

RECEIVED

By TKirby at 10:14 am, 6/6/25

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

RESEARCHED BY
SurplusDatabasePro.com**Part 1: Tax Deed Application Information**

Applicant	FNA DZ, LLC FNA DZ, LLC FBO WSFS 201 W LAKE ST #165 CHICAGO, IL 60606	Property Owner	PHILBERT FELIX PO BOX 4186 HARTFORD, CT 06147
Property description	HICKORY HILL RETS UNIT 2 PB 3 PG 75 LOTS 19, 20 & 21 BLK 7	Application date	Apr 22, 2025
		Certificate #	2023 / 3202
		Date certificate issued	06/01/2023
		Account number	1739420

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)
# 2023/3202	06/01/2023	739.66	95.69	835.35
→ Part 2: Total*				835.35

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)
# 2024/2911	06/01/2024	766.15	6.25	54.43	826.83
Part 3: Total*					826.83

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)	1,662.18
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	715.06
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)	84.07
7. Total Paid (Lines 1-6)	2,886.31

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	<u>Citrus</u> County, Florida
Signature, Tax Collector or Designee	Date <u>6th</u> 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.	
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	3,015.31
17. Redemption fee	6.25
18. Total amount to redeem	3,021.56
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.

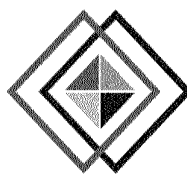
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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 #: 1739420

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

FNA DZ, LLC
FNA DZ, LLC FBO WSFS
201 W LAKE ST #165
CHICAGO, IL 60606

Owner on Current Tax Roll

PHILBERT FELIX
PO BOX 4186
HARTFORD, CT 06147

Additional Parties, Per Search

CITRUS COUNTY
CODE COMPLIANCE
3600 W SOVEREIGN PATH, SUITE 147
LECANTO, FL 34461

Lien 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
1739420	20E19S110020 00070 0190	1284 S ELMWOOD DR INVERNESS 34450

Legal Description

HICKORY HILL RETS UNIT 2 PB 3 PG 75 LOTS 19, 20 & 21 BLK 7

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 3202	\$44,000	No	No	No

Owner of Record on Current Tax Roll
FELIX PHILBERT

Billing Name & Address

PO BOX 4186
HARTFORD CT 06147

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: 05/19/2025 Search covers 20 years through: 05/15/2025

Karen Klein
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

FELIX PHILBERT
P.O. BOX 4186
HARTFORD CT 06147-4186

Document

Warranty Deed
Bk:2863 Pg:885

Examiner Comments**Related Documents (for Reference)**

Warranty Deed
Bk:977 Pg:1697

Corrective Warranty Deed
Bk:981 Pg:777

Order of Summary Administration
Bk:2574 Pg:2106

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

CITRUS COUNTY
CODE COMPLIANCE
3600 W SOVEREIGN PATH, SUITE 147
LECANTO FL 34461

Document

Order
Bk:3076 Pg:1597

Examiner Comments

Order
Bk:3099 Pg:726

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser



THIS INSTRUMENT PREPARED BY

Nancy Reiland

GULLETT TITLE, INC.

401 SAINT JOHNS AVENUE

PALATKA, FLORIDA 32177-4724

Our File No.: **DG995**

Property Appraisers Parcel Identification (Folio) Number: **20E19S1100200 0070 0190, 0200**

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

WARRANTY DEED

THIS WARRANTY DEED, made the **9th** day of **November, 2017** by **MIRANDA CELESTE LA BASH**, whose post office address is PSC 26 Box 14, APO, AE 09447, **EVELYN HREN HOWARD f/k/a EVELYN DIANNE HREN**, whose post office address is 15406 Great Glen Lane – Huntersville, NC 28078 and **SPENCER EVAN HREN**, WHOSE POST OFFICE ADDRESS IS 5468 Shula Drive – Hurt, VA 24563 herein called the Grantors, to **FELIX PHILBERT** whose post office address is P.O. Box 4186, Hartford, CT 06147-4186, 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 the Grantors, for and in consideration of the sum of Eight Thousand Eight Hundred and 00/100 (\$8,800.00) Dollars, 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(s) 19, 20 and 21, Block 7, HICKORY HILLS RETREATS UNIT TWO, according to the Plat thereof, recorded in Plat Book 3, Page(s) 75 and 76, of the Public Records of Citrus County, Florida.

