

RECEIVED

By Tifani White at 9:09 am, 7/13/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Property Owner	MORGAN RONALD L LEVITSKY DEBORAH E REARDON JULIE A 2 NEVINS AVE ENFIELD, CT 06082
Property description	SEVEN RIVERS RANCHES UNREC SUB LOT 43: COM AT N1/4 OF 27-18-17, TH N 88 DEG 30M 0S E 326.92 FT AL N (Full legal attached.)	Application date	Apr 09, 2026
		Certificate #	2024 / 5004
		Date certificate issued	06/01/2024
		Account number	1088364

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)
# 2024/5004	06/01/2024	909.54	143.82	1,053.36
→ Part 2: Total*				1,053.36

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)
# 2025/5369	06/01/2025	966.77	6.25	59.82	1,032.84
Part 3: Total*					1,032.84

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)	2,086.20
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	956.68
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)	156.05
7. Total Paid (Lines 1-6)	3,623.93

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.

Christina Sedlak	Citrus County, Florida
Signature, Tax Collector or Designee	Date 10th of July, 2026

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)	3,752.93
17. Redemption fee	6.25
18. Total amount to redeem	3,759.18
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)

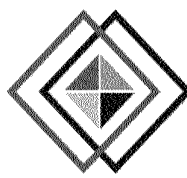
Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus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

SEVEN RIVERS RANCHES UNREC SUB LOT 43: COM AT N1/4 OF 27-18-17, TH N 88 DEG 30M 0S E 326.92 FT AL N BDRY OF SEC 27 TO POB, TH CONTINUE N 88 DEG 30M 0S E 200.07 FT TH S 207.13 FT TO CNTRLN OF 50 FT RD, TH W 200 FT

TH N 201.87 FT TO THE POB EXC S 25 FT FOR RD EASM - TOGETHER WITH EASM OF RECORD DESC IN OR BK 306 PG
764



TAX DEED APPLICATION COVER LETTER

Account #: 1088364

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

FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Owner on Current Tax Roll

MORGAN RONALD L
LEVITSKY DEBORAH E
REARDON JULIE A
2 NEVINS AVE
ENFIELD, CT 06082

Additional Parties, Per Search

DEBORAH E. LEVITSKY
77 TIMBER RIDGE
MIDDLETOWN, CT 06457

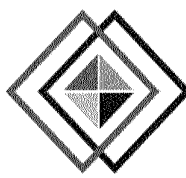
Title Holder

ESTATE OF JULIE A. REARDON
C/O KRISTIAN REARDON
23 GUSIUE AVENUE
ST JOHNS, NEWFOUNDLAND A1N2R2
CANADA

Title Holder

MORGAN RONALD L OR
LEVITSKY DEBORAH E OR
REARDON JULIE A
8421 W TAWNY ROSE LN
CRYSTAL RIVER, FL 34429

Title Holder



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

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

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

www.citrustc.us

TitleExpress®

A service of **Grant Street Group**

339 Sixth 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
1088364	17E18S27 1A000 0430	8421 W TAWNY ROSE LN CRYSTAL RIVER 34429

Legal Description

SEVEN RIVERS RANCHES UNREC SUB LOT 43: COM AT N1/4 OF 27-18-17, TH N 88 DEG 30M 0S E 326.92 FT AL N BDRY OF SEC 27 TO POB, TH CONTINUE N 88 DEG 30M 0S E 200.07 FT TH S 207.13 FT TO CNTRLN OF 50 FT RD, TH W 200 FT TH N 201.87 FT TO THE POB EXC S 25 FT FOR RD EASM - TOGETHER WITH EASM OF RECORD DESC IN OR BK 306 PG 764

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5004	\$42,572	No	Yes	No

Owner of Record on Current Tax Roll

RONALD L MORGAN, DEBORAH E LEVITSKY,
JULIE A REARDON

Billing Name & Address

2 NEVINS AVE
ENFIELD CT 06082

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: 06/16/2026 Search covers 20 years through: 06/11/2026

Karen LaBree
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
RONALD L. MORGAN 2 NEVINS AVENUE ENFIELD CT 06082	Order Determining Homestead Bk:2453 Pg:1247	
DEBORAH E. LEVITSKY 77 TIMBER RIDGE MIDDLETOWN CT 06457	Order Determining Homestead Bk:2453 Pg:1247	
ESTATE OF JULIE A. REARDON C/O KRISTIAN REARDON 23 GUSHUE AVENUE ST JOHNS NEWFOUNDLAND A1N2R2 CANADA	Order Determining Homestead Bk:2453 Pg:1247	

Related Documents (for Reference)

Personal Representative's Deed
Bk:1120 Pg:142

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
None found.		

