



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**

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**"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 16, 2024

Properties offered for sale on **10th day of January, 2024** 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](http://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 CURRENT SALES LIST  
ALL SALES TO BE HELD AT 10:00 A.M.**

<b>Tax Deed #</b>	<b>Tax Cert #</b>	<b>Sale Date</b>	<b>basebid</b>	<b>owner</b>	<b>applicant</b>	<b>Legal Description</b>
2023-209TD PALM LN BROOKSVILLE	16-0655300	01/10/2024	LANDS AVAILABLE- NO BIDS, APP HAS 30 DAYS TO RETAIN PROPERTY	BULOQUEST INVESTMENT LLC	LORI DENES	R22 422 19 0000 0020 0000 A LOT IN S1/2 OF NW 1/4 OF NW1/4 ORB 234 PG 332 KEY# 00354949
2023-210TD CEDARWOOD AVE WEEKI WACHEE	21-0140100	01/10/2024	SOLD	JOHN J SEFERLIS	SAVVY FL LLC	R01 221 17 3357 5510 0040 ROYAL HIGHLANDS UNIT 7 BLK 551 LOT 4 KEY # 00783218
2023-211TD FILBERT RD WEEKI WACHEE	21-0122600	01/10/2024	SOLD	EGON MERZ	SAVVY FL LLC	R01 221 17 3330 0239 0110 ROYAL HIGHLANDS UNIT 4 BLK 239 LOT 11 KEY # 00758077
2023-217TD RETRIEVER RD WEEKI WACHEE	21-0110300	01/10/2024	SOLD	ALFRED B BROWN	JPL INVESTMENTS CORP	R01 221 17 3280 0008 0020 ROYAL HIGHLAND UNIT 1 BLK 8 LOT 2 KEY# 00448938
2023-218TD BAYRIDGE CT SPRING HILL	21-0451100	01/10/2024	SOLD	MICHAEL E BROADFOOT	JPL INVESTMENTS CORP	R32 323 17 5260 1750 0310 SPRING HILL UNIT 26 BLK 1750 LOT 31 KEY# 00735306
2023-219TD AUTUMN OAK LN BROOKSVILLE	21-0334900	01/10/2024	SOLD	EDWARD J PEABODY	JPL INVESTMENTS CORP	R04 223 19 3573 0080 0040 SOUTHERN HILLS PLANTATION PH2A BLK 8 LOT 4 KEY # 01598685
2023-220TD FULMAR RD WEEKI WACHEE	21-0202300	01/10/2024	REDEEMED	JANE C RUSS	JPL INVESTMENTS CORP	R04 222 18 2421 0000 0391 ROYAL HILLS N1/2 OF LOT 39 AKA LOT 39B KEY# 01756905
2023-221TD 15170 RIVERSIDE LN NOBLETON	21-0005500	01/10/2024	REDEEMED	O J HARP III	JPL INVESTMENTS CORP	R24 121 20 1130 0000 0100 RIVERSIDE LOT 10 KEY# 00004649

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2023-223TD	21-0263300	01/10/2024	REDEEMED	BETTY H BECKHAM TTEE	JPL INVESTMENTS CORP	R12 223 16 1890 0050 0340 GULF COAST RET UNIT 1 BLK 5 LOT 34 ORB 346 PG 755 KEY# 00153121
EAGLE NEST DR	HERNANDO BEACH					
2023-224TD	21-0376000	01/10/2024	SOLD	EDITH SPRENGER	JPL INVESTMENTS CORP	R32 323 17 5080 0400 0080 SPRING HILL UNIT 8 BLK 400 LOT 8 KEY# 00269300
VANCOUVER RD	SPRING HILL					
2023-225TD	21-0370300	01/10/2024	REDEEMED	SUSAN DELFARNO	JPL INVESTMENTS CORP	R32 323 17 5060 0294 0040 SPRING HILL UNIT 6 BLK 294 LOT 4 ORB 294 PG 294 KEY# 00252032
FARLEY AVE	SPRING HILL					
2023-226TD	21-0060000	01/10/2024	REDEEMED	SHERMAN HILLS HOMEOWNERS ASSOC INC	JPL INVESTMENTS CORP	R32 122 21 1216 00A0 0000 SHERMAN HILLS SEC 1 TRACT A (RECREATION AREA) KEY# 01379430
7109 SHERMAN HILLS BLVD	BROOKSVILLE					
2023-228TD	21-0005400	01/10/2024	REDEEMED	O J HARP III	JPL INVESTMENTS CORP	R24 121 20 1130 0000 0070 RIVERSIDE LOT 7 KEY# 00004612
15188 RIVERSIDE LN	NOBLETON					
2023-229TD	21-0391600	01/10/2024	REDEEMED	ERNESTO PONCE DE LEON	JPL INVESTMENTS CORP	R32 323 17 5100 0676 0090 SPRING HILL UNIT 10 BLK 676 LOT 9 KEY # 00526504
ALAMEDA DR	SPRING HILL					
2023-230TD	20-0091500	01/10/2024	SOLD	STEPHEN R MINGLE TTEE	BEAMIF A LLC	R36 122 21 0870 0510 0130 RIDGE MANOR EST UNIT 2 BLK 51 LOT 13 KEY# 00856130
CARPENTER CIR	WEBSTER					
2023-231TD	21-0381500	01/10/2024	SOLD	RUDY LOUIS VANACOLEYEN	JPL INVESTMENTS CORP	R32 323 17 5080 0474 0160 SPRING HILL UNIT 8 BLK 474 LOT 16 ORB 358 PG 15 KEY # 00260948
LINDEN DR	SPRING HILL					

