

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

**NOTICE OF APPLICATION FOR TAX DEED**

**WARNING!**

**THERE ARE UNPAID TAXES ON THE PROPERTY WHICH YOU OWN OR HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 13TH DAY OF JANUARY, 2021 UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT OR TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF THE CIRCUIT COURT AT 20 NORTH MAIN ST. ROOM 161, BROOKSVILLE, FLORIDA, 34601, OR BY TELEPHONE (352) 540-6772.**

**NOTICE IS HEREBY GIVEN**, that **COMIAN XIII TAX LIEN FUND LLC**, the holder of the following certificate(s) has filed an application 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 Number:** 2013-0353100

**Year of Issuance:** 2013

**TDA #:** 2020-177TD

**Parcel ID:** R03 222 19 1565 0000 A440

**Description of Property:**

COMMERCIAL HIGHLANDS US 98 UNREC LOT A-44  
KEY # 00652430

**Assessed To:**

JONEL ZIVOJIN - 5715 CEDAR RIDGE RD , OLIVE BRANCH, MS 38543

Unless the above referenced tax certificates are redeemed according to Florida law, the property described above shall be sold to the highest bidder pursuant to an online auction at [www.hernando.realtaxdeed.com](http://www.hernando.realtaxdeed.com) on the 13th day of January, 2021

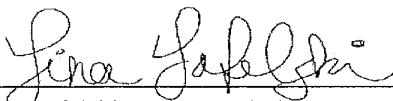
**TO REDEEM THIS CERTIFICATE:** The below listed redemption amount must be received in cash or certified funds made payable to: **Hernando County Tax Collector at 20 N. Main Street - Rm. 112 Brooksville, FL 34601.**

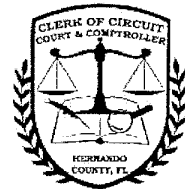
PUBLISH: 12/9/2020, 12/16/2020, 12/23/2020, 12/30/2020

BASE BID AMOUNT: 2,768.62

REDEMPTION AMOUNT: 2,774.87

Dated this 17th day of November, 2020

  
\_\_\_\_\_  
Tina Tafelski - Deputy Clerk





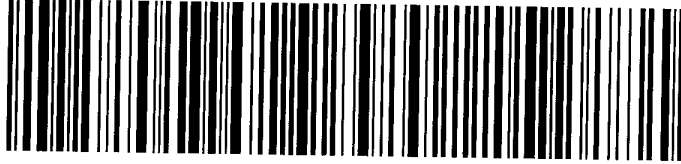
**Return address:**

HERNANDO COUNTY CLERK OF CIRCUIT COURT  
TAX DEEDS  
20 N. MAIN STREET RM 161  
BROOKSVILLE FL 34601

**Recipient address:**

JONEL ZIVOJIN  
5715 CEDAR RIDGE RD  
OLIVE BRANCH MS 38543

USPS CERTIFIED MAIL



9214 8901 9403 8300 0025 7758 07

**USPS Tracking Label Number: 9214 8901 9403 8300 0025 7758 07**

USPS Tracking History	Postal Facility	ZIP	Date	Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM		BROOKSVILLE,FL 34601		11/18/2020 09:32



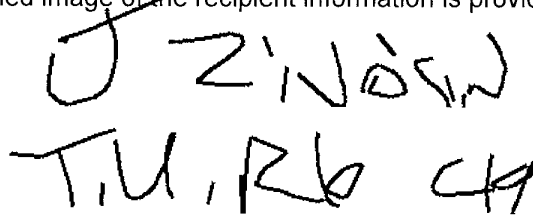
Mailer: Hernando County Clerk of Court

Date Produced: 11/23/2020

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0025 7758 07. Our records indicate that this item was delivered on 11/21/2020 at 02:56 p.m. in OLIVE BRANCH, MS 38654. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink that reads "J ZIVOJIN" on the top line and "T.M. Rd CA" on the bottom line.