The lands described here in do not constitute, nor are they contiguous to the homesteads of the Grantors herein.

SUBJECT TO any and all easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2016.

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

Signed, sealed and delivered in the presence of:

✓ *SDain*
Witness #1 Signature
SARAH DAVISON
Witness #1 Printed Name

X *Miranda Celeste La Bash*
MIRANDA CELESTE LA BASH

✓ *Victoria L. Cohen*
Witness #2 Signature
VICTORIA LOISE COHEN
Witness #2 Printed Name

COUNTRY
STATE OF ENGLAND, UK
COUNTY OF LINCOLNSHIRE

The foregoing instrument was acknowledged before me this 1st day of November, 2017 by MIRANDA CELESTE LA BASH who is personally known to me or has produced DRIVERS LICENCE as identification and who did not take an oath.

{SEAL} VICTORIA L COHEN
NOTARY PUBLIC
GREETWELL PLACE
2 LIME KILN WAY
LINCOLN LN2 4US
ENGLAND

✓ *Victoria L. Cohen*
Notary Public
VICTORIA LOISE COHEN
Printed Notary Name

My commission expires: does not expire



Signed, sealed and delivered in the presence of:

✓ [Signature]
Witness #1 Signature

Henry Hrussek
Witness #1 Printed Name

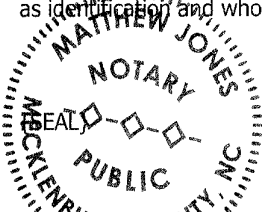
X [Signature]
EVELYN HREN HOWARD f/k/a EVELYN DIANNE HREN

✓ [Signature]
Witness #2 Signature

Brittany Grubb
Witness #2 Printed Name

STATE OF North Carolina
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me this 1 day of November, 2017 by EVELYN HREN HOWARD f/k/a EVELYN DIANNE HREN who is personally known to me or has produced Driver's License as identification and who did not take an oath.



My commission expires: 4/9/22

✓ [Signature]

Notary Public

Matthew Jones
Printed Notary Name

Signed, sealed and delivered in the presence of:

Oscar D. Scarce Jr.

Witness #1 Signature

Oscar D. Scarce Jr.

Witness #1 Printed Name

Karla Donigan

Witness #2 Signature

Karla Donigan

Witness #2 Printed Name

Spencer Evan Hren

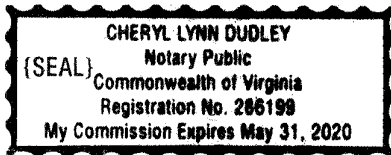
SPENCER EVAN HREN

STATE OF

COUNTY OF

Virginia
Campbell

The foregoing instrument was acknowledged before me this 8th day of November, 2017 by Spencer Evan Hren who is personally known to me or has produced VA drivers license as identification and who did not take an oath.



Cheryl Lynn Dudley
Notary Public
Cheryl Lynn Dudley
Printed Notary Name

My commission expires: 5/31/2020

15-
112-

DEED FORM NO. 1

DEED'S FORM NO. 1

Repealed by Chapter 2000-10, Laws of Florida, effective January 1, 2001.

This Indenture, Made the 9th day of APRIL

in the year of our Lord, one thousand nine hundred and 1993

BETWEEN BARNETT BANK OF TAMPA, FORMERLY KNOWN AS FIRST FLORIDA BANK, SUCCESSOR BY CONVERSION TO FIRST FLORIDA BANK, N.A., of the County of Hillsborough and State of Florida, of the first part, and

GEORGE A. HREN, of the County of Citrus and State of Florida, of the second part.

