

RECEIVED

By TKirby at 10:13 am, 6/6/25

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
7/19
of 2**Part 1: Tax Deed Application Information**

Applicant	ATCF II FLORIDA-A LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Property Owner	ROMEO DAVID J 71 CORKWOOD BLVD HOMOSASSA, FL 34446
Property description	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 20 BLK 75	Application date	Apr 22, 2025
		Certificate #	2023 / 3632
		Date certificate issued	06/01/2023
		Account number	1549248

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)
# 2023/3632	06/01/2023	1,866.55	169.93	2,036.48
→ Part 2: Total*				2,036.48

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)
# 2024/3303	06/01/2024	2,001.14	6.25	137.58	2,144.97
Part 3: Total*					2,144.97

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)	4,181.45
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,931.29
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)	196.13
7. Total Paid (Lines 1-6)	6,733.87

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.

Rebecca Price	Citrus County, Florida
Signature, Tax Collector or Designee	Date 6th of June, 2025

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	129.00
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)	129.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	75,698.00
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	82,560.87
17. Redemption fee	6.25
18. Total amount to redeem	82,567.12
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.

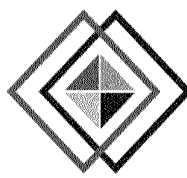
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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)



TAX DEED APPLICATION COVER LETTER

Account #: 1549248

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

ATCF II FLORIDA-A LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

Owner on Current Tax Roll

ROMEO DAVID J
71 CORKWOOD BLVD
HOMOSASSA, FL 34446

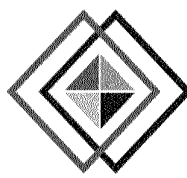
Additional Parties, Per Search

CATERPILLAR FINANCIAL SERVICES CORPORATION Lien Holder
2120 WEST END AVENUE
NASHVILLE, TN 37203

CITRUS COUNTY Lien Holder
CLERK OF COURT
(NO ADDRESS ON DOCUMENT)

CYPRESS VILLAGE PROPERTY OWNERS Lien Holder
ASSOCIATION, INC
6972 LAKE GLORIA BLVD
ORLANDO, FL 32809

CYPRESS VILLAGE PROPERTY OWNERS Lien Holder
ASSOCIATION, INC.
108 CYPRESS BLVD W
HOMOSASSA, FL 34446



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

CORPORATION SERVICE COMPANY, REGISTERED
AGENT

Lien Holder's Agent/Rep

O/B/O CATERPILLAR FINANCIAL SERVICES
CORPORATION
1201 HAYS STREET
TALLAHASSEE, FL 32301

LELAND MANAGEMENT, INC., REGISTERED AGENT

Lien Holder's Agent/Rep

O/B/O CYPRESS VILLAGE PROPERTY OWNERS
ASSOCIATION, INC.
6972 LAKE GLORIA BLVD
ORLANDO, FL 32809

RENEE MARIE SURBER
(NO ADDRESS ON DOCUMENT)

Other Party

DAVID J. ROMEO, A/K/A DAVID JOHN ROMEO, A/K/A
DAVID ROMEO
71 CORKWOOD BLVD
HOMOSASSA, FL 34446

Title Holder

DAVID ROMEO
2604 W WOODLAND RIDGE DR
LECANTO, FL 34461

Title Holder

Certified By:

Rebecca Price

Tax Collector or Authorized Designee

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
1549248	18E20S130010 00750 0200	71 CORKWOOD BLVD HOMOSASSA 34446

Legal Description

SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 20 BLK 75

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 3632	\$151,396	Yes	No	No

Owner of Record on Current Tax Roll
DAVID J ROMEO

Billing Name & Address

71 CORKWOOD BLVD
HOMOSASSA FL 34446

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 05/08/2025 Search covers 20 years through: 05/06/2025

Karen LaBree
Title Examiner

General Examiner Comments:

The legal description on the conveyance(s) or vesting deed(s) differ from the Property Appraiser records. The Property Appraiser legal description does not include "B" in the Block number as shown in Deeds 2341-966, 2347-1856 and 2360-2077.

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
DAVID J. ROMEO 71 CORKWOOD BLVD HOMOSASSA FL 34446	Corrective Warranty Deed Bk:2360 Pg:2077	

Related Documents (for Reference)

Warranty Deed. Deed out of Developer.
Bk:1863 Pg:2182

Warranty Deed
Bk:2035 Pg:56

Certificate of Title
Bk:2334 Pg:1473

Warranty Deed
Bk:2341 Pg:966

Corrective Warranty Deed
Bk:2347 Pg:1856

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC. 108 CYPRESS BLVD W HOMOSASSA FL 34446	Lien Bk:3507 Pg:967	

Name & Address of Record	Document	Examiner Comments
LELAND MANAGEMENT, INC., REGISTERED AGENT O/B/O CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC. 6972 LAKE GLORIA BLVD ORLANDO FL 32809	Sunbiz HOA	
CITRUS COUNTY CLERK OF COURT	Judgment Bk:3541 Pg:1489 Judgment Bk:3541 Pg:1491 Judgment Bk:3541 Pg:1495 Judgment Bk:3551 Pg:2436	No address found on document.
CATERPILLAR FINANCIAL SERVICES CORPORATION 2120 WEST END AVENUE NASHVILLE TN 37203	Judgment Bk:3547 Pg:1365	
CORPORATION SERVICE COMPANY, REGISTERED AGENT O/B/O CATERPILLAR FINANCIAL SERVICES CORPORATION 1201 HAYS STREET TALLAHASSEE FL 32301	Sunbiz Judgment	

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
RENEE MARIE SURBER	Marriage License Bk:3174 Pg:782	No address found on document.

