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

POST NO LATER THAN 11/26/2026

Application No: 2026-0313TD

THE STATE OF FLORIDA:

TO THE SHERIFF OF Citrus COUNTY FLORIDA:

GREETINGS:

YOU ARE HEREBY COMMANDED to post the attached copies of the Warning Notice and Notice of Application for Tax Deed in a conspicuous place on the property described in said notice at least 20 days prior to December 16, 2026; 10:00 AM, in accordance with F.S. 197.522:

ASSESSED OWNER: **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**

PROPERTY ADDRESS **333 E HARTFORD ST HERNANDO, FL**

WITNESS my hand and the seal of the Circuit Court on the 6th 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

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APPLICATION NO: 2026-0313TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that 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: June 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

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: 0000438-26

MICHAEL S MCCARTHY
333 E HARTFORD ST BLDG 3 UNIT 2A ETAL
333 E HARTFORD ST
HERNANDO

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 #: 2026-0313TD COURT TIME: 10:00 AM

Received the above-named writ on October 16, 2026, at 1:18 PM, and served the same on November 10, 2026, at 11:39 AM, 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 4:08PM

TRACI PERRY, CPM
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428-26

FR; OCT 16 2026 PM 1:18

POST NO LATER THAN 11/26/2026

Application No: 2026-0313TD

THE STATE OF FLORIDA:

TO THE SHERIFF OF Citrus COUNTY FLORIDA: ORIGINAL

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CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

By: Tifani L White

Tifani L. White
Deputy Clerk

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