Address of Recipient :

**5715 CEDAR RIDGE DR OLIVE  
BRANCH, MS 38654**

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

JONEL ZIVOJIN  
5715 CEDAR RIDGE RD  
OLIVE BRANCH MS 38543

Customer Reference Number: C2378508.13604397

Return Reference Number: 2020-177TD

USPS MAIL PIECE TRACKING NUMBER: 4203854392148901940383000025775807

MAILING DATE: 11/18/2020

DELIVERED DATE: 11/21/2020

Sale Date: 01/13/2021

MAIL PIECE DELIVERY INFORMATION:

JONEL ZIVOJIN  
5715 CEDAR RIDGE RD  
OLIVE BRANCH MS 38543

MAIL PIECE TRACKING EVENTS:

11/18/2020 09:32	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
11/20/2020 13:16	PROCESSED THROUGH USPS FACILITY	MEMPHIS,TN 38101
11/20/2020 22:53	DEPART USPS FACILITY	MEMPHIS,TN 38101
11/21/2020 07:07	ARRIVAL AT UNIT	OLIVE BRANCH,MS 38654
11/21/2020 07:18	OUT FOR DELIVERY	ALPINE,TN 38543
11/21/2020 14:56	DELIVERED LEFT WITH INDIVIDUAL	OLIVE BRANCH,MS 38654



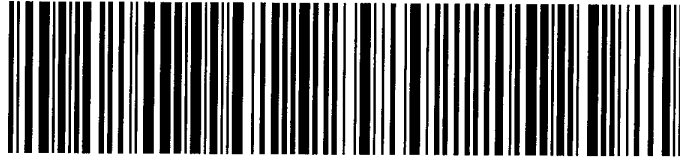
**Return address:**

HERNANDO COUNTY CLERK OF CIRCUIT COURT  
TAX DEEDS  
20 N. MAIN STREET RM 161  
BROOKSVILLE FL 34601

**Recipient address:**

COMIAN XIII TAX LIEN FUND LLC  
700 ROUTE 130 N  
CINNAMINSON NJ 08077

USPS CERTIFIED MAIL



9214 8901 9403 8300 0025 7757 91

**USPS Tracking Label Number: 9214 8901 9403 8300 0025 7757 91**

USPS Tracking History	Postal Facility	ZIP	Date	Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM		BROOKSVILLE,FL 34601		11/18/2020 09:32



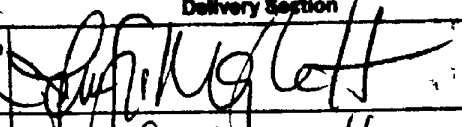
Mailer: Hernando County Clerk of Court

Date Produced: 11/30/2020

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0025 7757 91. Our records indicate that this item was delivered on 11/23/2020 at 03:56 p.m. in RIVERTON, NJ 08077. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	
Printed Name	Leah MacLietta

Address of Recipient :

Delivery Address	
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

COMIAN XIII TAX LIEN FUND LLC  
700 ROUTE 130 N  
CINNAMINSON NJ 08077

Customer Reference Number: C2378508.13604396

Return Reference Number: 2020-177TD

USPS MAIL PIECE TRACKING NUMBER: 4200807792148901940383000025775791

MAILING DATE: 11/18/2020

DELIVERED DATE: 11/23/2020

Sale Date: 01/13/2021

MAIL PIECE DELIVERY INFORMATION:

COMIAN XIII TAX LIEN FUND LLC  
700 ROUTE 130 N  
CINNAMINSON NJ 08077

MAIL PIECE TRACKING EVENTS:

11/18/2020 09:32	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
11/21/2020 09:46	PROCESSED THROUGH USPS FACILITY	BELLMAWR,NJ 08031
11/21/2020 13:06	DEPART USPS FACILITY	BELLMAWR,NJ 08031
11/23/2020 08:38	ARRIVAL AT UNIT	RIVERTON,NJ 08077
11/23/2020 08:49	OUT FOR DELIVERY	RIVERTON,NJ 08077
11/23/2020 15:56	DELIVERED LEFT WITH INDIVIDUAL	RIVERTON,NJ 08077