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

PASCO COUNTY SHERIFF DEPARTMENT
8700 CITIZEN DRIVE
NEW PORT RICHEY FL, 34654-5599

Re: Sheriff Service for Tax Deed #2026-0313TD

Dear Sir or Madam:

Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **MICHAEL S MCCARTHY.**

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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PASCO COUNTY SHERIFF DEPARTMENT

NEW PORT RICHEY FL, 34654-5599

SERVE NO LATER THAN 11/26/2026

Case #2026-0313TD 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**
MICHAEL S MCCARTHY	4695 TOWER RD, , LAND O LAKES FL, 34638

CERTIFICATE NO.: 24-3876

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

APPLICATION NO: 2026-0313TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, KEYS FUNDING LLC - 5024 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.: 24-3876 Year of Issuance: Jun-01-2024 Parcel ID: 19E18S180110 0027C 002A

Description of Property:

GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM IN OR BK 1358 PG 296 AMENDED IN OR BK 1684 PG 325 AMENDED IN OR BK 1687 PG 2352 BLDG 3 UNIT 2A

Name in which assessed:

MICHAEL S MCCARTHY, 333 E HARTFORD ST BLDG 3 UNIT 2A HERNANDO FL 34442 LAND TRUST DTD 6 27 19, MICHAEL S MCCARTHY SUCCESSOR TRUSTEE OF THE 333 E HARTFORD ST BLDG 3 UNIT 2A HERNANDO FLORIDA 34442 LAND TRUST DATED JUNE 27 2019, RUSSELL PEACH TRUSTEE OF THE 333 E HARTFORD ST BLDG 3 UNIT 2A HERNANDO FLORIDA 34442 LAND TRUST DATED JUNE 27 2019

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

By: Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
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WARNING!

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

CHRIS NOCCO, SHERIFF

PASCO SHERIFF'S OFFICE

RECEIVED
By Tifani White at 3:22 pm, 10/22/26

RETURN OF SERVICE

COURT: Citrus County Clerk of Court

COUNTY:

COURT CASE NUMBER: 20260313TD

ATTORNEY/PARTY REQUESTING SERVICE:

Citrus County Clerk of Court / Traci Perry
110 North Apopka Avenue
Inverness, FL 33450

PLAINTIFF: Citrus County Tax Deparment

DEFENDANT: Michael S McCarthy

PARTY TO BE SERVED: Michael S McCarthy

SERVICE ADDRESS: 4695 Tower Road
Land O Lakes, FL 34638

TYPE OF WRIT: Tax Warning

The above referenced writ was received on October 14, 2026 at 3:41 PM and served by the undersigned officer at 11:02 AM on the 15th Day of October, 2026 in Pasco County, Florida.

The above writ was served by **POSTING** an attached copy to a conspicuous place on the property.

NOTES:

CHRIS NOCCO, SHERIFF
PASCO COUNTY, FLORIDA

HOSSEIN BATISTA 7035
, PASCO SHERIFF'S OFFICE
PSO CIVIL TRACKING # 26009880

TRACI PERRY, CPM
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October 06, 2026

PASCO COUNTY SHERIFF DEPARTMENT
8700 CITIZEN DRIVE
NEW PORT RICHEY FL, 34654-5599

ORIGINAL

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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
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26-9880

7035

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PASCO COUNTY SHERIFF DEPARTMENT

NEW PORT RICHEY FL, 34654-5599

SERVE NO LATER THAN 11/26/2026

Case #2026-0313TD Re: Sheriff Service

October 06, 2026

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Owner Name	**Owner Address**
MICHAEL S MCCARTHY	4695 TOWER RD, , LAND O LAKES FL, 34638

CERTIFICATE NO.: 24-3876

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TRACI PERRY
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CITRUS COUNTY, FLORIDA

By: Tifani L White

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NEW PORT RICHEY FL, 34654-5599

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Owner Name	**Owner Address**
MICHAEL S MCCARTHY SUCCESSOR TRUSTEE OF THE 333 E HARTFORD ST BLDG 3 UNIT 2A	4695 TOWER RD, , LAND O LAKES FL, 34638

CERTIFICATE NO.: 24-3876

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CITRUS COUNTY, FLORIDA

By: Tifani L White

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Name in which assessed:

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All of said property being in the County of Citrus, State of Florida.

