

AFFP
2026-0193

Affidavit of Publication

STATE OF FLORIDA } SS
COUNTY OF CITRUS }

Before the undersigned authority personally appeared Jessica Shaw, who on oath says that she is an Legal Advertising Representative of the Citrus County Chronicle, a daily newspaper published at 2519 Hwy 44 W, Inverness, FL in Citrus County, Florida; that the attached copy of advertisement, being a legal notice in the matter of 2026-0193, was published in said newspaper by print in the issues of 9/2/2026, 9/9/2026, 9/16/2026, 9/23/2026 or by publication on the newspaper's website, if authorized, on 9/2/2026, 9/9/2026, 9/16/2026, 9/23/2026.

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

That said newspaper was regularly issued and circulated on those dates.

SIGNED

Affiant *Jessica Shaw*

Sworn to and subscribed before me this 28 Sep 2026, by Jessica Shaw who is personally known to me.

Evelyn H. Larsen, Notary Public 04/05/2030



Publisher's Fee: \$27.84
107532 C4348-L8486

EVELYN H. LARSEN
Commission # HH 787331
Expires April 5, 2030

COPY OF ADVERTISEMENT

APPLICATION: 2026-0193TD

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: 24-5004 YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:

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 BDY 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

NAME IN WHICH ASSESSED: DEBORAH E LEVITSKY, ESTATE OF JULIE A REARDON, JULIE A REARDON, RONALD L MORGAN

Said property being in the County of Citrus, State of Florida.

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

Dated August 4, 2026

TRACI PERRY, CPM

Clerk of the Circuit Court, Citrus County, Florida

By: Tifani L. White, Deputy Clerk

Published September 2, 9, 16, and 23, 2026.

Citrus County Clerk of Court (TAX DEEDS)
110 North Apopka Ave
Inverness, FL 34450



TRACI PERRY

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

CLERK'S AFFIDAVIT

TDA # 2026-0193TD
TAX CERTIFICATE NO..... 24-5004
ISSUED ON June 01, 2024
CERTIFICATE HOLDER ... FIG 20 LLC
SALE DATE October 07, 2026

I, TRACI PERRY, CLERK OF THE CIRCUIT COURT AND COMPTROLLER CITRUS COUNTY, FLORIDA, do hereby certify that a true and correct copy of the Notice of Application for Tax Deed and the *WARNING* notice were mailed by U. S. Certified mail with return receipt requested, on the 7th DAY OF AUGUST, 2026 to the following:

FIG 20 LLC - FIG 20 LLC FBO SEC PTY, PO BOX 12225, NEWARK, NJ 07101-3411
RONALD L MORGAN - 2 NEVINS AVE, ENFIELD, CT 06082
RONALD L MORGAN - 8421 W TAWNY ROSE LN, CRYSTAL RIVER, FL 34429
DEBORAH E LEVITSKY - 2 NEVINS AVE, ENFIELD, CT 06082
DEBORAH E LEVITSKY - 77 TIMBER RIDGE, MIDDLETOWN, CT 06457
DEBORAH E LEVITSKY - 8421 W TAWNY ROSE LN, CRYSTAL RIVER, FL 34429
JULIE A REARDON - 2 NEVINS AVE, ENFIELD, CT 06082
JULIE A REARDON - 8421 W TAWNY ROSE LN, CRYSTAL RIVER, FL 34429
ESTATE OF JULIE A REARDON - C/O KRISTIAN REARDON, 23 GUSHUE AVENUE, ST JOHN
NEWFOUNDLAND A1N2R2 CANADA CANADA

The above notices mailed pursuant to FS 197.522(1).

WITNESS my hand and the official seal at the Courthouse in Inverness, Citrus County, Florida, this 10th day of August 2026.

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

By: Tifani L. White
Tifani L. White
Deputy Clerk

