn: Tax Deeds
110 N. Apopka Avenue
Inverness, FL 34450

Or pay in person at:
Clerk Annex
120 N. Montgomery Avenue
Inverness, FL 34450

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 <TaxDeeds@citrusclerk.org>
Sent: Tuesday, January 11, 2022 4:34 PM
To: 'Preston Davis' <preston.c.davis@gmail.com>
Cc: WebTaxDeeds <TaxDeeds@citrusclerk.org>
Subject: RE: [EXTERNAL] Fwd: Updated Bid Price for Case 2018-0470TD

Good afternoon,

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) 341-6478 if we can be of any further assistance.

Sincerely,

Tifani White, DC



From: Preston Davis <preston.c.davis@gmail.com>
Sent: Tuesday, January 11, 2022 4:33 PM
To: WebTaxDeeds <TaxDeeds@citrusclerk.org>
Subject: [EXTERNAL] Fwd: Updated Bid Price for Case 2018-0470TD

CAUTION: This email originated from outside of the Clerk's Office. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I wanted to reach out to obtain an updated purchase price for the property on the List of Lands Available, Case No. 2018-0470TD.

Safeguard and Serve!

Safeguard and Serve!

TAX DEED INFORMATION FORM

Application Number: 2018-0470 Certificate Number 15-9256

Name of Purchaser Matthew Haley

Name to Appear on Tax Deed Matthew Haley

Address 8436 South Suncoast Boulevard

City, State, Zip Homosassa, Florida, 34446

NOTICE: No changes will be made to the Tax Deed after this form is filled out and signed. Be sure that the way you list the information above is the way you want it to appear on the Tax Deed. **NO EXCEPTIONS !!!!**

I understand the above statement and I wish to have the deed prepared the way I have stated above.

Matthew Haley
Signature

Matthew Haley
Printed Name

Telephone Number 352-777-1010

Tifani White

From: Matthew Haley <matthaley1000@gmail.com>
Sent: Monday, January 17, 2022 10:54 AM
To: WebTaxDeeds
Subject: Re: [EXTERNAL]
Attachments: image003.jpg

CAUTION: This email originated from outside of the Clerk's Office. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Tammy, is this purchase still available? 2018-0470TD Certificate #15-9256

On Wed, Dec 8, 2021, 11:31 AM WebTaxDeeds <TaxDeeds@citrusclerk.org> wrote:

Good morning,

Please see below for the payoff amounts for the requested properties. These amounts are valid through **12/31/2021**. If you wish to purchase, the funds must be provided in the form of a certified bank check. All payoff amounts include the opening bid, omitted taxes, interest, and fees for the recording of the Tax Deed after purchase, therefore they are non-negotiable.

2019-0433TD	Certificate #10-2420	\$5,368.93
2018-0470TD	Certificate #15-9256	\$9,409.51

You may mail the check to:

Citrus County Clerk of Courts

Attn: Tax Deeds

110 N. Apopka Avenue

Inverness, FL 34450

Or pay in person at:

Clerk Annex

120 N. Montgomery Avenue

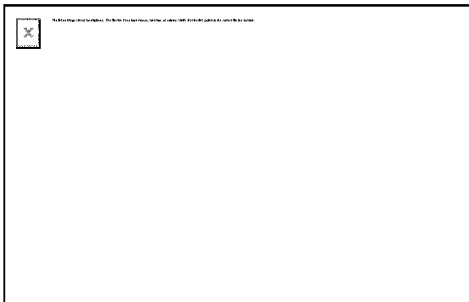
Inverness, FL 34450

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: Tammy Kirby <TKirby@citrusclerk.org>
Sent: Thursday, December 2, 2021 11:28 AM
To: 'Matthew Haley' <matthaley1000@gmail.com>; WebTaxDeeds <TaxDeeds@citrusclerk.org>
Subject: RE: [EXTERNAL]

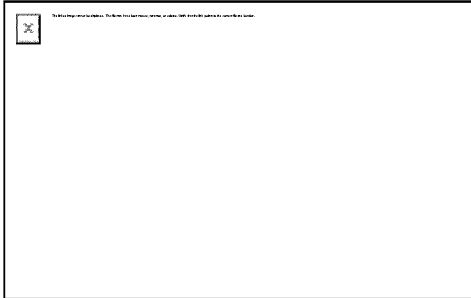
Good morning,

I have requested the updated fees from the Tax Collector. Once the updated purchase prices are calculated and verified I will forward to you.

On behalf of Angela Vick, 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



Serving together...dedicated to excellence!