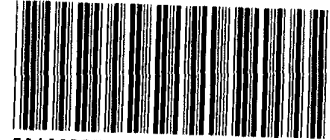
Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser



2010026761 2 PGS

Prepared by and return to:
Maria Fernandez Gomez, Esq.
Attorney at Law
SPEAR & HOFFMAN, PA
9700 S. Dixie Hwy. Suite 610
Miami, FL 33156
305-670-4886
File Number: **STK-C-5405**

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
2010026761 BK:2360 PG:2077
06/17/2010 01:46 PM 2 PGS
TSTEELFOX,DC Receipt #020896

[Space Above This Line For Recording Data]

Corrective Special Warranty Deed

This Special Warranty Deed made this **2nd** day of June, **2010** between **Fannie Mae a/k/a Federal National Mortgage Association** whose post office address is **14221 Dallas Parkway, #1000, Dallas, TX 75254**, grantor, and **David J. Romeo, a single man** whose post office address is **71 Corkwood Blvd., Homosassa, FL 34446**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida**, to-wit:

Lot 20, Block B-75, Cypress Village, Sugarmill Woods, according to the map or plat thereof as recorded in Plat Book 9, Page 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Page 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County Florida.

Parcel Identification Number: 1549248

Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The purpose of this deed is to correct a Scrivener's error with respect to the following: Block Number

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Mona Conner

Witness Name: Doris Yero

[Signature]
Fannie Mae a/k/a Federal National Mortgage Association

By: [Signature]
Iris G. Hernandez, Esq., Authorized Representative of
Spear and Hoffman, P.A. by POA as their Attorney in
Fact

(Corporate Seal)

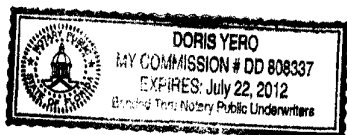
State of Florida
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me this 2nd day of **June, 2010** by IRIS G. HERNANDEZ, Esq., Authorized Representative of Spear and Hoffman, P.A. by POA as their Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Doris Yero

My Commission Expires: _____



Prepared by and Record
and Return to
Robert E. Dady
Fieldstone Lesler Shear & Denberg
201 Alhambra Circle suite 601
Coral Gables, Florida 33134



2005048789 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.00
DOCUMENTARY TAX: \$5,300.00
2005048789 BK: 1863 PG: 2182
06/06/2005 12:00 PM 2 PGS
JPARRISH.OC Receipt #028869

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 15th day of April, 2005 by and between National Recreational Properties of Sugarmill, LLC, a Florida limited liability company ("GRANTOR"), and Maronda Homes, Inc. Of Florida, a Florida corporation, ("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.)

WITNESSETH

THAT the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid to GRANTOR by said GRANTEE, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, the following described real property, and rights and interest in real property located and situated in the County of Citrus and State of Florida, to wit:

See Exhibit 'A' attached hereto.

This conveyance is subject to the following:

The GRANTOR does hereby fully warrant the title to the real property hereby conveyed and will defend same against the lawful claims of all persons, claiming by, through or under Grantor.

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed the day and year first above written.

WITNESSES

Print Name: S.S. Graham

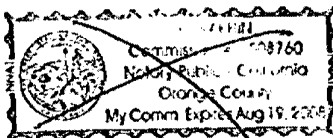
Print Name: _____

SELLER

Print Name: Jeffrey P. Frieden, Manager

STATE OF FLORIDA CT
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 21 day of April, 2005, by Jeffrey P. Frieden. He is personally known to me or produced _____ as identification.



Notary Public State of Florida at Large

P-Prachin
(print name)

My Commission Expires:

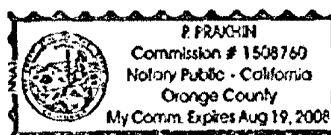


EXHIBIT 'A'

Legal Description for File No.: K05-0277

<u>Lots</u>	<u>Blocks</u>
18, 28	23
28	24
18	27
10	68
10, 16, 20,	70
03, 30	73
03	74
20	75
12	79
05	82
10	87
07, 08	88
29	90
01, 02, 05, 07	91
03	96
04, 06	98
07, 08, 18	104
43	125
07	137

All of SUGARMILL WOODS, CYPRESS VILLAGE, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, amended in the Plat Book 9, 87A of the Public Records of Citrus County, Florida.

Return to:

KAMPF TITLE AND GUARANTY CORPORATION
3315 W. BEARSS AVE., TAMPA, FL. 33618-2100

2/3

PREPARED BY:
WAYNE VON DREELE
3993 WEST FIRST STREET
SANFORD, FL. 32771

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$1,686.30
2006053906 BK:2035 PG:56
08/02/2006 02:28 PM 1 PG
JPARRISH,DC Receipt #032256



2006053906 1 PG

KT# 61-1455 ATC# 06-26523
MJ/SB

This Special Warranty Deed Made the 28TH day of JULY, A.D. 2006 by

MARONDA HOMES, INC. OF FLORIDA

a corporation existing under the laws of the State of Florida, and having its principal place of business at
1101 N. KELLER ROAD, SUITE F, ORLANDO, FLORIDA 32810

hereinafter called the grantor, to SHANWATTIE KUBLALL AND SRADHANAND KUBLALL, WIFE AND HUSBAND

whose post office address is 104-38 111 STREET, RICHMOND HILL QUEENS, NY 11419
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)

Witnesseth: That a grantor, for and in consideration of the sum of **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in CITRUS County, Florida, viz:

LOT 20, BLOCK 75, SUGARMILL WOODS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED BEGINNING IN PLAT BOOK 9, PAGES 86 THROUGH 150, INCLUSIVE, COMPRISING ALL OF PLAT BOOK 10, PAGES 1 THROUGH 150, INCLUSIVE AND CONTINUING IN PLAT BOOK 11, PAGES 1 THROUGH 16, INCLUSIVE, AMENDED IN PLAT BOOK 9, PAGE 87A, ALL OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

SUBJECT TO covenants, restrictions, easements of Record, if any, and taxes for the current year.