Witnesseth, That the said part, X, of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 Dollars,

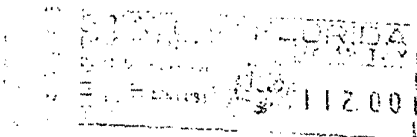
lawful money of the United States of America, to THEM in hand paid by the said part, X, of the second part, at or before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, HAS granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents do, grant, bargain, sell, alien, remise, release, convey and confirm unto the said part, X, of the second part, and THEIR heirs and assigns forever, all the following piece, parcel, or tract, of land, situate, lying and being in the County of CITRUS, State of FLORIDA, and more particularly described as follows:

Lots 19, 20 and 21, Block 7, HICKORY HILL RETREATS UNIT TWO, according to the plat thereof recorded in Plat Book 3, pages 75 and 76, public records of Citrus County, Florida. Lot 10, Block 35, WITH-LA-POPKA ISLANDS UNIT 5-B, according to the plat thereof recorded in Plat Book 4, page 144, public records of Citrus County, Florida.

SUBJECT TO EASEMENTS OF RECORD.

Parcel # 11 19 20 0000 00070 0190

Prepared by David C. Roberts of
Crystal River Title Co., Inc.
P.O. Box 1167, Inverness, FL 34451-1167
incident to the issuance of a
Title Insurance Policy.



FILED & INDEXED
CITRUS CO. FLORIDA
BETTY ST. CLERK
93 APR 14 PM 1 08
VERI BY D.C.

BK0977PG1597

758102

Filed to Crystal River Title Co., Inc.
File # 93-43904

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, dower and right of dower, separate estate, property possession, claim and demand whatsoever, as well in law as in equity of the said party of the first part, of, in and to the same, and every part and parcel thereof, with the appurtenances.

On have and to hold, the above granted, bargained and described premises, with the appurtenances, unto the said part... of the second part... heirs and assigns, to THEIR... own proper use, benefit and behoof forever.

And the said part... of the first part, for THEM... and for THEIR... heirs, executors and administrators, do... covenant, promise and agree to and with the said part... of the second part, THEIR... heirs and assigns, that the said part... of the first part, at the time of the executing and delivery of these presents... lawfully seized of and in all and singular the above granted, bargained and described premises, with the appurtenances, and... good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid. And the said part... of the second part THEIR... heirs and assigns, shall and may at all times hereafter peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said part... of the first part, THEIR... heirs or assigns, or if any other person or persons lawfully claiming or to claim the same, by, through and under the grantor... herein.

And the said part... of the first part, for THEIR... and for THEIR... heirs, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said part... of the second part, THEIR... heirs and assigns, against the said part... of the first part, THEIR... heirs and against all and every person or persons whomsoever, lawfully claiming or to claim the same, by, through and under the grantor, herein, shall and will warrant and by these presents forever defend.

In Witness Whereof, The said part... of the first part, THEIR... hereunto set THEIR hand... and seal... the day and year first above written.

Signed, sealed and delivered in the presence of us:

By: BARNETT BANKS, INC. A FLORIDA CORPORATION, AS ATTORNEY IN FACT FOR BARNETT BANK OF TAMPA, PURSUANT TO POWER OF ATTORNEY DATED 3/22/93

BY: Lisa L. Perry, Special Assets Officer.

(WITNESSES)

Thomas W. Lytton

(WITNESSES)

Ellen M. Schmidt

D.O. 30318
Tampa Fl. 33630

3K097761699

*PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

In Witness Whereof, I have hereunto affixed my hand and official seal, this 24th day of June, 1904.



ELLEN M. SCHMIDT
MEM. COMMISSION EXPIRES
NOVEMBER 18, 1998

Ellen M. Schmidt

[illegible]

Given under my hand and official seal at.....,, in said
County and State, on this..... day of..... A. D. 19.....

(Seed)

CORRECTIVE

This Indenture, Made the 3rd day of Mayin the year of our Lord, one thousand nine hundred and 1993

BETWEEN BARNETT BANK OF TAMPA, FORMERLY KNOWN AS FIRST FLORIDA

BANK, SUCCESSOR BY CONVERSION TO FIRST FLORIDA BANK, N.A.

of the County of

HILLSBOROUGH

and State of FLORIDA

of the first part, and

GEORGE A. HREN

of the County of

12747 S. BETTY PT., FLORAL CITY, FL. 34436

CITRUS

and State of FLORIDA

of the second part.

