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

October 06, 2026

BAY COUNTY SHERIFF DEPARTMENT
3421 NORTH HWY 77
PANAMA CITY FL, 32405-5012

Re: Sheriff Service for Tax Deed #2026-0282TD

Dear Sir or Madam:

Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **CHARLES NESS.**

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 **11/26/2026** 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 you.

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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BAY COUNTY SHERIFF DEPARTMENT

PANAMA CITY FL, 32405-5012

SERVE NO LATER THAN 11/26/2026

Case #2026-0282TD Re: Sheriff Service

October 06, 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 12/16/2026 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**
CHARLES NESS	C/O ARTHUR NESS, 4123 W 21ST, PANAMA CITY FL, 32405

CERTIFICATE NO.: 24-5562

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

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

APPLICATION NO: 2026-0282TD

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.: 24-5562 Year of Issuance: Jun-01-2024 Parcel ID: 18E17S320030 00510 0200

Description of Property:
PINE RIDGE UNIT 3 PB 8 PG 51 LOT 20 BLK 51

Name in which assessed:
CHARLES NESS, ANN NESS, ESTATE OF ANN NESS AKA ANNE MORISSEY AKA ANN M NESS DECEASED

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 December 16, 2026; 10:00 AM at www.citrus.realtaxdeed.com.

Dated this 6th day of October, 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 December 16, 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.

RETURN OF SERVICE

RECEIVED
By Tifani White at 2:50 pm, 10/26/26

PERSON TO BE SERVED:

RECEIPT NUMBER: 0003430-26

CHARLES NESS
C/O ARTHUR NESS
4123 W 21ST ST, PANAMA CITY, FL 32405

PLAINTIFF: IN RE:
-VS-
DEFENDANT: CHARLES NESS, ANN NESS, ESTATE OF ANN NESS AKA ANNE MORISSEY *ET AL

TYPE WRIT: NOTICE OF APPLICATION FOR TAX DEED AND WARNING.

COURT: CIRCUIT, CITRUS
CASE #: 20260282TD

COURT DATE:
COURT TIME:

Received the above-named writ on October 15, 2026, at 2:13 PM, and served the same on October 20, 2026, at 2:40 PM, in BAY County, Florida, as follows:

POSTED TAX DEED

By posting a notice of tax deed in a conspicuous place at least 20 days prior to the date of sale, pursuant to Chapter 197.522(2)(a) of the Florida Statutes, being that the Sheriff was unable to make service as set forth under Chapter 48 of the Florida Statutes.

DEFENDANT: AKA ANN M. NESS DECEASED.

SERVICE COST: $40.00
DT, CIVIL CLERK

TOMMY FORD, SHERIFF
BAY COUNTY, FLORIDA

MAIL TO:

BY: _____
MIKE CLANCY, D.S.

CLERK OF COURT CITRUS COUNTY
110 N. APOPKA AVE.
INVERNESS, FL. 34450-4299

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

110 North Apopka Avenue, Inverness, Florida34450
www.citrusclerk.org | @CitrusFLClerk

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

3430.26
RECEIVED
OCT 15 2025
BAY COUNTY
SHERIFF'S OFFICE
2:13 pm

APPLICATION NO: 2026-0282TD

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.: 24-5562 Year of Issuance: Jun-01-2024 Parcel ID: 18E17S320030 00510 0200

Description of Property:
PINE RIDGE UNIT 3 PB 8 PG 51 LOT 20 BLK 51

Name in which assessed:
CHARLES NESS, ANN NESS, ESTATE OF ANN NESS AKA ANNE MORISSEY AKA ANN M NESS DECEASED

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 December 16, 2026; 10:00 AM at www.citrus.realtaxdeed.com.

Dated this 6th day of October, 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

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

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BAY COUNTY SHERIFF DEPARTMENT

PANAMA CITY FL, 32405-5012

SERVE NO LATER THAN 11/26/2026

Case #2026-0282TD Re: Sheriff Service

October 06, 2026

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Owner Name	**Owner Address**
ANN NESS	C/O ARTHUR NESS, 4123 W 21ST, PANAMA CITY FL, 32405

CERTIFICATE NO.: 24-5562

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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APPLICATION NO: 2026-0282TD

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Tifani L White

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

RETURN OF SERVICE

RECEIVED
By Tifani White at 2:51 pm, 10/26/26

PERSON TO BE SERVED:

RECEIPT NUMBER: 0003430-26

ANN NESS
C/O ARTHUR NESS
4123 W 21ST ST, PANAMA CITY, FL 32405

PLAINTIFF: IN RE:
-VS-
DEFENDANT: CHARLES NESS, ANN NESS, ESTATE OF ANN NESS AKA ANNE MORISSEY *ET AL

TYPE WRIT: NOTICE OF APPLICATION FOR TAX DEED AND WARNING.

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DEFENDANT: AKA ANN M. NESS DECEASED.

SERVICE COST: $40.00
DT, CIVIL CLERK

TOMMY FORD, SHERIFF
BAY COUNTY, FLORIDA

MAIL TO:

BY: _____
MIKE CLANCY, D.S.

CLERK OF COURT CITRUS COUNTY
110 N. APOPKA AVE.
INVERNESS, FL. 34450-4299

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

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RECEIVED
OCT 15 2026
BAY COUNTY
SHERIFF'S OFFICE
2:13 pm

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Tifani L White

By: Tifani L. White
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