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2023-233TD	21-0225300	01/10/2024	REDEEMED	JOHN HUMS	JPL INVESTMENTS CORP	R29 222 18 2530 0350 0140 HIGH POINT SUB UNIT 4 BLK 35 LOT 14 KEY # 00488555
12314 HALLMARK AVE	BROOKSVILLE					
2023-234TD	21-0066600	01/10/2024	REDEEMED	ERIC RAUL MELENDEZ FLORES	JPL INVESTMENTS CORP	R36 122 21 0870 0250 0030 RIDGE MANOR EST UNIT 2 BLK 25 LOT 3 KEY# 00854542
KNOXVILLE DR	WEBSTER					
2023-235TD	21-0066100	01/10/2024	SOLD	RAW LAND DEALERS LLC	JPL INVESTMENTS CORP	R36 122 21 0870 0230 0150 RIDGE MANOR EST UNIT 2 BLK 23 LOT 15 16 & 17 ORB 350 PG 08 KEY# 00030380
N CANAL ST	WEBSTER					
2023-236TD	21-0406500	01/10/2024	REDEEMED	ZAIDA QUILES DE MUNOZ	JPL INVESTMENTS CORP	R32 323 17 5160 0981 0120 SPRING HILL UNIT 16 BLK 981 LOT 12 KEY # 00557052
LANDOVER BLVD	SPRING HILL					
2023-237TD	21-0432200	01/10/2024	REDEEMED	ASTON THOMAS	JPL INVESTMENTS CORP	R32 323 17 5210 1435 0020 SPRING HILL UNIT 21 BLK 1435 LOT 2 KEY# 00312316
COVINGTON AVE	SPRING HILL					
2023-238TD	21-0436800	01/10/2024	REDEEMED	APT PROPERTIES LLC	JPL INVESTMENTS CORP	R32 323 17 5220 1540 0130 SPRING HILL UNIT 22 BLK 1540 LOT 13 KEY # 00728314
LYNNHAVEN RD	SPRING HILL					
2023-239TD	21-0410900	01/10/2024	SOLD	ROSE V CAPUTO	JPL INVESTMENTS CORP	R32 323 17 5160 1059 0110 SPRING HILL UNIT 16 BLK 1059 LOT 11 KEY# 00582667
VILLA RD	SPRING HILL					

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2023-240TD	21-0511300	01/10/2024	REDEEMED	BRYAN CRAMER	JPL INVESTMENTS CORP	R25 423 19 0000 0040 0091 3 AC MOL IN NW1/4 OF NW 1/4 DES IN ORB 436 PG 469 LESS A LOT 169X258 FT AND LESS THOSE LOTS IN CAMPERS HOLIDAY UNIT E DES IN ORB 464 PG 1403 AND THAT PART DES IN OR 651 PG 1789 KEY# 00863195
CULBREATH RD	BROOKSVILLE					
2023-241TD	21-0321400	01/10/2024	REDEEMED	MIECZYSALAW DEJLITKO	JPL INVESTMENTS CORP	R33 223 18 1691 0000 0200 EAST LINDEN ESTATES UNIT 1 LOT 20 KEY # 01115849
JESSICA DR	SPRING HILL					
2023-242TD	21-0026400	01/10/2024	SOLD	LUTHERN CHURCH MISSOURI SYNOD	JPL INVESTMENTS CORP	R34 122 20 0430 0050 0210 HILL N DALE UNIT 1 BLK 5 LOT 21 OR 751 PG 1112 KEY# 00016397
FLAGLER AVE	BROOKSVILLE					
2023-244TD	17-0219200	01/10/2024	SOLD	FREYA INC	XIV ASSET HOLDINGS LLC	R29 221 18 2818 0D03 0160 JEMLANDS UNRECORDED BLK D3 LOTS 16-17 & BLK D4 LOTS 16-17 ORB 303 PG 145 KEY # 00074092
ROCK DUCK AVE	WEEKI WACHEE					
2023-246TD	16-0329000	01/10/2024	LANDS AVAILABLE- NO BIDS, APP HAS 30 DAYS TO RETAIN PROPERTY	EDWARD A ROMINE	KIRA LYNN KAEFFER	R22 222 19 1412 0000 0081 BRADACKS J M SUB E25 FT OF LOTS 8 & 9 KEY # 01057297
WILSON AVE	BROOKSVILLE					