Witnesseth, That the said part..... of the first part, for and in consideration of the sum of

TEN DOLLARS AND NO/100----- Dollars.

lawful money of the United States of America, to.....THEM.....in hand paid by the said part.....

of the second part, at or before the enrolling and delivery of these presents, the receipt whereof is

hereby acknowledged, HAS.....granted, bargained, sold, aliened, remised, released, conveyed

and confirmed, and by these presents do..... grant, bargain, sell, alien, remise, release, convey and

confirm unto the said part..... of the second part, and THEIR..... heirs and assigns forever, all

the following piece..... parcel..... or tract..... of land, situate, lying and being in the County of

CITRUS

State of FLORIDA

and more particularly

described as follows:

LOTS 19, 20, AND 21, BLOCK 7, HICKORY HILL RETREATS UNIT TWO,
 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES
 75 AND 76, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

SUBJECT TO EASEMENTS OF RECORD.

THIS CORRECTIVE DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION
 IN OFFICIAL RECORD BOOK 977, PAGE 1697, PUBLIC RECORDS OF CITRUS
 COUNTY, FLORIDA.

PARCELS 11 19 20 0020 00070 0190

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO
 FLOODING. YOU SHOULD CONTACT YOUR
 BUILDING AND ZONING OFFICIALS AND OBTAIN
 THE LATEST INFORMATION REGARDING FLOOD
 ELEVATIONS AND RESTRICTIONS ON
 DEVELOPMENT BEFORE MAKING PLANS FOR
 THE USE OF THIS PROPERTY.

93 MAY 7 AM 11 49

VERIFIED BY:

D.C.

FILED & RECORDED
 CITRUS COUNTY, FLORIDA
 BETTY CIRFLER, CLERK

761722

SK0981P30777

Prepared by David C. Roberts of
 Crystal River Title Co., Inc.
 P.O. Box 1187, Inverness, FL 34451-1187
 Incident to the issuance of a
 Title Insurance Policy.

I-93-43904

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, dower and right of dower, separate estate, property, possession, claim and demand whatsoever, as well in law as in equity, of the said part X of the first part, of, in and to the same, and every part and parcel thereof, with the appurtenances.

We have and to hold, the above granted, bargained and described premises, with the appurtenances, unto the said part X of the second part, THEIR heirs and assigns, to THEIR own proper use, benefit and behoof forever.

And the said part X of the first part, for THEM and for THEIR heirs, executors and administrators, do covenant, promise and agree to and with the said part X of the second part, THEIR heirs and assigns, that the said part X of the first part, at the time of the enrolling and delivery of these presents, lawfully seized of and in all and singular the above granted, bargained and described premises, with the appurtenances, and good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid. And the said part X of the second part, THEIR heirs and assigns, shall and may at all times hereafter peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said part X of the first part, THEIR heirs or assigns, or if any other person or persons lawfully claiming or to claim the same, by, through and under the grantor herein.

RECORDERS NOTE:

The legibility of writing, typing or printing unsatisfactory in this document when received.

And the said part X of the first part, for THEM and for THEIR heirs, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said part X of the second part, THEIR heirs and assigns, against the said part X of the first part, THEIR heirs and against all and every person or persons whomsoever, lawfully claiming or to claim the same, by, through and under the grantor herein, shall and will warrant and by these presents forever defend.

In Witness Whereof, The said part X of the first part, hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of us:

(WITNESS)

James H. [Signature]

(WITNESS)

Ellen H. Schmidt

EARNETT BANKS, INC. A FLORIDA CORPORATION, AS ATTORNEY IN FACT FOR BARNETT BANK OF TAMPA, PURSUANT TO POWER OF ATTORNEY DATED 3/22/83 (Seal)

BY:

Ray R. Atkins

Special Assets Unit Manager

(Seal)

P.O. Box 30318
Tampa, FL 33630

State of Florida,
County of HILLSBOROUGH } ss.

On this day personally appeared before me, ROY R. AKINS

SPECIAL ASSETS UNIT MANAGER

to me well known and known to me to be the individual described in and who executed the foregoing deed of conveyance, and acknowledged

that executed the same for the purpose therein expressed, whereupon it is prayed that

the same may be recorded. WHO PRODUCED A FOR I.D. OR X
WHO IS PERSONALLY KNOWN TO ME AND X DID / X DID NOT
TAKE AN OATH.

