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 # 2026-0282TD
TAX CERTIFICATE NO..... 24-5562
ISSUED ON ..... June 01, 2024
CERTIFICATE HOLDER ... FIG 20 LLC
SALE DATE ..... December 16, 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 13th DAY OF OCTOBER, 2026 to the following:

FIG 20 LLC - FIG 20 LLC FBO SEC PTY, PO BOX 12225, NEWARK, NJ 07101-3411
CHARLES NESS - C/O ARTHUR NESS, 4123 W 21ST, PANAMA CITY, FL 32405
CHARLES NESS - C/O RITA KIRCHOFF, 5940 155TH STREET, FLUSHING, NY 11355
ANN NESS - C/O ARTHUR NESS, 4123 W 21ST, PANAMA CITY, FL 32405
ARTHUR NESS - 4123 WEST 21ST STREET, PANAMA CITY, FL 32405
ESTATE OF CHARLES T NESS DECEASED - 46 WINANS AVE, CRANFORD, NJ 07016
GAIL A DENNY REGISTERED AGENT OBO PINE RIDGE PROPERTY OWNERS ASSOCIATION INC - 5690 W PINE RIDGE BLVD, BEVERLY HILLS, FL 34465-2876
PINE RIDGE PROPERTY OWNERS ASSOCIATION INC - 5690 W PINE RIDGE BLVD, BEVERLY HILLS, FL 34465-2876
ESTATE OF ANN NESS AKA ANNE MORISSEY AKA ANN M NESS DECEASED - C/O ARTHUR NESS, 4123 W 21ST, PANAMA CITY, FL 32405
ESTATE OF ANN NESS AKA ANNE MORISSEY AKA ANN M NESS DECEASED - C/O RITA KIRCHOFF, 5940 155TH STREET, FLUSHING, NY 11355
ESTATE OF ANN NESS AKA ANNE MORISSEY AKA ANN M NESS DECEASED - NO ADDRESS ON FILE
ESTATE OF ANN NESS AKA ANNE MORISSEY AKA ANN M NESS DECEASED - 40-25 COLLEGE PT BLVD, FLUSHING, NY 11354

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 15th day of October 2026.

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

By: Tifani L White
Tifani L. White
Deputy Clerk