Parcel Identification Number: 1820130010007500200

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby full warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof

(CORPORATE SEAL)

the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: Secretary

MARONDA HOMES, INC. OF FLORIDA

Signed, sealed and delivered in the presence of:

#1
WITNESS: Michelle S. Jara

By
ROBERT E. BLANTON Vice President

#2
WITNESS: SANDRA BOOTH

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

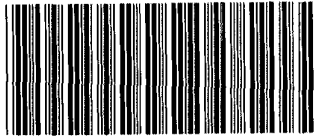
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared ROBERT E. BLANTON known to me to be the Vice President of MARONDA HOMES, INC. OF FLORIDA, a Florida Corporation, on behalf of the corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 28TH day of JULY, A.D. 2006



Michelle S. Jara NOTARY PUBLIC

MY COMMISSION EXPIRES: AUGUST 10, 2008
MY COMMISSION NUMBER: DD 334071



2010003349 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$0.00
2010003349 BK:2334 PG:1473
01/26/2010 08:32 AM 2 PGS
JCARROLL,DC Receipt #002667

FILED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
2010 JAN 20 A 8:07

SUNTRUST MORTGAGE INC.,

Plaintiff,

vs.

SHANWATTI KUBLALL, et al.,

Defendant(s),

IN THE CIRCUIT COURT OF THE 5TH
JUDICIAL CIRCUIT IN AND FOR CITRUS
COUNTY, FLORIDA

CASE NO. 2009 CA 1604

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he or she executed and filed a Certificate of Sale in this action on January 7, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in CITRUS County, Florida:

LOT 20, BLOCK 75, SUGARMILL WOODS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED BEGINNING IN PLAT BOOK 9, PAGES 86 THROUGH 150, INCLUSIVE, COMPRISING ALL OF PLAT BOOK 10, PAGES 1 THROUGH 150, INCLUSIVE AND CONTINUING IN PLAT BOOK 11, PAGES 1 THROUGH 16, INCLUSIVE, AMENDED IN PLAT BOOK 9, PAGE 87A, ALL OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Property Address: 71 CORKWOOD BLVD, HOMOSASSA, FLORIDA 34446

was sold to Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America C/O SUNTRUST MORTGAGE INC, 1001 SEMMES AVE RICHMOND, VIRGINIA 23224.

WITNESS my hand and the seal of the Court on this 20 day of Jan, 2010.

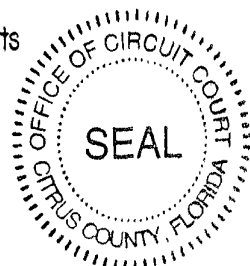
BETTY STRIFLER, Clerk of Courts

as Clerk

By:

J. Ramsey
Deputy Clerk

STK-C-5405/VL



23

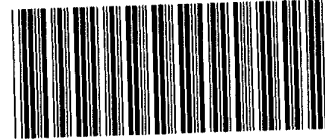
[Handwritten signature]

Copies furnished to:

IRIS G. HERNANDEZ
SPEAR AND HOFFMAN, P.A.
DADELAND EXECUTIVE CENTER
9700 SOUTH DIXIE HIGHWAY, SUITE 610
MIAMI, FLORIDA 33156

SHANWATTI KUBLALL
SRADHANAD KUBLALL
104-38 111TH ST.
RICHMOND HILL, NY 11419

By regular U.S. mail this 22 day of
Jan, 20
Betty Striker, Clerk of the Circuit Court
By [Signature] D.C.



2010009574 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$839.30
2010009574 BK:2341 PG:966
03/04/2010 11:01 AM 2 PGS
ADUNGAN,DC Receipt #007486

Prepared by and return to:
Maria Fernandez Gomez, Esq.
Attorney at Law
SPEAR & HOFFMAN, PA
9700 S. Dixie Hwy. Suite 610
Miami, FL 33156
305-670-4886
File Number: STK-C-5405

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 25th day of February, 2010 between Fannie Mae a/k/a Federal National Mortgage Association whose post office address is 14221 Dallas Parkway, #1000, Dallas, TX 75254, grantor, and David J. Romeo, a single man whose post office address is 71 Corkwood Blvd., Homosassa, FL 34446, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to-wit:

Lot 20, Block B-76, Cypress Village, Sugarmill Woods, according to the map or plat thereof as recorded in Plat Book 9, Page 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Page 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County Florida.

Parcel Identification Number: 1549248

Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

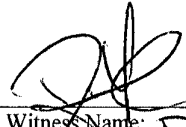
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

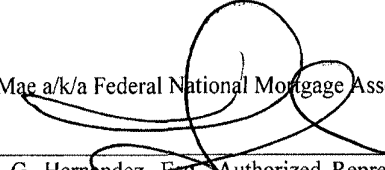
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Doris Yero


Witness Name: Michelle Kenna


Fannie Mae a/k/a Federal National Mortgage Association

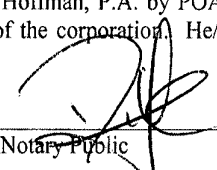
By: Iris G. Hernandez, Esq., Authorized Representative of
Spear and Hoffman, P.A. by POA as their Attorney in
Fact

(Corporate Seal)

State of Florida
County of Miami-Dade

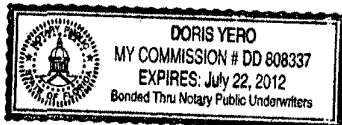
The foregoing instrument was sworn to and subscribed before me this **25th** day of **February, 2010** by IRIS G. HERNANDEZ, Esq., Authorized Representative of Spear and Hoffman, P.A. by POA as their Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

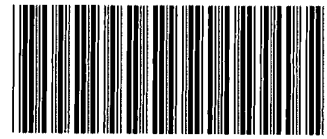

Notary Public

Printed Name: Doris Yero

My Commission Expires: _____



Prepared by and return to:
Maria Fernandez Gomez, Esq.
Attorney at Law
SPEAR & HOFFMAN, PA
9700 S. Dixie Hwy. Suite 610
Miami, FL 33156
305-670-4886
File Number: STK-C-5405



2010015286 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
2010015286 BK:2347 PG:1856
04/07/2010 11:38 AM 2 PGS
JCARROLL, DC Receipt #011857

[Space Above This Line For Recording Data]

Corrective Special Warranty Deed

This Special Warranty Deed made this 5th day of April, 2010 between Fannie Mae a/k/a Federal National Mortgage Association whose post office address is 14221 Dallas Parkway, #1000, Dallas, TX 75254, grantor, and David J. Romeo, a single man whose post office address is 71 Corkwood Blvd., Homosassa, FL 34446, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to-wit:

Lot 20, Block B-76, Cypress Village, Sugarmill Woods, according to the map or plat thereof as recorded in Plat Book 9, Page 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Page 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County Florida.