In Witness Whereof, I have hereunto affixed my hand and official seal, this 24 day of

May, A. D. 19 93.



OFFICIAL SEAL

ELLEN H. SCHMIDT
NOTARY PUBLIC
MY COMMISSION EXPIRES
NOVEMBER 14, 1994

State of Florida,

County of } ss.

Ellen H. Schmidt
NOTARY PUBLIC

ELLEN H. SCHMIDT

PRINT NAME.

I, day of
in and for said County and State, do certify that on the day of

..... A. D. 19, personally appeared before me,
and

his wife, to me well known and known to me to be the individual described in and who executed the foregoing deed, and severally acknowledged that executed the same for the purpose therein mentioned, and the said upon a separate and private examination, made separate and apart from her husband, then and there acknowledged before me that she executed the said deed for the purpose of conveying and relinquishing her dower and right of dower, homestead and separate estate in and to the lands therein described, and also in token of having consented to the alienation of said described lands, and that she did the same freely and voluntarily, and without any constraint, apprehension, fear or compulsion of or from her said husband.

Given under my hand and official seal at in said
County and State, on this day of A. D. 19

(Seal)

RECORDERS NOTE:

The legibility of writing, typing or printing
unsatisfactory in this document when recorded.

STATE OF Florida BK0981PG0780
COUNTY OF Citrus

GEORGE A. HREN, THE GRANTEE HEREIN ACKNOWLEDGE ACCEPTANCE AND DELIVERY OF THIS CORRECTIVE DEED. HE FURTHER ACKNOWLEDGES THAT THE LEGAL DESCRIPTION CONTAINED IN THE ORIGINAL DEED WAS ERRONEOUS AND HEREBY REMISE, RELEASE AND DISCLAIM ANY INTEREST IN THE LEGAL DESCRIPTION ON THE ORIGINAL DEED EXCEPT ANY PORTION THAT MAY LIE WITHIN THE CORRECTED LEGAL DESCRIPTION.

Donna M. Johnson
PRINT NAME: Donna M. Johnson

X George A. Hren (SEAL)
GEORGE A. HREN

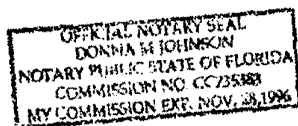
Ann Gibbs
PRINT NAME: Ann Gibbs

(SEAL)

STATE OF Florida
COUNTY OF Citrus

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF May, 19 93, BY GEORGE A. HREN, WHO PRODUCED A Drivers License FOR IDENTIFICATION AND WHO DID/DID NOT TAKE OATH.

(SEAL)



Donna M. Johnson
NOTARY PUBLIC

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

CITRUS COUNTY,
a political subdivision of the State of Florida
Petitioner,

vs.

Case No. 270235

FELIX PHILBERT
1284 S. Elmwood Drive
Inverness, Florida
Respondent.

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

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Gregg R. Brennan on **July 17, 2020**, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues his **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 1284 S. Elmwood Dr., Inverness, Citrus County, a political subdivision of the State of Florida. The Property is described as Altkey: 1739420; HICKORY HILL RETS UNIT 2 PB 3 PG 75 LOTS 19, 20 & 21 BLK 7; Parcel ID: 20E19S110020 00070 0190.

After an investigation by Code Officer George Pierson, a notice of violation was issued to the Respondent alleging a violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements: (A) Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use.

The Respondent was not present despite notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

Code Officer George Pierson testified that he conducted his initial inspection on February 18, 2020, at which time the violation was confirmed. Subsequent inspections were conducted on May 6, 2020, June 9, 2020, June 30, 2020 and July 14, 2020. A Notice of Violation was issued on May 6, 2020. The Notice of Hearing was issued on June 9, 2020 and posted at the property and the Lecanto Government Building on June 30, 2020. He has not had contact with the Respondent. Upon his final inspection on July 14, 2020 the property remains in violation.

II. CONCLUSIONS OF LAW:

Respondent is in violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements: (A) Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use.

