RECEIVED
By Tifani White at 4:05 pm, 8/20/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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	MAC NEIL DENNIS RUARI SEAN 8905 S BRITTANY PATH INVERNESS, FL 34452-9022
Property description	THAT PORTION OF LOT 64, BLOCK A, HEATHERWOOD UNIT 1 PB 8 PG 2, WHICH LIES EAST OF A LINE DRAWN PERPE (Full legal attached.)	Application date	Apr 09, 2026
		Certificate #	2024 / 4665
		Date certificate issued	06/01/2024
		Account number	2567902

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)
# 2024/4665	06/01/2024	497.13	83.37	580.50
			→ **Part 2: Total***	**580.50**

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)
# 2025/5024	06/01/2025	518.31	6.25	34.45	559.01
# 2023/4996	06/01/2023	423.32	6.25	179.03	608.60
				Part 3: Total*	**1,167.61**

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)	1,748.11
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	525.86
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)	161.94
7.	**Total Paid** (Lines 1-6)	2,860.91

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.

Sabrina Maloy
Signature, Tax Collector or Designee

Citrus County, Florida

Date 20th of August, 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)	2,989.91
17.	Redemption fee	6.25
18.	Total amount to redeem	2,996.16
	Signature, Clerk of Court or Designee	Date of sale

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)

THAT PORTION OF LOT 64, BLOCK A, HEATHERWOOD UNIT 1 PB 8 PG 2, WHICH LIES EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTHERN BOUNDARY OF SAID LOT 64 AND ORIGINATING AT A POINT ON SAID SOUTHERN BOUNDARY WHICH LIES 140 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 64. LESS AND EXCEPT THE NORTH

15 FEET THEREOF; AND IN ADDITION, INCLUDING AN EASEMENT FOR ACCESS ONLY CONSISTING OF THE SOUTHERLY 15 FEET OF THE AFORESAID LOT 64. PERMISSION IS GRANTED TO THE GRANTEE TO TRIM AND CUT TREES WITHIN THIS EASEMENT AND TO APPLY STABILIZING MATERIAL TO ITS SURFACE AS GRANTEE MAY DESIRE, BUT NO USAGE OTHER THAN SPECIFIED HEREIN IS GRANTED REGARDING THIS EASEMENT, WHICH RUNS WITH THE LAND.

Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 2567902

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
MAC NEIL DENNIS RUARI SEAN
8905 S BRITTANY PATH
INVERNESS, FL 34452-9022

Additional Parties, Per Search
DENNIS RUARI SEAN MACNEIL — Title Holder
A/K/A DENNIS R. S. MACNEIL
8905 S. BRITTANY PATH
INVERNESS, FL 32652

Certified By:

Sabrina Maloy

_____
Tax Collector or Authorized Designee

TDA #: 923175

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
2567902	19E20S230010 000A0 0645	8929 S BRITTANY PATH INVERNESS 34452

Legal Description

THAT PORTION OF LOT 64, BLOCK A, HEATHERWOOD UNIT 1 PB 8 PG 2, WHICH LIES EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTHERN BOUNDARY OF SAID LOT 64 AND ORIGINATING AT A POINT ON SAID SOUTHERN BOUNDARY WHICH LIES 140 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 64.
LESS AND EXCEPT THE NORTH 15 FEET THEREOF; AND IN ADDITION, INCLUDING AN EASEMENT FOR ACCESS ONLY CONSISTING OF THE SOUTHERLY 15 FEET OF THE AFORESAID LOT 64. PERMISSION IS GRANTED TO THE GRANTEE TO TRIM AND CUT TREES WITHIN THIS EASEMENT AND TO APPLY STABILIZING MATERIAL TO ITS SURFACE AS GRANTEE MAY DESIRE, BUT NO USAGE OTHER THAN SPECIFIED HEREIN IS GRANTED REGARDING THIS EASEMENT, WHICH RUNS WITH THE LAND.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 4665	$28,433	No	No	No

Owner of Record on Current Tax Roll	Billing Name & Address
DENNIS RUARI SEAN MAC NEIL	DENNIS RUARI SEAN MACNEIL
8905 S BRITTANY PATH INVERNESS FL 34452-9022	8905 S BRITTANY PATH INVERNESS FL 34452-9022

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: 07/28/2026 **Search covers** **20 years** **through:** 07/24/2026

Karen LaBree
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
DENNIS RUARI SEAN MACNEIL 8905 S. BRITTANY PATH INVERNESS FL 32652	Warranty Deed Bk:768 Pg:1524	

Related Documents (for Reference)

None found.