Parcel Identification Number: 1549248

Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

This Corrective Special Warranty Deed is being filed to correct the block number on that certain Special Warranty Deed recorded in O.R. Book 2341, page 966 of the Public Records of Citrus County, Florida.

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Maria Gonzalez

Witness Name: Doris Yero

Fannie Mae a/k/a Federal National Mortgage Association

By: Iris G. Hernandez, Esq.

Authorized Representative of
Spear and Hoffman, P.A. by POA as their Attorney in
Fact

(Corporate Seal)

State of Florida
County of Miami-Dade

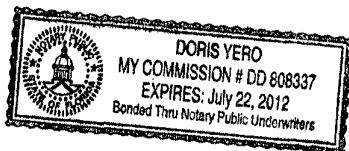
The foregoing instrument was sworn to and subscribed before me this **5th** day of **April, 2010** by IRIS G. HERNANDEZ, Esq., Authorized Representative of Spear and Hoffman, P.A. by POA as their Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Doris Yero

My Commission Expires: _____



PREPARED BY:
RECORD AND RETURN TO:
Robert S. Christensen
Law Office of Robert S. Christensen
P.O. Box 415
Homosassa Springs, FL. 34447
(352) 382-7934 Telephone

CLAIM OF LIEN FOR ASSESSMENTS

(Space above this line reserved for recording office use only)

STATE OF FLORIDA

COUNTY OF CITRUS

BEFORE ME, the undersigned notary public, personally appeared LEANNE HADSELL, Treasurer of CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC. a Florida corporation, on behalf of the corporation. Affiant took an oath that Affiant is an Agent of CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., whose address is 108 Cypress Blvd. W. Homosassa, Florida 34446, and that pursuant to Section 720.3085 of the Florida Statutes as well as the Declaration of Restrictions for CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., said Association is owed the following amounts for shares of the common expenses:

Assessment due	
Interest through September 30, 2024	3,743.30
Attorney's fees and costs through September 30, 2024	376.85
TOTAL (through September 30, 2024)	\$3,120.15

Plus interest at the rate of 18.000% per annum from the due dates. This Claim of Lien shall also secure all unpaid assessments, interest, costs, and attorneys' fees which are due and which may accrue subsequent to the date of this Claim of Lien and prior to entry of a final judgment of foreclosure. The Lienor claims this lien on the following described property in Citrus County, Florida:

Lot 20, Block 75, of CYPRESS VILLAGE, SUGARMILL WOODS according to the Plat thereof, as recorded in Plat Book 9, Pages 86-150, Plat Book 10, Pages 1-150, Plat Book 11, pages 1-16, As Amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

The current owner(s): David Romeo

The amount due to the Lienor remains outstanding as of this 12 day of Sept, 2024.

Witness: Jarrod Cruz
108 Cypress Blvd. W.
Homosassa, FL 34446

Cypress Village Property Owners Association, Inc.

Witness: Brittany Foehrkolb
108 Cypress Blvd. W.
Homosassa, FL 34446

BY: Leanne Hadsell (SEAL)
Leanne Hadsell, Treasurer

Sworn to and subscribed before me this 12th day of Sept, 2024, by Leanne Hadsell, Agent, on behalf of the corporation, who is personally known or who has/have produced a drivers license as identification.

Notary Public --- State of Florida
Printed Name: _____



ROBERT S. CHRISTENSEN
Commission # HH 218053
Expires March 12, 2026



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

Detail by Entity Name

Florida Not For Profit Corporation

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

Filing Information

Document Number	753801
FEI/EIN Number	59-2441506
Date Filed	08/18/1980
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/29/2024
Event Effective Date	NONE

Principal Address

6972 Lake Gloria Blvd.
Orlando, FL 32809

Changed: 07/07/2023

Mailing Address

6972 Lake Gloria Blvd.
Orlando, FL 32809

Changed: 07/07/2023

Registered Agent Name & Address

Leland Management, Inc.
6972 Lake Gloria Blvd.
Orlando, FL 32809

Name Changed: 07/07/2023

Address Changed: 07/07/2023

Officer/Director Detail

Name & Address

Title VP

Dodrill, Jennifer
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Secretary

Perreault, Barbara
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title President

Hanlon, Edward
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Giordano, Vincent
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Howland, Michael
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Treasurer

Hadsell, Leanne
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Howley, John
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

McCrann-Deszcz, Melissa
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Stanley, Wilma
6972 Lake Gloria Blvd.
Orlando, FL 32809

Annual Reports

Report Year	Filed Date
2023	03/28/2023
2024	04/29/2024
2025	04/29/2025

Document Images

04/29/2025 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- Amendment	View image in PDF format
07/07/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
03/28/2023 -- ANNUAL REPORT	View image in PDF format
03/30/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/19/2022 -- ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
05/08/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
05/07/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
05/05/2020 -- ANNUAL REPORT	View image in PDF format
05/05/2020 -- Reg. Agent Change	View image in PDF format
08/08/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
09/26/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
05/16/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
04/04/2018 -- ANNUAL REPORT	View image in PDF format
04/20/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
05/19/2010 -- ANNUAL REPORT	View image in PDF format
04/03/2010 -- ANNUAL REPORT	View image in PDF format
04/21/2009 -- ANNUAL REPORT	View image in PDF format
04/16/2008 -- ANNUAL REPORT	View image in PDF format
05/07/2007 -- ANNUAL REPORT	View image in PDF format
06/15/2006 -- Reg. Agent Change	View image in PDF format
05/22/2006 -- ANNUAL REPORT	View image in PDF format
12/19/2005 -- Restated Articles	View image in PDF format
01/06/2005 -- ANNUAL REPORT	View image in PDF format
04/29/2004 -- ANNUAL REPORT	View image in PDF format
05/19/2003 -- ANNUAL REPORT	View image in PDF format
04/15/2002 -- Amendment	View image in PDF format
01/31/2002 -- ANNUAL REPORT	View image in PDF format
02/13/2001 -- ANNUAL REPORT	View image in PDF format
02/09/2000 -- ANNUAL REPORT	View image in PDF format

