



DOUG CHORVAT, JR.
CLERK OF CIRCUIT COURT - HERNANDO COUNTY
20 N. Main Street - RM# 161 - Tax Deed Division
Brooksville, Florida 34601
Phone: 352-540-6772 Fax: 352-754-4243
PRELIMINARY

"Clerk's Report of Properties offered for Sale"
Re: result of "Application for Tax Deed by Certificate Holder"

TO: Sally Daniel , Hernando County Tax Collector

Attn: Christina Cohen (Rm# 112 - Courthouse)

John C. Emerson, Hernando County Property Appraiser

Attn: Susie Dundas - 7525 Forest Oaks Blvd (sent via Courthouse Courier)

FROM: Tax Deed Clerk, Tax Deed Division

SUBJECT: Tax Certificates Offered for Sale - see below for sale date
"Clerk's Report of Properties Offered for Sale"

DATE: January 15, 2021

Properties offered for sale on **13th day of January, 2021** were either: Sold, Redeemed, Placed on the List of Lands Available for Taxes, Removed and/or Rescheduled for Sale.

For your information, I have attached a copy of the "Tax Deed Sale List" for the above mentioned sale date. I am also providing a "Sale Summary" report which identifies the status of each property offered for sale. You may view a copy of all Tax Deeds for any properties sold by logging onto the Clerk's Website at: www.hernandoclerk.com and selecting SEARCH Our Online Records.

If you have any questions or require additional information, please feel free to contact our office at (352) 540-6768. Thank you.

Attachments: Tax Deed Sale List
Sale Summary

HERNANDO COUNTY CLERK OF CIRCUIT COURT TAX DEED SALE SUMMARY

January 13, 2021

PRELIMINARY

Tax Cert #	applicant	Status	basebid	Sale Amount	Surplus
2018-035090	TLOA OF FLORIDA LLC	SOLD	\$7,395.14	\$55,100.00	\$46,949.21
2016-057970	BUFFALO BILL, LLC- NO BIDS. APP HAS 30 DAYS TO RETAIN		\$11,836.42		\$0.00
2017-042330	BUFFALO BILL, LLC- NO BIDS. APP HAS 30 DAYS TO RETAIN		\$15,474.80		\$0.00
2018-060060	BUFFALO BILL, LLC	REDEEMED	\$1,961.26	\$0.00	\$0.00
2018-010410	BUFFALO BILL, LLC	SOLD	\$1,815.63	\$8,300.00	\$6,348.22
2013-013640	COMIAN X TAX LIEN FUND LLC- NO BIDS. APP HAS 30 DAYS TO RETAIN		\$6,358.19		\$0.00
2013-000090	COMIAN XI TAX LIEN FUND LLC- NO BIDS. APP HAS 30 DAYS TO RETAIN		\$1,799.40		\$0.00
2013-001130	COMIAN XI TAX LIEN FUND LLC- NO BIDS. APP HAS 30 DAYS TO RETAIN		\$3,080.97		\$0.00
2013-047630	COMIAN X TAX LIEN FUND LLC-	SOLD	\$3,105.14	\$3,200.00	\$66.91
2018-021760	ROGER A OR CAROLA RASHID	REDEEMED	\$1,480.48	\$0.00	\$0.00
2018-022330	ROGER A OR CAROLA RASHID	REDEEMED	\$2,476.87	\$0.00	\$0.00
2018-027770	ROGER A OR CAROLA RASHID	REDEEMED	\$3,947.77	\$0.00	\$0.00
2018-014450	ROGER A OR CAROLA RASHID	SOLD	\$3,511.03	\$12,000.00	\$8,307.72
2018-015940	ROGER A OR CAROLA RASHID	SOLD	\$2,616.41	\$10,200.00	\$7,430.94
2018-016940	ROGER A OR CAROLA RASHID	REDEEMED	\$2,759.05	\$0.00	\$0.00
2018-035730	ROGER A OR CAROLA RASHID	REDEEMED	\$3,583.66	\$0.00	\$0.00
2018-054170	ROGER A OR CAROLA RASHID	REDEEMED	\$2,227.86	\$0.00	\$0.00
2018-049920	ROGER A OR CAROLA RASHID	SOLD	\$2,027.03	\$10,500.00	\$8,314.37
2018-016060	ROGER A OR CAROLA RASHID	SOLD	\$2,762.85	\$10,100.00	\$7,179.95

HERNANDO COUNTY CLERK OF CIRCUIT COURT
TAX DEED SALE SUMMARY

January 13, 2021

PRELIMINARY

Tax Cert #	applicant	Status	basebid	Sale Amount	Surplus
2018-053150	ROGER A OR CAROL A RASHID	SOLD	\$2,853.83	\$18,800.00	\$15,667.52
2013-037110	COMIAN XIII TAX LIEN FUND LLC	SOLD	\$3,570.16	\$3,600.00	\$0.00
2013-037360	COMIAN XIII TAX LIEN FUND LLC- NO BIDS. APP HAS 30 DAYS TO RETAIN		\$3,538.07		\$0.00
2013-035220	COMIAN XIII TAX LIEN FUND LLC- NO BIDS. APP HAS 30 DAYS TO RETAIN		\$3,002.04		\$0.00
2013-035250	COMIAN XIII TAX LIEN FUND LLC- NO BIDS. APP HAS 30 DAYS TO RETAIN		\$2,927.41		\$0.00
2013-035310	COMIAN XIII TAX LIEN FUND LLC	SOLD	\$2,927.41	\$3,000.00	\$45.31
2013-035320	COMIAN XIII TAX LIEN FUND LLC	SOLD	\$2,927.41	\$3,000.00	\$45.31

HERNANDO COUNTY CURRENT SALES LIST

ALL SALES TO BE HELD AT 10:00 A.M.