HERNANDO COUNTY CLERK OF CIRCUIT COURT  
TAX DEED SALE SUMMARY

January 10, 2024

Tax Cert #	applicant	Status	basebid	Sale Amount	Surplus
16-0655300	LORI DENES	LANDS AVAILABLE- NO BIDS, APP HAS 30 DAYS TO RETAIN PROPERTY.		\$4,667.50	\$0.03
21-0140100	SAVVY FL LLC	SOLD	\$1,983.28	\$20,100.00	\$17,797.52
21-0122600	SAVVY FL LLC	SOLD	\$2,042.00	\$31,500.00	\$28,969.30
21-0110300	JPL INVESTMENTS CORP	SOLD	\$2,125.25	\$19,800.00	\$17,378.15
21-0451100	JPL INVESTMENTS CORP	SOLD	\$3,258.04	\$40,100.00	\$36,249.81
21-0334900	JPL INVESTMENTS CORP	SOLD	\$10,213.68	\$58,900.00	\$47,879.42
21-0202300	JPL INVESTMENTS CORP	REDEEMED	\$2,136.80	\$0.00	\$0.00
21-0005500	JPL INVESTMENTS CORP	REDEEMED	\$3,082.72	\$0.00	\$0.00
21-0263300	JPL INVESTMENTS CORP	REDEEMED	\$2,422.54	\$0.00	\$0.00
21-0376000	JPL INVESTMENTS CORP	SOLD	\$2,422.33	\$38,700.00	\$35,686.47
21-0370300	JPL INVESTMENTS CORP	REDEEMED	\$1,708.16	\$0.00	\$0.00
21-0060000	JPL INVESTMENTS CORP	REDEEMED	\$5,802.97	\$0.00	\$0.00
21-0005400	JPL INVESTMENTS CORP	REDEEMED	\$3,309.88	\$0.00	\$0.00
21-0391600	JPL INVESTMENTS CORP	REDEEMED	\$2,769.89	\$0.00	\$0.00
20-0091500	BEAMIF A LLC	SOLD	\$2,276.15	\$23,700.00	\$21,062.70
21-0381500	JPL INVESTMENTS CORP	SOLD	\$2,885.59	\$27,600.00	\$24,272.56
21-0225300	JPL INVESTMENTS CORP	REDEEMED	\$1,778.48	\$0.00	\$0.00
21-0066800	JPL INVESTMENTS CORP	REDEEMED	\$1,808.94	\$0.00	\$0.00
21-0066100	JPL INVESTMENTS CORP	SOLD	\$2,439.75	\$18,800.00	\$16,075.60

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21-0406500	JPL INVESTMENTS CORP	REDEEMED	\$2,064.12	\$0.00	\$0.00
21-0432200	JPL INVESTMENTS CORP	REDEEMED	\$2,671.61	\$0 00	\$0.00
21-0436800	JPL INVESTMENTS CORP	REDEEMED	\$2,161.82	\$0.00	\$0.00
21-0410900	JPL INVESTMENTS CORP	SOLD	\$2,560.13	\$28,000.00	\$25,026.27
21-0511300	JPL INVESTMENTS CORP	REDEEMED	\$3,915.92	\$0.00	\$0 00
21-0321400	JPL INVESTMENTS CORP	REDEEMED	\$3,356.76	\$0 00	\$0.00
21-0026400	JPL INVESTMENTS CORP	SOLD	\$2,026.58	\$15,100.00	\$12,845.82
17-0219200	XIV ASSET HOLDINGS LLC	SOLD	\$1,722.23	\$3,200.00	\$1,409.07
16-0329000	KIRA LYNN KAEFER	LANDS AVAILABLE- <b>NO BIDS, APP HAS 30 DAYS TO RETAIN PROPERTY.</b>	\$2,524.52		\$0 00