10/08/1999 -- Reg. Agent Change	View image in PDF format
03/06/1999 -- ANNUAL REPORT	View image in PDF format
05/08/1998 -- ANNUAL REPORT	View image in PDF format
02/04/1997 -- ANNUAL REPORT	View image in PDF format
01/29/1996 -- ANNUAL REPORT	View image in PDF format
04/12/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA

STATE OF FLORIDA vs.

Case # 2024 MM 001054 A

ROMEO, DAVID JOHN

Date of birth: 07/24/1964

JUDGMENT

Pursuant to FS. 939.185

Assessment of Additional Court Costs and Surcharges

A \$65.00 assessment of additional court costs per count shall be recorded in the public record. Such record constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Ordered and adjudged that a lien of \$ 65 is rendered in favor of Traci Perry, Clerk of the Circuit Court and Comptroller, Citrus County, Florida and against the defendant in the sum of \$ 65 which let execution issue instanter pursuant to F.S. 922.02.

This imposed lien amount shall be paid subordinate in priority to other state-imposed costs, pursuant to F.S. 939.185(1)(C).

Done and Ordered in Inverness, Citrus County, Florida, on this 11th day of February, 2025.

COUNTY JUDGE

FEB 11 '25 10:58AM

CERTIFICATE OF COSTS IMPOSED UNDER FS 939.185

To meet the 2009 legislative amendment to FS 939.185, the Citrus County Clerk's Office is attaching this certified document to the Final Judgment and Sentence rendered in this case to certify that the \$65.00 cost in FS 939.185 per count was imposed in this case.

This document constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Dated: February 19, 2025

By: 



IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA

STATE OF FLORIDA vs.

Case # 2024 MM 001170 A

ROMEO, DAVID JOHN

Date of birth: 07/24/1964

JUDGMENT

Pursuant to FS. 939.185

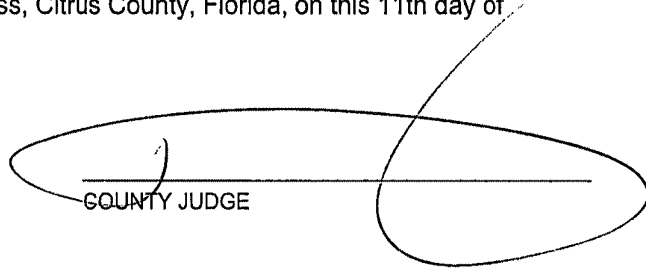
Assessment of Additional Court Costs and Surcharges

A \$65.00 assessment of additional court costs per count shall be recorded in the public record. Such record constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Ordered and adjudged that a lien of \$ 130 is rendered in favor of Traci Perry, Clerk of the Circuit Court and Comptroller, Citrus County, Florida and against the defendant in the sum of \$ 130 which let execution issue instanter pursuant to F.S. 922.02.

This imposed lien amount shall be paid subordinate in priority to other state-imposed costs, pursuant to F.S. 939.185(1)(C).

Done and Ordered in Inverness, Citrus County, Florida, on this 11th day of February, 2025.



COUNTY JUDGE

CERTIFICATE OF COSTS IMPOSED UNDER FS 939.185

To meet the 2009 legislative amendment to FS 939.185, the Citrus County Clerk's Office is attaching this certified document to the Final Judgment and Sentence rendered in this case to certify that the \$65.00 cost in FS 939.185 per count was imposed in this case.

This document constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Dated: February 19, 2025

By: 



STATE OF FLORIDA vs.

ROMEO, DAVID JOHN
[REDACTED]

Date of birth: 07/24/1964

IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA

Case # 2024 MM 001221 A

JUDGMENT

Pursuant to FS. 939.185

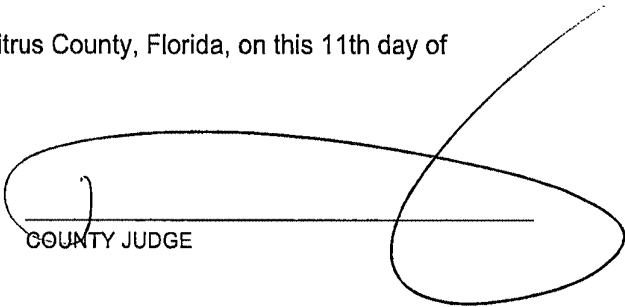
Assessment of Additional Court Costs and Surcharges

A \$65.00 assessment of additional court costs per count shall be recorded in the public record. Such record constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Ordered and adjudged that a lien of \$ 105 is rendered in favor of Traci Perry, Clerk of the Circuit Court and Comptroller, Citrus County, Florida and against the defendant in the sum of \$ 105 which let execution issue instanter pursuant to F.S. 922.02.

This imposed lien amount shall be paid subordinate in priority to other state-imposed costs, pursuant to F.S. 939.185(1)(C).

Done and Ordered in Inverness, Citrus County, Florida, on this 11th day of February, 2025.



COUNTY JUDGE

CERTIFICATE OF COSTS IMPOSED UNDER FS 939.185

To meet the 2009 legislative amendment to FS 939.185, the Citrus County Clerk's Office is attaching this certified document to the Final Judgment and Sentence rendered in this case to certify that the \$65.00 cost in FS 939.185 per count was imposed in this case.