PRELIMINARY

Tax Deed #	Tax Cert #	Sale Date	basebid	owner	applicant	Legal Description
2020-147TD	2018-035090	01/13/2021	SOLD	JUSTIN HEAD	TLOA OF FLORIDA LLC	R33 222 19 2630 0020 0010 JOHNSON HEIGHTS BLK 2 LOTS 1 THRU 10 & 16 THRU 20 & E25FT OF ST CLOSED KEY # 00151935
2020-150TD	2016-057970	01/13/2021	\$11,836.42	CARLOS CABRERA	BUFFALO BILL, LLC	R32 323 17 5182 1823 0030 SPRING HILL- 2ND REPLAT OF PORTIONS OF UNITS 18, 19, 20 BLK 1823 LOT 3 KEY # 00839436
2020-151TD	2017-042330	01/13/2021	\$15,474.80	EDWARD FRANKLIN JR	BUFFALO BILL, LLC	R36 223 18 2690 0430 0070 MASARYKTOWN BLK 43 LOTS 7 TO 10 INC KEY # 00199387
2020-152TD	2018-060060	01/13/2021	REDEEMED	PAUL B CRONK	BUFFALO BILL, LLC	R32 323 17 5250 1737 0130 SPRING HILL UNIT 25 BLK 1737 LOT 13 KEY # 00462680
2020-153TD	2018-010410	01/13/2021	SOLD	ANTONIO RUSSO	BUFFALO BILL, LLC	R01 123 21 1324 0000 1300 WHISPERING OAKS EST PH V1-A LOT 130 KEY # 01114635
2020-154TD	2013-013640	01/13/2021	\$6,358.19	MCFARLAND GOULD LYONS AND SULLIVAN PA	COMIAN X TAX LIEN FUND LLC	R14 123 21 1010 0000 0210 RIDGE RIVER RETREATS LOT 21 KEY # 00972399
2020-155TD	2013-000090	01/13/2021	\$1,799.40	US BANK NA	COMIAN XI TAX LIEN FUND LLC	R25 121 19 0570 00D0 0240 LAKE VILLAGE BLK D LOTS 24 & 25 ORB 332 PG 307 KEY # 00000705
2020-156TD	2013-001130	01/13/2021	\$3,080.97	KAREN J COOK TRSTE	COMIAN XI TAX LIEN FUND LLC	R14 122 19 0480 0060 0250 JOHNSONS ADDITION BLK 6 LOTS 25 26 KEY # 00007281

HERNANDO COUNTY CURRENT SALES LIST ALL SALES TO BE HELD AT 10:00 A.M.

Tax Deed #	Tax Cert #	Sale Date	basebid	owner	applicant	Legal Description
2020-158TD SCHAFER ST	2013-047630 BROOKSVILLE	01/13/2021	SOLD	JAMES B WATSON SR	COMIAN X TAX LIEN FUND LLC	R12 223 18 3660 00B0 0060 TANGERINE ESTATES BLOCK B LOTS 6 7 KEY # 00194480
2020-159TD NIGHTWALKER RD	2018-021760 WEEKI WACHEE	01/13/2021	REDEEMED	MARY E CARNRICK FOUNDATION	ROGER A OR CAROLA RASHID	R01 221 17 3400 0124 0010 ROYAL HIGHLANDS UNIT 9 BLK 124 LOT 1 AND LESS WLY 15 FT AS RW FOR NIGHTWALKER RD AS DES IN OR 942 PG 1814 KEY # 00070167
2020-160TD TROUBLE CREEK LN	2018-022330 WEEKI WACHEE	01/13/2021	REDEEMED	EDWARD A GALAUSKI JR	ROGER A OR CAROLA RASHID	R19 221 18 1741 0000 0340 FLA SUNSHINE FARMETTES UNIT 2 LOT 34 KEY # 00073271
2020-161TD ADAMS ST	2018-027770 BROOKSVILLE	01/13/2021	REDEEMED	PATRICIA A YORMAN	ROGER A OR CAROLA RASHID	R21 222 18 3080 00G0 0720 POTTERFIELD GARDEN ACRES SEC G BLK G LOT 72 KEY # 00107912
2020-162TD MAZETTE RD	2018-014450 WEEKI WACHEE	01/13/2021	SOLD	JAMES MELANSON	ROGER A OR CAROLA RASHID	R01 221 17 3300 0045 0010 ROYAL HIGHLANDS UNIT 2 BLK 45 LOT 1 KEY # 00063148
2020-163TD FINCH RD	2018-015940 WEEKI WACHEE	01/13/2021	SOLD	ARTURO G HILARIO	ROGER A OR CAROLA RASHID	R01 221 17 3340 0260 0010 ROYAL HIGHLANDS UNIT 5 BLK 260 LOT 1 KEY # 00064646
2020-164TD PHEASANT AVE	2018-016940 WEEKI WACHEE	01/13/2021	REDEEMED	ON THE SLOPE LLC	ROGER A OR CAROLA RASHID	R01 221 17 3350 0374 0010 ROYAL HIGHLAND UNIT 6 BLK 374 LOT 1 KEY # 00065832
2020-165TD GARDENIA DR	2018-035730 HERNANDO BEACH	01/13/2021	REDEEMED	STEPHEN SPRING	ROGER A OR CAROLA RASHID	R13 223 16 2350 1120 0160 HERNANDO BEACH UNIT 12 BLOCK 112 LOT 16 KEY # 00169276