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

BK112060142

THIS INSTRUMENT PREPARED BY: GRANTOR SOCIAL SECURITY NO.
MICHAEL MOUNTJOY
BRADSHAW & MOUNTJOY, P. A.
209 Courthouse Square
Inverness, FL 34450

PARCEL I.D.# R27-188-17E-1A000-0430

PERSONAL REPRESENTATIVE'S DEED

WHEREAS, KENNETH L. KEILLOR, a married man, individually and as Personal Representative of the Estate of LUCILLE K. ROBINSON, deceased, and

WHEREAS, said estate owns certain lands in Citrus County, State of Florida, hereinafter described, and

WHEREAS, said Personal Representative has the authority under the last Will and Testament of LUCILLE K. ROBINSON, deceased, presently being probated in the Circuit Court for Citrus County, Florida, Probate Division No. 95-598-CP, to deed said lands to ROBERT L. MORGAN,

NOW, THEREFORE, KENNETH L. KEILLOR, individually and as personal representative of the estate of LUCILLE K. ROBINSON, deceased, hereinafter called the Grantor, for and in consideration of the sum of TEN (\$10) DOLLARS and other valuable consideration to him in hand paid by ROBERT L. MORGAN, whose mailing address is: 8421 W. Tawny Wood Lane, Crystal River, FL. 34429

hereinafter called the Grantee, does hereby grant, bargain and sell unto the said Grantee, her heirs and assigns forever, the lands situated in Citrus County, State of Florida, legally described as follows:

Commence at the North 1/4 of Sec. 27, Township 18S, Range 17E, thence run N. 88° 30' 00" E. 325.92 feet along the North Boundary of said Sec. 27 to the Point of Beginning, thence continue N. 88° 30' 00" E. 700.07 feet, thence S 207.13 feet to the centerline of a 50-foot road, thence W. 200.00 feet, thence N. 201.87 feet to the point of beginning. LESS AND EXCEPT the South 25 feet thereof for a road easement, being Lot 43 of SEVEN RIVER RANCHES, an unrecorded Subdivision. TOGETHER WITH an easement for rights of ingress and egress over and across the land more particularly described in Deed dated Feb. 2, 1972, filed April 14, 1972, recorded in O.R. Book 306, page 764, public records of Citrus County, Florida. AND

A 1972 Cove double-wide mobile home, ID#2452CE3LDF2837A and 2452CE3LDF2837B, and Title Nos. 5292499 and 5292500.

TOGETHER WITH FURNITURE AND FURNISHINGS PER CONTRACT. to have and to hold the same, together with the hereditaments and appurtenances, unto the said Grantee, his heirs and assigns forever in fee simple.

RETURN TO
NATURE COAST TITLE CO.
FILE # ORC 3308

LAW OFFICES OF
BRADSHAW & MOUNTJOY, P.A.
209 COURTHOUSE SQUARE
INVERNESS, FL 34450
TEL 352-734-1111
FAX 352-734-1112

BK1120P60143

I, KENNETH L. KEILLOR, a married man, do hereby state that the property conveyed herein is not my homestead. I live at 8389 W. Tawny Rose Lane, Crystal River, FL 34429. The property conveyed herein is not the homestead of my spouse, who lives at 8389 W. Tawny Rose Lane, Crystal River, FL 34429. Neither my residence nor the residence of my spouse is contiguous to the lands conveyed herein.

And the said Grantor does hereby warrant said title against all claims thereon by the estate of LUCILLE K. ROBINSON, deceased, or anyone claiming by or under said estate.

WITNESS the hand and seal of the said Grantor on this 28th day of February, 1996.

Signed, sealed and delivered in our presence:

Darcy J. Moody
Witness
Darcy J. Moody
Printed name of witness

Kenneth L. Keillor (SEAL)
Kenneth L. Keillor, individually and as personal representative of the estate of Lucille K. Robinson, deceased.
8389 W. Tawny Rose Lane
Crystal River, FL 34429

Deborah Harden
Witness
Deborah Harden
Printed name of witness

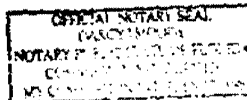
STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day before the undersigned, an officer duly authorized and acting, personally appeared KENNETH L. KEILLOR, individually and as Personal Representative of the estate of LUCILLE K. ROBINSON, deceased, to me well known, or who presented his Valid Drivers License as identification, and he acknowledged then and there before me that he executed said Deed for the purposes and consideration therein stated, individually and as Personal Representative of the estate of LUCILLE K. ROBINSON, deceased.