This document constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Dated: February 19, 2025

By: 



IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA

STATE OF FLORIDA vs.

Case # 2023 CF 001075 A

ROMEO, DAVID JOHN



Date of birth: 07/24/1964

JUDGMENT

Pursuant to FS. 939.185

Assessment of Additional Court Costs and Surcharges

A \$65.00 assessment of additional court costs per count shall be recorded in the public record. Such record constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Ordered and adjudged that a lien of \$ 65.00 is rendered in favor of Traci Perry, Clerk of the Circuit Court and Comptroller, Citrus County, Florida and against the defendant in the sum of \$ 65.00 which let execution issue instanter pursuant to F.S. 922.02.

This imposed lien amount shall be paid subordinate in priority to other state-imposed costs, pursuant to F.S. 939.185(1)(C).

Done and Ordered in Inverness, Citrus County, Florida, on this 10th day of March, 2025.

A handwritten signature in black ink, consisting of a large loop and several smaller strokes, positioned above a horizontal line.

CIRCUIT JUDGE

CERTIFICATE OF COSTS IMPOSED UNDER FS 939.185

To meet the 2009 legislative amendment to FS 939.185, the Citrus County Clerk's Office is attaching this certified document to the Final Judgment and Sentence rendered in this case to certify that the \$65.00 cost in FS 939.185 per count was imposed in this case.

This document constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Dated: March 17, 2025

By: 



Filing # 217907495 E-Filed 03/03/2025 11:22:11 AM

IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION

CATERPILLAR FINANCIAL SERVICES
CORPORATION, a Delaware corporation,

Plaintiff,

v.

DAVID ROMEO,
an individual,

Defendant.

CASE NO.: 2024 CC 001311 A

CERTIFIED TO BE A TRUE COPY

TRACI PERRY

CLERK OF THE CIRCUIT COURT

AND COMPTROLLER

BY Hester N. Cassels D.C.

THIS 6th DAY OF Mar 20 25



**FINAL DEFAULT JUDGMENT FOR DAMAGES AGAINST DEFENDANTS
AND ORDER DIRECTING CLERK TO ISSUE WRIT OF REPLEVIN**

THIS CAUSE having come before the Court on Plaintiff Caterpillar Financial Services Corporation's Motion for Final Default Judgment Against Defendant David Romeo, and the Court being fully advised in the premises, it is hereby

ORDERED AND ADJUDGED THAT a Default Final Judgment is entered pursuant to Fla. R. Civ. P. 1.500(e) in favor of Plaintiff Caterpillar Financial Services Corporation, having an address of 2120 West End Avenue, Nashville, TN 37203, in the amount of **\$35,968.94** against Defendant **David Romeo**, which sum shall accrue interest at the legal rate until satisfied, for which sum let execution issue. The last known address of David Romeo is 2604 W. Woodland Ridge Dr., Lecanto, FL 34461.

The amount of the Final Judgment of **\$35,968.94** is composed of:

\$30,962.11 under the 70050041 Agreement; plus

\$1,191.96 in interest as of October 15, 2024; plus

\$514.71 in interest from October 15, 2024 to February 25, 2025, at a per diem rate

of \$3.87, under the 70050041 Agreement; plus

\$242.91 in late fees under the 70050041 Agreement; plus

\$275.00 in buyout fees under the 70050041 Agreement; plus

\$1,918.50 in attorneys' fees; plus

\$863.75 in costs.

IT IS FURTHER ORDERED THAT as the prevailing party, Plaintiff is also entitled to recover its fees from the Defendant, and unless already included in the amount above, the amount of such fees shall be determined at a later date.

IT IS FURTHER ORDERED THAT Plaintiff is awarded possession of the following personal property of Defendant:

2021 Caterpillar 242D3 Skid Steer Loader, Serial # HSX01941,
(the "Equipment"). Defendants are ordered to turn over possession of the Equipment to Plaintiff.

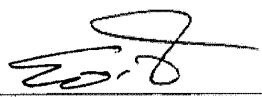
IT IS FURTHER ORDERED THAT the Clerk shall issue a Writ of Replevin authorizing the Sheriff or his delegate to seize the Equipment so that possession may be awarded to Plaintiff.

IT IS FURTHER ORDERED THAT the amount of the Final Judgment shall be reduced by any net proceeds ultimately realized by Plaintiff upon the disposition of the Equipment.

IT IS FURTHER ORDERED THAT Defendant shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on Plaintiff's counsel as indicated below within forty-five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper, including an order to compel Defendant to complete Form 1.977 and return copies as ordered herein.

DONE and ORDERED in Inverness, Citrus County, Florida on Monday, March 3, 2025

2024-CC-001311-AIN 03/03/2025 10:55:44 AM

Edward Spaight, County Judge
09-2024-CC-001311-AIN 03/03/2025 10:55:44 AM

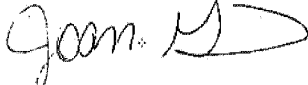
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished
using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance
with the corresponding addresses listed therein on Monday, March 3, 2025

BLAKE J DELANEY
blake.delaney@bipc.com
deborah.aho@bipc.com
eservice@bipc.com

DAVID ROMEO
71 CORKWOOD BLVD.
HOMOSASSA, FL 34446

09-2024-CC-001311-AIN 03/03/2025 11:18:27 AM



Joan Gaither, Judicial Assistant
09-2024-CC-001311-AIN 03/03/2025 11:18:27 AM



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

Detail by Entity Name

Foreign Profit Corporation

CATERPILLAR FINANCIAL SERVICES CORPORATION

Filing Information

Document Number	855439
FEI/EIN Number	37-1105865
Date Filed	02/03/1983
State	DE
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	03/19/1984
Event Effective Date	NONE