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Dated this 6th day of October, 2026

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

By: Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
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To make payment, please contact the office of the Tax Collector, telephone number (352) 341-6500.

CHRIS NOCCO, SHERIFF

PASCO SHERIFF'S OFFICE

RECEIVED
By Tifani White at 3:24 pm, 10/22/26

RETURN OF SERVICE

COURT: Citrus County Clerk of Court

COUNTY:

COURT CASE NUMBER: 20260313TD

ATTORNEY/PARTY REQUESTING SERVICE:

Citrus County Clerk of Court / Traci Perry
110 North Apopka Avenue
Inverness, FL 33450

PLAINTIFF: Citrus County Tax Deparment

DEFENDANT: Michael S McCarthy

PARTY TO BE SERVED: Michael S McCay Successor Trustee of the 333 E Hartford St Bldg 3 Unit 2 A

SERVICE ADDRESS: 4695 Tower Road
Land O Lakes, FL 34638

TYPE OF WRIT: Tax Warning

The above referenced writ was received on October 14, 2026 at 3:41 PM and served by the undersigned officer at 11:02 AM on the 15th Day of October, 2026 in Pasco County, Florida.

The above writ was served by **POSTING** an attached copy to a conspicuous place on the property.

NOTES:

CHRIS NOCCO, SHERIFF
PASCO COUNTY, FLORIDA

HOSSEIN BATISTA 7035
, PASCO SHERIFF'S OFFICE
PSO CIVIL TRACKING # 26009880

26-9880

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7035

PASCO COUNTY SHERIFF DEPARTMENT

ORIGINAL

NEW PORT RICHEY FL, 34654-5599

SERVE NO LATER THAN 11/26/2026

Case #2026-0313TD Re: Sheriff Service

October 06, 2026

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Owner Name	Owner Address
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CERTIFICATE NO: 24-3876

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CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

By: Tifani L White

Tifani L. White
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Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
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APPLICATION NO: 2026-0313TD

NOTICE OF APPLICATION FOR TAX DEED

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Name in which assessed:

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Tifani L White

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Owner Name	**Owner Address**
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CERTIFICATE NO.: 24-3876

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PASCO SHERIFF'S OFFICE

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By Tifani White at 3:20 pm, 10/22/26

RETURN OF SERVICE

COURT: Citrus County Clerk of Court

COUNTY:

COURT CASE NUMBER: 20260313TD

ATTORNEY/PARTY REQUESTING SERVICE:

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110 North Apopka Avenue
Inverness, FL 33450

PLAINTIFF: Citrus County Tax Deparment

DEFENDANT: Michael S McCarthy

PARTY TO BE SERVED: Russell Peach Trustee of the 333 E Hartford St Bldg 3 Unit 2A Hernando

SERVICE ADDRESS: 4695 Tower Road
Land O Lakes, FL 34638

TYPE OF WRIT: Tax Warning

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26-880

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Tifani L. White
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GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM IN OR BK 1358 PG 296 AMENDED IN OR BK 1684 PG 325 AMENDED IN OR BK 1687 PG 2352 BLDG 3 UNIT 2A

Name in which assessed:

MICHAEL S MCCARTHY, 333 E HARTFORD ST BLDG 3 UNIT 2A HERNANDO FL 34442 LAND TRUST DTD 6 27 19, MICHAEL S MCCARTHY SUCCESSOR TRUSTEE OF THE 333 E HARTFORD ST BLDG 3 UNIT 2A HERNANDO FLORIDA 34442 LAND TRUST DATED JUNE 27 2019, RUSSELL PEACH TRUSTEE OF THE 333 E HARTFORD ST BLDG 3 UNIT 2A HERNANDO FLORIDA 34442 LAND TRUST DATED JUNE 27 2019

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.