The Respondent can abate the violation by removing any and all items stored on the property until a principal use structure is established.

III. ORDER:

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

The Respondent is granted 30 days from the date of this order to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of FELIX PHILBERT. The County

Citrus County vs. Philbert
Case No. 270235

Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

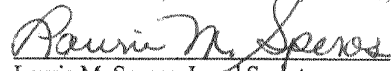
It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

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

DONE AND ORDERED this the 16th day of July, 2020, at Lecanto, Florida.

BY: 
Gregg R. Brennan, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. First Class Mail to Felix Philbert, P.O. Box 4186, Hartford, CT 06147, this the 21 day of July, 2020.

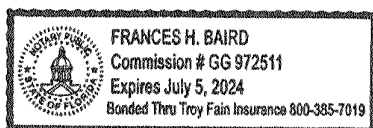

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

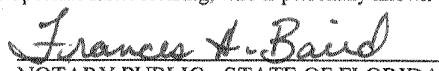
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.


Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 21 day of June, 2020, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.




NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG972511
Expiration Date: July 5, 2024

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

CITRUS COUNTY, FLORIDA,
A political subdivision of the State of Florida
Petitioner,

Case No. 270235

vs.

FELIX PHILBERT
1284 S. Elmwood Drive
Inverness, Florida
Respondent.

FIRST ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, a political subdivision of the State of Florida, on **July 15, 2020**, after due notice to FELIX PHILBERT, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to FELIX PHILBERT.

Said **ORDER** required FELIX PHILBERT to take certain corrective action by a time certain, as more specifically set forth in that **ORDER**.

An Affidavit of Non-Compliance, bearing the date of September 18, 2020 has been filed with the Special Master by Code Officer George Pierson, which Affidavit certifies under oath that the required corrective action has not been taken as ordered.

Accordingly, it has been brought to the Special Master's attention that compliance with the Special Master's Order dated July 16, 2020 was not made by FELIX PHILBERT, it is hereby

ORDERED that FELIX PHILBERT pay to Citrus County, Florida, a political subdivision of the State of Florida, a fine of \$1,600.00 for 32 days, August 18, 2020 through September 18, 2020, inclusive at \$50.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of **\$1,959.25**. This is a violation that has continued to exist on property more fully described as Altkey: 1739420; HICKORY HILL RETS UNIT 2 PB 3 PG 75 LOTS 19, 20 & 21 BLK 7; Parcel ID: 20E19S110020 00070 0190 in the public records of Citrus County, Florida, a political subdivision of the State of Florida. This fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by FELIX PHILBERT pursuant to Section 162.09, Florida Statutes.

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

DONE AND ORDERED this the 21st day of September, 2020 at Lecanto, Citrus County, Florida, a political subdivision of the State of Florida.

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

BY: 

Gregg R. Brennan, Special Master

Citrus County v. Philbert
Case No. 270235

I HEREBY CERTIFY that a true and correct copy of the above foregoing FIRST ORDER IMPOSING FINE has been furnished via US First Class Mail to: FELIX PHILBERT, P.O. Box 4186, Hartford, CT 06147, this 22 day of September, 2020.


Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

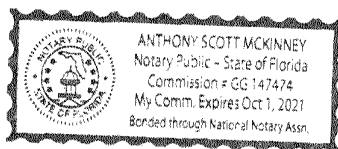
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of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

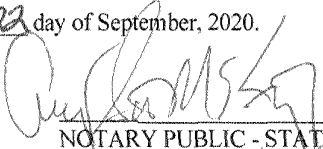

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

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

WITNESS my hand and official seal this 22 day of September, 2020.




NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: Anthony Scott McKinney

Commission No.: GG 147474

Expiration Date: 10/01/2021

Altkey: 1739420
PHILBERT FELIX

Parcel ID: 20E19S110020 00070 0190
1284 S ELMWOOD DR , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	1000 - VACANT COMM
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	0744 - HWY 44 EAST OF INVERNESS TO COUNTY LINE
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000900 - HICKORY HILL RETREATS UNIT 2
Short Legal	HICKORY HILL RETS UNIT 2 PB 3 PG 75 LOTS 19, 20 & 21 BLK 7
Est. Parcel Sqft	27,524
Est. Parcel Acres	.63
Map SC-TW-RG	14-19S-20E

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

Mailing Address

Name	PHILBERT FELIX
Mailing Address	PO BOX 4186 HARTFORD CT 06147

All Owners

Name	Owner Type
PHILBERT FELIX	IN - Individual

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	\$44,000	\$0	\$44,000	\$44,000	\$0	\$44,000	\$0	\$656.61	Link
2023	\$44,000	\$0	\$44,000	\$44,000	\$0	\$44,000	\$0	\$662.93	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	000X	WITHLACOOCHEE RIVER BASIN	\$44,000	14.8306	\$656.62

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
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
11/01/2017	\$8,800	2863/0885	00-WARRANTY DEED	V
08/01/2013	\$100	2574/2106	01-CORRECTIVE/QC/TD/COT	V
05/01/1993	\$100	0981/0777	04-TO OR FROM BANKS/LOAN CO.	V
08/01/1992	\$100	0948/1078	04-TO OR FROM BANKS/LOAN CO.	V
07/01/1991	\$100	0903/1087	03-SAME FAMILY/DEED FOL	V
05/01/1988	\$35,000	0779/1506	00-WARRANTY DEED	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	1543-COMM WTR HWY 44 EAST OF 41	S-SQUARE FOOT	27,524.00	265.0	120			\$44,000	CLC
									Total Misc Value

Legal Description

Legal Description
HICKORY HILL RETS UNIT 2 PB 3 PG 75 LOTS 19, 20 & 21 BLK 7

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.

1739420

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 922639

To: Tax Collector of CITRUS COUNTY, Florida

I,
FNA DZ, LLC
FNA DZ, LLC FBO WSFS
201 W LAKE ST #165
CHICAGO, IL 60606,

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
1739420	2023/3202	06-01-2023
Legal Description		
HICKORY HILL RETS UNIT 2 PB 3 PG 75 LOTS 19, 20 & 21 BLK 7		

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
FNA DZ, LLC
FNA DZ, LLC FBO WSFS
201 W LAKE ST #165
CHICAGO, IL 60606

04-22-2025
Application Date

Applicant's signature

Altkey: 1739420
PHILBERT FELIX

Parcel ID: 20E19S110020 00070 0190
1284 S ELMWOOD DR , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	1000 - VACANT COMM
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	0744 - HWY 44 EAST OF INVERNESS TO COUNTY LINE
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000900 - HICKORY HILL RETREATS UNIT 2
Short Legal	HICKORY HILL RETS UNIT 2 PB 3 PG 75 LOTS 19, 20 & 21 BLK 7
Est. Parcel Sqft	27,524
Est. Parcel Acres	.63
Map SC-TW-RG	14-19S-20E

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

Mailing Address

Name	PHILBERT FELIX
Mailing Address	PO BOX 4186 HARTFORD CT 06147

All Owners

Name	Owner Type
PHILBERT FELIX	IN - Individual

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	\$44,000	\$0	\$44,000	\$44,000	\$0	\$44,000	\$0	\$656.61	Link
2023	\$44,000	\$0	\$44,000	\$44,000	\$0	\$44,000	\$0	\$662.93	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	000X	WITHLACOOCHEE RIVER BASIN	\$44,000	14.8306	\$656.62

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
-----------	-------------	--------

0131

FIRE SERVICES ASSESSMENT

\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
11/01/2017	\$8,800	2863/0885	00-WARRANTY DEED	V
08/01/2013	\$100	2574/2106	01-CORRECTIVE/QC/TD/COT	V
05/01/1993	\$100	0981/0777	04-TO OR FROM BANKS/LOAN CO.	V
08/01/1992	\$100	0948/1078	04-TO OR FROM BANKS/LOAN CO.	V
07/01/1991	\$100	0903/1087	03-SAME FAMILY/DEED FOL	V
05/01/1988	\$35,000	0779/1506	00-WARRANTY DEED	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	1543-COMM WTR HWY 44 EAST OF 41	S-SQUARE FOOT	27,524.00	265.0	120				CLC

Total Misc Value