Principal Address

2120 WEST END AVE.
NASHVILLE, TN 37203

Changed: 02/09/2004

Mailing Address

2120 WEST END AVE.
NASHVILLE, TN 37203

Changed: 04/25/2008

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 02/10/2021

Address Changed: 02/10/2021

Officer/Director Detail

Name & Address

Title Director

BONFIELD, ANDREW
2120 WEST END AVE.
NASHVILLE, TN 37203

Title Secretary

ROONEY, JAMES M.
2120 WEST END AVE.
NASHVILLE, TN 37203

Title President, Director

Walton, David T
2120 West End Avenue
Nashville, TN 37203

Title Asst. Secretary

EASTWOOD, PATRICIA Belcher
2120 WEST END AVE.
NASHVILLE, TN 37203

Title Treasurer

Jacobs, Derek R
2120 WEST END AVE.
NASHVILLE, TN 37203

Annual Reports

Report Year	Filed Date
2023	04/17/2023
2024	04/25/2024
2025	04/23/2025

Document Images

04/23/2025 -- ANNUAL REPORT	View image in PDF format
04/25/2024 -- ANNUAL REPORT	View image in PDF format
04/17/2023 -- ANNUAL REPORT	View image in PDF format
04/25/2022 -- ANNUAL REPORT	View image in PDF format
04/27/2021 -- ANNUAL REPORT	View image in PDF format
02/10/2021 -- Reg. Agent Change	View image in PDF format
05/01/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
04/14/2017 -- ANNUAL REPORT	View image in PDF format
04/12/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
04/14/2014 -- ANNUAL REPORT	View image in PDF format
01/23/2013 -- ANNUAL REPORT	View image in PDF format

<u>04/24/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/03/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/21/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/24/2006 -- Reg. Agent Change</u>	View image in PDF format
<u>07/13/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/01/2004 -- Reg. Agent Change</u>	View image in PDF format
<u>02/09/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/05/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/30/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/11/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/03/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/10/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/27/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/10/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/1995 -- ANNUAL REPORT</u>	View image in PDF format

Florida Department of State, Division of Corporations

Department of Health • Vital Statistics

STATE OF FLORIDA
MARRIAGE RECORD

TYPE IN UPPER CASE
USE BLACK INK

This license not valid unless seal of Clerk,
Circuit or County Court, appears thereon.

(STATE FILE NUMBER)

2021ML1927499

(APPLICATION NUMBER)

APPLICATION TO MARRY			
1. NAME OF SPOUSE (First, Middle, Last) RENEE MARIE SURBER		1b. MAIDEN SURNAME (If applicable) SURBER	2. DATE OF BIRTH (Month, Day, Year) 08/25/1978
3a. RESIDENCE - CITY, TOWN, OR LOCATION HOMOSASSA	3b. COUNTY CITRUS	3c. STATE FLORIDA	4. BIRTHPLACE (State or Foreign Country) FLORIDA
5. NAME OF SPOUSE (First, Middle, Last) DAVID JOHN ROMEO		5b. MAIDEN SURNAME (If applicable) ROMEO	6. DATE OF BIRTH (Month, Day, Year) 07/24/1964
7a. RESIDENCE - CITY, TOWN, OR LOCATION HOMOSASSA	7b. COUNTY CITRUS	7c. STATE FLORIDA	8. BIRTHPLACE (State or Foreign Country) NEW JERSEY
WE THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF OR HERSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY			
9. SIGNATURE OF SPOUSE (Sign full name using black ink) <i>Renee Marie Surber</i>		10. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE) 05/04/2021	
11. TITLE OF OFFICIAL ANGELA VICK, CLERK OF COURTS		12. SIGNATURE OF OFFICIAL (Use black ink) <i>Angela Vick</i>	
13. SIGNATURE OF SPOUSE (Sign full name using black ink) <i>David John Romeo</i>		14. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE) 05/04/2021	
15. TITLE OF OFFICIAL ANGELA VICK, CLERK OF COURTS		16. SIGNATURE OF OFFICIAL (Use black ink) <i>Angela Vick</i>	
LICENSE TO MARRY			
AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID			
17. COUNTY ISSUING LICENSE CITRUS	18. DATE LICENSE ISSUED 05/04/2021	18a. DATE LICENSE EFFECTIVE 05/07/2021	19. EXPIRATION DATE 07/03/2021
20a. SIGNATURE OF COURT CLERK OR JUDGE <i>Angela Vick</i>		20b. TITLE CLERK OF THE COURT	20c. BY D.C.HH
CERTIFICATE OF MARRIAGE			
I HEREBY CERTIFY THAT THE ABOVE NAMED SOUSES WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA			
21. DATE OF MARRIAGE (Month, Day, Year) JUNE 12, 2021		22. CITY, TOWN, OR LOCATION OF MARRIAGE CRYSTAL RIVER FOUR SQUARE CHURCH CRYSTAL RIVER, FLORIDA 34429	
23a. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink) <i>Reverend John Hager</i>		23c. ADDRESS (Of person performing ceremony) 1160 N. DUNKENFIELD AVE CRYSTAL RIVER, FL 34429	
23b. NAME AND TITLE OF PERSON PERFORMING CEREMONY (Or notary stamp) PASTOR JOHN HAGER		24. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) <i>Rita M. Surber</i>	
		25. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) <i>Joseph R. Rutledge</i>	

Altkey: 1549248
ROMEO DAVID J

Parcel ID: 18E20S130010 00750 0200
71 CORKWOOD BLVD , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	5402 - SUGARMILL WOODS (CYPRESS VILLAGE NEWER H
Tax District	00SW - SUGARMILL WOODS
Subdivision	001792 - SUGARMILL WOODS (CYPRESS VILLA
Short Legal	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 20 BLK 75
Est. Parcel Sqft	12,000
Est. Parcel Acres	.28
Map SC-TW-RG	16-20S-18E

Recording Activity Notification (RAN) system WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	ROMEO DAVID J
Mailing Address	71 CORKWOOD BLVD HOMOSASSA FL 34446