From: Matthew Haley <matthaley1000@gmail.com>

Sent: Thursday, December 2, 2021 11:10 AM

To: WebTaxDeeds <TaxDeeds@citrusclerk.org>

Subject: [EXTERNAL]

CAUTION: This email originated from outside of the Clerk's Office. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Inquiring about these properties to see if there available. Case Number 2019-0433 TD Certificate 10-2420 (Case Number 2018-0470 TD Certificate 15-9256)

Safeguard and Serve!

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.

Confidentiality Notice: *This message and any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information that is exempt from public disclosure. Any unauthorized review, use, disclosure, or distribution is prohibited. If you have received this message in error please contact the sender (by phone or reply by electronic mail) and then destroy all copies of the original message.*

Tifani White

From: WebTaxDeeds
Sent: Friday, February 11, 2022 4:30 PM
To: '3e.ig.llc@gmail.com'
Cc: WebTaxDeeds
Subject: RE: [EXTERNAL] Lands available

Good afternoon,

The property you are inquiring about was sold from the Lands Available on 2/1/2022 therefore it is no longer available for purchase.

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: 3e.ig.llc@gmail.com <3e.ig.llc@gmail.com>
Sent: Friday, February 11, 2022 3:42 PM
To: WebTaxDeeds <TaxDeeds@citrusclerk.org>
Subject: [EXTERNAL] Lands available

Good afternoon this is Elliot I'm interested in one of your lots that you have on your list of lands available please contact me certificate number 15-9256 I requested price info last week and still haven't received any response thank you very much 407984 8214. May I get a price to potentially purchase thank you

From: Elliot Gonzalez <3e.ig.llc@gmail.com>

Tifani White

From: WebTaxDeeds
Sent: Wednesday, March 2, 2022 2:06 PM
To: 'Preston Davis'
Cc: WebTaxDeeds
Subject: RE: [EXTERNAL] Fwd: Updated Bid Price for Case 2018-0470TD

Good afternoon,

This property sold on January 31, 2022 therefore it is no longer available for purchase.

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: Preston Davis <preston.c.davis@gmail.com>
Sent: Wednesday, March 2, 2022 1:02 PM
To: WebTaxDeeds <TaxDeeds@citrusclerk.org>
Subject: Re: [EXTERNAL] Fwd: Updated Bid Price for Case 2018-0470TD

CAUTION: This email originated from outside of the Clerk's Office. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, is this still available?

On Fri, Jan 14, 2022 at 9:38 AM WebTaxDeeds <TaxDeeds@citrusclerk.org> wrote:

Good morning,

Please see below for the payoff amount for the requested property. This amount is valid through 1/31/2022. If you wish to purchase, the funds must be provided in the form of a certified bank check. All

payoff amounts include the opening bid, omitted taxes, interest, and fees for the recording of the Tax Deed after purchase, therefore they are non-negotiable.

2018-0470TD Certificate #15-9256 \$9,491.81

You may mail the certified check to:

Citrus County Clerk of Courts

Attn: Tax Deeds

110 N. Apopka Avenue

Inverness, FL 34450

Or pay in person at:

Clerk Annex

120 N. Montgomery Avenue

Inverness, FL 34450

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



Tifani White
Official Records Professional II
**Citrus County Clerk of the Circ...
Circuit Court and Comptroller**
(W) (352) 341-6478
110 N Apopka Avenue
Inverness, Florida 34450
Visit us at www.citrusclerk.org

From: WebTaxDeeds <TaxDeeds@citrusclerk.org>
Sent: Tuesday, January 11, 2022 4:34 PM
To: 'Preston Davis' <preston.c.davis@gmail.com>
Cc: WebTaxDeeds <TaxDeeds@citrusclerk.org>
Subject: RE: [EXTERNAL] Fwd: Updated Bid Price for Case 2018-0470TD

Good afternoon,

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) 341-6478 if we can be of any further assistance.

Sincerely,

Tifani White, DC



Tifani White
Official Records Professional II
Citrus County Clerk of the Circ.,
Circuit Court and Comptroller
(W) (352) 341-6478
110 N Apopka Avenue
Inverness, Florida 34450
Visit us at www.citrusclerk.org

From: Preston Davis <preston.c.davis@gmail.com>
Sent: Tuesday, January 11, 2022 4:33 PM
To: WebTaxDeeds <TaxDeeds@citrusclerk.org>
Subject: [EXTERNAL] Fwd: Updated Bid Price for Case 2018-0470TD

CAUTION: This email originated from outside of the Clerk's Office. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I wanted to reach out to obtain an updated purchase price for the property on the List of Lands Available, Case No. 2018-0470TD.

Safeguard and Serve!

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.

Confidentiality Notice: This message and any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information that is exempt from public disclosure. Any unauthorized review, use, disclosure, or distribution is prohibited. If you have received this message in error please contact the sender (by phone or reply by electronic mail) and then destroy all copies of the original message.