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

CITRUS COUNTY SHERIFF DEPARTMENT
1 SOUTH PARK AVENUE
INVERNESS FL, 34450-4994

Re: Sheriff Service for Tax Deed #2026-0284TD

Dear Sir or Madam:

Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **DENNIS RUARI SEAN MAC NEIL AKA DENNIS R S MACNEIL.**

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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CITRUS COUNTY SHERIFF DEPARTMENT

INVERNESS FL, 34450-4994

SERVE NO LATER THAN 11/26/2026

Case #2026-0284TD 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**
DENNIS RUARI SEAN MAC NEIL AKA DENNIS R S MACNEIL	8905 S BRITTANY PATH, , INVERNESS FL, 34452-9022

CERTIFICATE NO.: 24-4665

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
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APPLICATION NO: 2026-0284TD

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.: 24-4665 Year of Issuance: Jun-01-2024 Parcel ID: 19E20S230010 000A0 0645

Description of Property:

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.

Name in which assessed:

DENNIS RUARI SEAN MAC NEIL AKA DENNIS R S MACNEIL

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

PERSON TO BE SERVED: RECEIPT NUMBER: 0000415-26

DENNIS RUARI SEAN MAC NEIL
AKA DENNIS R S MACNEIL
8905 S BRITTANY PATH
INVERNESS

PLAINTIFF: IN REF: TAX DEED, WARNING
-VS-
DEFENDANT: Null

TYPE WRIT: NOTICE OF APPLICATION FOR TAX DEED, WARNING

COURT: CIRCUIT CITRUS COURT DATE: 12/16/2026
CASE #: 2026-0284TD COURT TIME: 10:00 AM

Received the above-named writ on October 16, 2026, at 1:15 PM, and served the same on November 12, 2026, at 1:55 PM, in CITRUS 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.

SERVICE COST: $40.00
GP, CIVIL CLERK

DAVID E. VINCENT, SHERIFF
CITRUS COUNTY, FLORIDA

MAIL TO:

BY: /S/ JAMES LYONS 1877, D.S.

CLERK OF COURTS CITRUS
TRACI PERRY
110 N. APOPKA AVE.
INVERNESS, FL 34450

NOV 13'26 4:06PM

TRACI PERRY, CPM
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4/15-26

FR, OCT 16 2026 PM 1:15

CITRUS COUNTY SHERIFF DEPARTMENT

INVERNESS FL, 34450-4994

SERVE NO LATER THAN 11/26/2026

Case #2026-0284TD Re: Sheriff Service

October 06, 2026

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Owner Name	**Owner Address**
DENNIS RUARI SEAN MAC NEIL AKA DENNIS R S MACNEIL	8905 S BRITTANY PATH, , INVERNESS FL, 34452-9022

CERTIFICATE NO: 24-4665

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

By: Tifani L White

Tifani L. White
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Dated this 6th day of October, 2026

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