All Owners

Name	Owner Type
ROMEO DAVID J	O - Owner

Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	2019

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2024	\$18,870	\$218,565	\$237,435	\$151,396	\$50,000	\$101,396	\$86,039	\$1,837.42	Link
2023	\$18,800	\$215,031	\$233,831	\$146,986	\$50,000	\$96,986	\$86,845	\$1,788.46	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	00SW	SUGARMILL WOODS	\$237,435	14.8306	\$3,721.35

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 Assessments

Project #	Description	Amount
0018	SUGARMILL WOODS CYPRESS	\$35.21
0030	SOLID WASTE, RESID IMPRVD	\$27.00
0131	FIRE SERVICES ASSESSMENT	\$79.00
0154	STORMWATER	\$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
-----------	------------	-----------	------------	-----

06/01/2010	\$100 2360/2077	04-TO OR FROM BANKS/LOAN CO.	I
04/01/2010	\$100 2347/1856	04-TO OR FROM BANKS/LOAN CO.	I
02/01/2010	\$119,900 2341/0996	04-TO OR FROM BANKS/LOAN CO.	I
01/01/2010	\$100 2334/1473	04-TO OR FROM BANKS/LOAN CO.	I
07/01/2006	\$240,900 2035/0056	00-WARRANTY DEED	I
03/01/2006	\$100 1986/0204	01-CORRECTIVE/QC/TD/COT	V
04/01/2005	\$900,000 1863/2182	14-SALE / MORE THAN 1 PARCEL	V
01/01/2004	\$12,000 1685/0861	00-WARRANTY DEED	V
12/01/2000	\$1,500 1398/0453	01-CORRECTIVE/QC/TD/COT	V
10/01/1995	\$100 1100/0781	11-11	V
04/01/1985	\$9,100 0675/0439	13-FROM DEVELOPERS	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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
03/22/2006	200513815	SFD ONLY - NOC IN FILE FOR SFD ONLY * APPROVED SIT	\$181,207	07/14/2006

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.00	100.0	120			\$18,870	PDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	2006
Total FLA	2,168
Total Under Roof	2,542
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	2
FPL: Stacks/Openings	/
RCN	294,433
RCNLD	217,735

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING		2,168
1	OPEN PORCH FIN	2006	14
1	GARAGE FINISHED	2006	360

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CONCRETE PATIO NO FOOTER-[1-SF]	2006	10	18	1	180	830

	Total Misc Value
	830

Legal Description

Legal Description
SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 20 BLK 75

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.

1549248

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 922741

To: Tax Collector of CITRUS COUNTY, Florida

I,

ATCF II FLORIDA-A LLC

PO BOX 69239

BALTIMORE, MD 21264-9239,

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
1549248	2023/3632	06-01-2023
Legal Description		
SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 20 BLK 75		

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

ATCF II FLORIDA-A LLC

PO BOX 69239

BALTIMORE, MD 21264-9239

04-22-2025

Application Date

Applicant's signature

Altkey: 1549248
ROMEO DAVID J

Parcel ID: 18E20S130010 00750 0200
71 CORKWOOD BLVD , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	5402 - SUGARMILL WOODS (CYPRESS VILLAGE NEWER H
Tax District	00SW - SUGARMILL WOODS
Subdivision	001792 - SUGARMILL WOODS (CYPRESS VILLA
Short Legal	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 20 BLK 75
Est. Parcel Sqft	12,000
Est. Parcel Acres	.28
Map SC-TW-RG	16-20S-18E

Recording Activity Notification (RAN) system WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	ROMEO DAVID J
Mailing Address	71 CORKWOOD BLVD HOMOSASSA FL 34446

All Owners

Name	Owner Type
ROMEO DAVID J	O - Owner

Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	2019

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2024	\$18,870	\$218,565	\$237,435	\$151,396	\$50,000	\$101,396	\$86,039	\$1,837.42	Link
2023	\$18,800	\$215,031	\$233,831	\$146,986	\$50,000	\$96,986	\$86,845	\$1,788.46	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	00SW	SUGARMILL WOODS	\$237,435	14.8306	\$3,721.35

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 Assessments

Project #	Description	Amount
0018	SUGARMILL WOODS CYPRESS	\$35.21
0030	SOLID WASTE, RESID IMPRVD	\$27.00
0131	FIRE SERVICES ASSESSMENT	\$79.00
0154	STORMWATER	\$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/01/2010	\$100	2360/2077	04-TO OR FROM BANKS/LOAN CO.	I
04/01/2010	\$100	2347/1856	04-TO OR FROM BANKS/LOAN CO.	I
02/01/2010	\$119,900	2341/0996	04-TO OR FROM BANKS/LOAN CO.	I
01/01/2010	\$100	2334/1473	04-TO OR FROM BANKS/LOAN CO.	I
07/01/2006	\$240,900	2035/0056	00-WARRANTY DEED	I
03/01/2006	\$100	1986/0204	01-CORRECTIVE/QC/TD/COT	V
04/01/2005	\$900,000	1863/2182	14-SALE / MORE THAN 1 PARCEL	V
01/01/2004	\$12,000	1685/0861	00-WARRANTY DEED	V
12/01/2000	\$1,500	1398/0453	01-CORRECTIVE/QC/TD/COT	V
10/01/1995	\$100	1100/0781	11-11	V
04/01/1985	\$9,100	0675/0439	13-FROM DEVELOPERS	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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
03/22/2006	200513815	SFD ONLY - NOC IN FILE FOR SFD ONLY * APPROVED SIT	\$181,207	07/14/2006

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.00	100.0	120				PDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	2006
Total FLA	2,168
Total Under Roof	2,542

Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	2
FPL: Stacks/Openings	/

RCN
RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING		2,168
1	OPEN PORCH FIN	2006	14
1	GARAGE FINISHED	2006	360

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CONCRETE PATIO NO FOOTER-[1-SF]	2006	10	18	1	180	

Total Misc Value