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

18.15

WARRANTY DEED
INDIVID TO INDIVID

RAMCO FORM 01

Return to: (enclose self-addressed stamped envelope)
Name: Dennis R. S. MacNeil
Address: 8905 S. Brittany Path
Inverness, FL 32652

This Instrument Prepared by: Gael W. MacNeil

Address: 8905 S. Brittany Path
Inverness, FL 32652

Property Appraisers Parcel Identification (Folio) Number(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 3rd day of January A. D. 19 88 by
Gael W. MacNeil and Virginia A. MacNeil

hereinafter called the grantor, to Dennis Ruari Sean MacNeil

whose postoffice address is 8905 S. Brittany Path, Inverness, Florida 32652
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 grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, 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, Florida, viz. That portion of Lot 64, Block A, Heatherwood Unit 1, as recorded in Plat Book 8, page 2 of the Public Records of Citrus County, Florida, which lies East of a line drawn perpendicular to the Southern boundary of said Lot 64 and originating at a point on said Southern boundary which lies 140 feet West of the Southeast corner of said Lot 64, LESS and EXCEPT the North 15 feet thereof; and in addition including an easement for access only consisting of the Southerly 15 feet of the aforesaid Lot 64. Permission is granted to the grantee to trim and cut trees within this easement and to apply stabilising material to its surface as grantee may desire, but no usage other than specified herein is granted regarding this easement, which runs with the land.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1987.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: Elizabeth Anderson

Witness: Janice R Anderson

x Gael W. MacNeil L.S.

x Virginia A. MacNeil L.S.

BOOK 768 PAGE 1524

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Gael W. MacNeil and Virginia A. MacNeil

to me known to be the person s described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of January A. D. 1988.

Janice R Anderson 10-5-90

Altkey: 2567902
MAC NEIL DENNIS RUARI SEAN

Parcel ID: 19E20S230010 000A0 0645
8929 S BRITTANY PATH , INVERNESS, 34452

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	4510 - HEATHERWOOD AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000877 - HEATHERWOOD UNIT 1
Short Legal	THAT PORTION OF LOT 64, BLOCK A, HEATHERWOOD UNIT 1 PB 8 PG2, WHICH LIES EAST OF A LINE DRAWN PERPENDICULAR TO THESOUTHERN BOUNDARY OF SAID LOT 64 AND ORIGINATING AT A POINT
Est. Parcel Sqft	46,463
Est. Parcel Acres	1.07
Map SC-TW-RG	23-20S-19E

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

Mailing Address

Name	MAC NEIL DENNIS RUARI SEAN
Mailing Address	8905 S BRITTANY PATH INVERNESS FL 34452 9022

All Owners

Name		Owner Type
MAC NEIL DENNIS RUARI SEAN		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
2025	$28,330	$8,260	$36,590	$28,433	$0	$28,433	$0	$510.54	Link
2024	$23,690	$7,910	$31,600	$25,848	$0	$25,848	$0	$437.05	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	000X	WITHLACOOCHEE RIVER BASIN	$36,590	14.8298	$565.60

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	$26.33
0154	STORMWATER	$18.91

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
02/01/1988	$3,300	0768/1524	03-SAME FAMILY/DEED FOL	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.

Permits

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0078-MISCL-RES-NON-WTR	A-ACREAGE	1.03	145.0	341			$28,330	RURMH

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
0	1	TRLR NOT LIVBL AVERAGE-[1-SF]	1985	24	56	1	1,344	3,430
0	2	WELL 4"-[3-UNIT]	1985			1	1	2,470
0	3	SEPTIC TANK THREE BEDR-[3-UNIT]	1985			1	1	2,360

Total Misc Value
8,260

Legal Description

Legal Description
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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: 923175

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
2567902	2024/4665	06-01-2024
Legal Description		
THAT PORTION OF LOT 64, BLOCK A, HEATHERWOOD UNIT 1 PB 8 PG 2, WHICH LIES EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTHERN BOUNDARY OF SAID LOT 64 AND ORIGINATING AT A POINT ON SAID SOUTHERN BOUNDARY WHICH LIES 140 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 64. LESS AND EXCEPT THE NORTH 15 FEET THEREOF; AND IN ADDITION, INCLUDING AN EASEMENT FOR ACCESS ONLY CONSISTING OF THE SOUTHERLY 15 FEET OF THE AFORESAID LOT 64. PERMISSION IS GRANTED TO THE GRANTEE TO TRIM AND CUT TREES WITHIN THIS EASEMENT AND TO APPLY STABILIZING MATERIAL TO ITS SURFACE AS GRANTEE MAY DESIRE, BUT NO USAGE OTHER THAN SPECIFIED HEREIN IS GRANTED REGARDING THIS EASEMENT, WHICH RUNS WITH THE LAND.		

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

Applicant's signature

04-09-2026
Application Date

Altkey: 2567902 **Parcel ID: 19E20S230010 000A0 0645**
MACNEIL DENNIS RUARI SEAN **8929 S BRITTANY PATH , INVERNESS, 34452**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
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Name	MACNEIL DENNIS RUARI SEAN
Mailing Address	8905 S BRITTANY PATH INVERNESS FL 34452 9022

All Owners

Name	Owner Type
MACNEIL DENNIS RUARI SEAN	IN - Individual

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$28,330	$10,530	$38,860	$31,276	$0	$31,276	$0

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	$28,330	$8,260	$36,590	$28,433	$0	$28,433	$0	$510.54	Link
2024	$23,690	$7,910	$31,600	$25,848	$0	$25,848	$0	$437.05	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
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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.

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Project #	Description	Amount
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Sale Date	Sale Price	Book/Page	Instr Type	V/I
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Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
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Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
0	1	TRLR NOT LIVBL AVERAGE-[1-SF]	1985	24	56	1	1,344	3,430
0	2	WELL 4"-[3-UNIT]	1985			1	1	4,000
0	3	SEPTIC TANK THREE BEDR-[3-UNIT]	1985			1	1	3,100

Total Misc Value
10,530