HERNANDO COUNTY CURRENT SALES LIST

ALL SALES TO BE HELD AT 10:00 A.M.

Tax Deed #	Tax Cert #	Sale Date	basebid	owner	applicant	Legal Description
2020-166TD AGATHA LN	2018-054170 SPRING HILL	01/13/2021	REDEEMED	HELEN L STUPPLEBEEEN	ROGER A OR CAROLA RASHID	R32 323 17 5130 0872 0080 SPRING HILL UNIT 13 BLK 872 LOT 8 KEY # 00458481
2020-167TD TRAFALGAR LN	2018-049920 SPRING HILL	01/13/2021	SOLD	TARPON IV LLC	ROGER A OR CAROLA RASHID	R32 323 17 5040 0203 0140 SPRING HILL UNIT 4 BLK 203 LOT 14 KEY # 00244248
2020-168TD HOUSE FINCH RD	2018-016060 WEEKI WACHEE	01/13/2021	SOLD	ESTATE OF FRANK P AMODIO	ROGER A OR CAROLA RASHID	R01 221 17 3340 0277 0170 ROYAL HIGHLANDS UNIT 5 BLK 277 LOT 17 KEY # 00491382
2020-169TD COMSTOCK ST	2018-053150 SPRING HILL	01/13/2021	SOLD	SOFIA MAGULLO	ROGER A OR CAROLA RASHID	R32 323 17 5100 0685 0060 SPRING HILL UNIT 10 BLK 685 LOT 6 ORB 342 PG 984 KEY # 00293836
2020-173TD HOWELL AVE	2013-037110 BROOKSVILLE	01/13/2021	SOLD	JEWELL GAYE UNDERWOOD CO TRSTE	COMIAN XIII TAX LIEN FUND LLC	R22 222 19 1430 00B0 0070 BLACKS W C ADD TO BROOKSVILLE BLK B LOT 7 KEY # 00140289
2020-174TD HERNANDO ST TO RETAIN PROPERTY.	2013-037360 BROOKSVILLE- NO BIDS. APP HAS 30 DAYS	01/13/2021	\$3,538.07	CHESTER BOYD JR	COMIAN XIII TAX LIEN FUND LLC	R22 222 19 1770 0030 0060 FOREST PARK BLK 3 LOT 6 KEY # 00141590
2020-175TD PONCE DE LEON BLVD TO RETAIN PROPERTY.	2013-035220 BROOKSVILLE- NO BIDS. APP HAS 30 DAYS	01/13/2021	\$3,002.04	GERARD L FORTIER	COMIAN XIII TAX LIEN FUND LLC	R03 222 19 1565 0000 A170 COMMERCIAL HIGHLANDS US 98 UNREC LOT A-17 KEY # 00651887
2020-176TD PONCE DE LEON BLVD TO RETAIN PROPERTY.	2013-035250 BROOKSVILLE- NO BIDS. APP HAS 30 DAYS	01/13/2021	\$2,927.41	PAUL LAKERAM	COMIAN XIII TAX LIEN FUND LLC	R03 222 19 1565 0000 A300 COMMERCIAL HIGHLANDS US 98 UNREC LOT A-30 KEY # 00652154

HERNANDO COUNTY CURRENT SALES LIST
ALL SALES TO BE HELD AT 10:00 A.M.

Tax Deed #	Tax Cert #	Sale Date	basebid	owner	applicant	Legal Description
2020-177TD PONCE DE LEON BLVD BROOKSVILLE	2013-035310	01/13/2021	SOLD	JONEL ZIVOJIN	COMIAN XIII TAX LIEN FUND LLC	R03 222 19 1565 0000 A440 COMMERCIAL HIGHLANDS US 98 UNREC LOT A-44 KEY # 00652430
2020-178TD PONCE DE LEON BROOKSVILLE	2013-035320	01/13/2021	SOLD	JONEL ZIVOJIN	COMIAN XIII TAX LIEN FUND LLC	R03 222 19 1565 0000 A450 COMMERCIAL HIGHLANDS US 98 UNREC LOT A-45 KEY # 00652458