TRACI PERRY, CPM
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

110 North Apopka Avenue, Inverness, Florida 34450
www.citrusclerk.org | @CitrusFLClerk

Telephone: (352) 341-6424
Fax: (352) 341-6477

August 04, 2026

MIAMI DADE COUNTY SHERIFF DEPARTMENT
OVERTOWN TRANSIT VILLAGE SOUTH
601 NW 1 COURT-9TH FLOOR
MIAMI FL, 33136

Re: Sheriff Service for Tax Deed #2026-0223TD

Dear Sir or Madam:

Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **DOUGLAS R MCCOY.**

Florida Statutes chapter 197 governs Tax Deed auctions. F.S. 197.522(2)(a) provides that "*...if the sheriff is unable to make service, he or she shall post a copy of the notice in a conspicuous place at the legal titleholder's last known address.*" The address provided to you is the last known address, according to a land record search performed for the Tax Collector's office.

Please post a copy of the enclosed Warning Notice and Notice of Application for Tax Deed at the address provided on the letter before **09/17/2026** to be in compliance with F.S. 197.522(2)(a)"1.

If the address ***provided*** is not valid, please indicate as invalid on the return of service.

On behalf of the Citrus County Clerk of the Circuit Court and Comptroller, I appreciate the opportunity to be of service to

Tifani L White

Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
(352) 341-6478 | taxdeeds@citrusclerk.org

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MIAMI DADE COUNTY SHERIFF DEPARTMENT

MIAMI FL, 33136

SERVE NO LATER THAN 09/17/2026

Case #2026-0223TD Re: Sheriff Service

August 04, 2026

In accordance with F.S. 197.522(2), please serve the attached person or persons on the upcoming Tax Deed Sale which is scheduled for 10/7/2026 10:00AM . In the event these person(s) cannot be served at the address given for them, please post the following NOTICE OF APPLICATION OF TAX DEED and WARNING NOTICE at the owners last known address. A check is enclosed for the service charge.

Owner Name	**Owner Address**
DOUGLAS R MCCOY	9100 SW 122ND PL UNIT 431, , MIAMI FL, 33186

CERTIFICATE NO.: 24-3794

If you have any questions, please call me at (352) 341-6478. Please mail the return back to me at the following address: 110 North Apopka Ave, Inverness FL, 34450. For your convenience, you may also send the return(s) via email to TaxDeeds@CitrusClerk.org.

TRACI PERRY
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

By: Tifani L White

Tifani L. White
Deputy Clerk
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Telephone: (352) 341-6424
Fax: (352) 341-6477

APPLICATION NO: 2026-0223TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, FIG 20 LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 24-3794 Year of Issuance: Jun-01-2024 Parcel ID: 19E18S170010 000J0 0270

Description of Property:
FAIRVIEW ESTATES PB 12 PG 49 LOT 27 BLK J

Name in which assessed:
DOUGLAS R MCCOY

All of said property being in the County of Citrus, State of Florida.

Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online, on October 7, 2026; 10:00 AM at www.citrus.realtaxdeed.com.

Dated this 4th day of August, 2026

TRACI PERRY
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

Tifani L White

By: Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
(352) 341-6478 | taxdeeds@citrusclerk.org

WARNING!

There are unpaid taxes on property which you own or in which you have a legal interest. The property will be sold on line at www.citrus.realtaxdeed.com on October 7, 2026; 10:00 AM unless the back taxes are paid to the Tax Collector. To receive further information, contact the Clerk of Court at 110 North Apopka Ave, Inverness, FL 34450, telephone number (352) 341-6478.

To make payment, please contact the office of the Tax Collector, telephone number (352) 341-6500.

Miami-Dade Sheriff's Office

Court Services Bureau

Rosie Cordero-Stutz
Sheriff

CITRUS COUNTY CLERK OF COURT vs. DOUGLAS R MCCOY	**Case Number** 24-3794

RETURN OF SERVICE

TAX NOTICE

8/17/26 5:45 pm	Served - Substitute Service	SERVED	DOUGLAS R MCCOY

08/12/2026 Came this day into hand of the Sheriff

08/17/2026 05:45 PM - SERVED THE TAX NOTICE TO DOUGLAS R MCCOY, IN ACCORDANCE WITH F.S. 48.031(1) (A) BY DELIVERING A COPY TO JANE DOE-CURRENT RESIDENT AT 9100 SW 122ND PL, UNIT 431, MIAMI, FL 33186. SERVICE AFFECTED BY: CSS1 ZURISADDAY TASIS #60141, DEPUTY SHERIFF OF MIAMI-DADE COUNTY, FL.
SERVED SUBSTITUTE JANE DOE LATIN WOMAN 25 YEARS OLD APROX, 5,1" ATTESTED THAT TO BE SERVED IS UNKNOWN.

ZURISADDAY TASIS, CSS1, #60141

RECEIVED
By Tifani White at 10:55 am, 8/24/26

CITRUS COUNTY CLERK OF COURT
110 N. APOPKA AVE
INVERNESS, FL 34450

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August 04, 2026

MIAMI DADE COUNTY SHERIFF DEPARTMENT
OVERTOWN TRANSIT VILLAGE SOUTH
601 NW 1 COURT-9TH FLOOR
MIAMI FL, 33136

ORIGINAL

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MIAMI DADE COUNTY SHERIFF DEPARTMENT

MIAMI FL, 33136

SERVE NO LATER THAN 09/17/2026

Case #2026-0223TD Re: Sheriff Service

August 04, 2026

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CERTIFICATE NO.: 24-3794

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TRACI PERRY
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

By: Tifani L White

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Dated this 4th day of August, 2026

TRACI PERRY
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

Tifani L White

By: Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
(352) 341-6478 | taxdeeds@citrusclerk.org

SERVED
DATE: 8/17/26
TIME: 5:45 pm
BY:
BADGE: 6D1411
MIAMI-DADE SHERIFF'S OFFICE
COURT SERVICES BUREAU
MIAMI-DADE COUNTY, FLORIDA

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To make payment, please contact the office of the Tax Collector, telephone number (352) 341-6500.

MUST BE SERVED ON OR
BEFORE 4/13/26
IF NOT SERVED, THEN
POST ON THE

MIAMI DADE POLICE
2026 AUG 12 AM 6:32
COURT SERVICES BUREAU