WITNESS my hand and official seal in said State and County on this 28th day of February, 1996.

154.00
Darcy J. Moody
Notary Public
My Commission expires
Commission No.
D.C.

Notary Public Darcy J. Moody
My Commission expires
Commission No.



Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	3350 - CRYSTAL RIVER VLG, SEVEN RIVERS RANCHES
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	001659 - SEVEN RIVERS RANCHES UNREC
Short Legal	SEVEN RIVERS RANCHES UNREC SUB LOT 43: COM AT N1/4 OF27-18-17, TH N 88 DEG 30M 0S E 326.92 FT AL N BDRY OF SEC27 TO POB, TH CONTINUE N 88 DEG 30M 0S E 200.07 FT TH S
Est. Parcel Sqft	35,897
Est. Parcel Acres	.82
Map SC-TW-RG	27-18S-17E

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

Mailing Address

Name	MORGAN RONALD L
Mailing Address	2 NEVINS AVE ENFIELD CT 06082

All Owners

Name	Owner Type
MORGAN RONALD L	TC - Tenants In Common
LEVITSKY DEBORAH E	TC - Tenants In Common
REARDON JULIE A	EO - Estate Of

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
2025	\$9,240	\$55,020	\$64,260	\$42,572	\$0	\$42,572	\$0	\$928.82	Link
2024	\$9,240	\$54,980	\$64,220	\$38,702	\$0	\$38,702	\$0	\$845.77	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	0000	COASTAL RIVERS BASIN	\$64,260	14.8298	\$1,088.38

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
0030	SOLID WASTE, RESID IMPRVD	\$27.00
0131	FIRE SERVICES ASSESSMENT	\$125.00
0154	STORMWATER	\$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
12/01/2011	\$100	2453/1247	01-CORRECTIVE/QC/TD/COT	I
02/01/1996	\$22,000	1120/0142	11-11	I

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	0208-MOBILE HOME NON-WATERFRONT	A-ACREAGE	.84	200.0	190			\$9,240	MDRMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1972
Total FLA	1,176
Total Under Roof	1,176
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/1/2 Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	131,263
RCNLD	51,970

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING		1,176

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	1972	20	10	1	200	1,230
1	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1972	8	8	1	64	90
1	3	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1972	8	8	1	64	90
1	4	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1973	8	20	1	160	1,460
1	5	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1984	8	8	1	64	90
1	6	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1984	8	8	1	64	90

Total Misc Value	3,050
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Legal Description

Legal Description

SEVEN RIVERS RANCHES UNREC SUB LOT 43: COM AT N1/4 OF
27-18-17, TH N 88 DEG 30M 0S E 326.92 FT AL N BDRY OF SEC
27 TO POB, TH CONTINUE N 88 DEG 30M 0S E 200.07 FT TH S
207.13 FT TO CNTRLN OF 50 FT RD, TH W 200 FT TH N 201.87
FT TO THE POB EXC S 25 FT FOR RD EASM - TOGETHER WITH
EASM OF RECORD DESC IN OR BK 306 PG 764

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.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923148

To: Tax Collector of CITRUS COUNTY, Florida

I,
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
1088364	2024/5004	06-01-2024
Legal Description		
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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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-09-2026
Application Date

Applicant's signature

Altkey: 1088364
MORGAN RONALD L

Parcel ID: 17E18S27 1A000 0430
8421 W TAWNY ROSE LN , CRYSTAL RIVER, 34429

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0200 - MOBILE HOME
Bldg Counts Res 0 / MH 1 / Comm 0
Nbhd 3350 - CRYSTAL RIVER VLG, SEVEN RIVERS RANCHES
Tax District 0000 - COASTAL RIVERS BASIN
Subdivision 001659 - SEVEN RIVERS RANCHES UNREC
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Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/

RCN
RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING		1,176

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
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1	3	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1972	8	8	1	64	
1	4	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1973	8	20	1	160	
1	5	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1984	8	8	1	64	
1	6	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1984	8	8	1	64	

Total Misc Value
