



DOUG CHORVAT, JR.
CLERK OF CIRCUIT COURT - HERNANDO COUNTY
20 N. Main Street - RM# 165 - 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 10TH DAY OF APRIL, 2024 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 165, BROOKSVILLE, FLORIDA, 34601, OR BY TELEPHONE (352) 540-6772.

NOTICE IS HEREBY GIVEN, that TETYANA FRAUSTO, 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: 19-0217200

Year of Issuance: 2019

TDA #: 2023-355TD

Parcel ID: R18 221 18 1740 0000 0321

Description of Property:

FLA SUNSHINE FARMETTES UNIT 1 E100 FT OF LOT 32
KEY # 00073226

Assessed To:

OGBURN PROPERTIES LLC - 1028 EMBASSY AVE , SPRING HILL, FL 34606-5843

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 on the 10th day of April, 2024

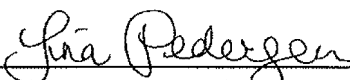
TO REDEEM THIS CERTIFICATE: The below listed redemption amount must be received in cash or certified funds made payable to: **Hernando County Tax Collector at 20 N. Main Street - Rm. 112 Brooksville, FL 34601.**

PUBLISH: 3/8/2024, 3/15/2024, 3/22/2024, 3/29/2024

BASE BID AMOUNT: 3,156.17

REDEMPTION AMOUNT: 3,162.42

Dated this 21st day of February, 2024



Tina Pedersen - Deputy Clerk





Return address:

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

Recipient address:

TETYANA FRAUSTO
3621 BIRMINGHAM LN
NORTH PORT FL 34288

USPS CERTIFIED MAIL



9214 8901 9403 8300 0049 8912 93

USPS Tracking Label Number: 9214 8901 9403 8300 0049 8912 93

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	02/21/2024 10:06
ORIGIN ACCEPTANCE	BROOKSVILLE,FL 34601	02/22/2024 22:38
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	02/22/2024 23:53
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	02/23/2024 05:57
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	02/24/2024 01:48
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34288	02/24/2024 12:56
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	02/26/2024 09:23
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34288	02/29/2024 03:44



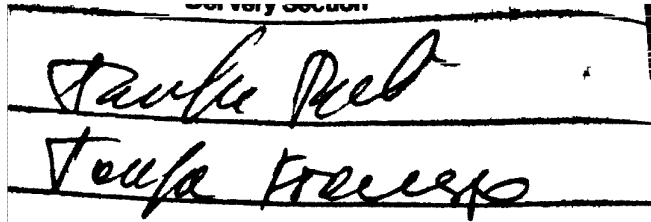
Mailer: Hernando County Clerk of Court

Date Produced: 03/11/2024

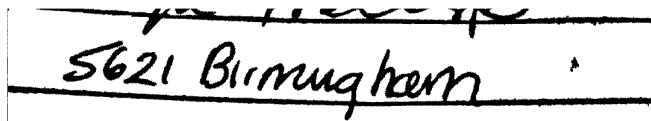
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0049 8912 93. Our records indicate that this item was delivered on 03/08/2024 at 11:11 a.m. in NORTH PORT, FL 34287. The scanned image of the recipient information is provided below.

Signature of Recipient :
(Authorized Agent)



Address of Recipient :



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:

TETYANA FRAUSTO
3621 BIRMINGHAM LN
NORTH PORT FL 34288

Customer Reference Number: C4816101.28933936

Return Reference Number 2023-355TD

USPS MAIL PIECE TRACKING NUMBER: 4203428892148901940383000049891293

MAILING DATE: 02/21/2024

DELIVERED DATE: 03/11/2024

Sale Date: 04/10/2024

MAIL PIECE DELIVERY INFORMATION:

TETYANA FRAUSTO
3621 BIRMINGHAM LN
NORTH PORT FL 34288

MAIL PIECE TRACKING EVENTS:

02/21/2024 10:06	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
02/22/2024 22:38	ORIGIN ACCEPTANCE	BROOKSVILLE,FL 34601
02/22/2024 23:53	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
02/23/2024 05:57	PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260
02/24/2024 01:48	PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260
02/24/2024 12:56	NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34288
02/26/2024 09:23	AVAILABLE FOR PICKUP	NORTH PORT,FL 34287
02/29/2024 03:44	REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34288
03/08/2024 11:11	DELIVERED TO AGENT FOR FINAL DELIVERY	NORTH PORT,FL 34287
03/11/2024 07:15	DELIVERED (system added)	



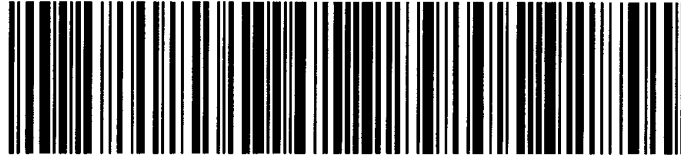
Return address:

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

Recipient address:

OGBURN PROPERTIES LLC
1028 EMBASSY AVE
SPRING HILL FL 34606-5843

USPS CERTIFIED MAIL



9214 8901 9403 8349 8913 09

USPS Tracking Label Number: 9214 8901 9403 8349 8913 09

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	02/21/2024 10:06
ORIGIN ACCEPTANCE	BROOKSVILLE,FL 34601	02/22/2024 22:38
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	02/22/2024 23:53
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	02/23/2024 22:07
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	02/24/2024 00:48
FORWARD EXPIRED	SPRING HILL,FL 34606	02/24/2024 14:52



Mailer: Hernando County Clerk of Court

Date Produced: 03/15/2024

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8349 8913 09. Our records indicate that this item was delivered on 03/05/2024 at 09:52 a.m. in BROOKSVILLE, FL 34601. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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:

OGBURN PROPERTIES LLC
1028 EMBASSY AVE
SPRING HILL FL 34606-5843

Customer Reference Number: C4816101.28933937

Return Reference Number 2023-355TD

USPS MAIL PIECE TRACKING NUMBER: 4203460658439214890194038349891309

MAILING DATE: 02/21/2024

DELIVERED DATE: 03/05/2024

Sale Date: 04/10/2024



MAIL PIECE DELIVERY INFORMATION:

OGBURN PROPERTIES LLC
1028 EMBASSY AVE
SPRING HILL FL 34606-5843

MAIL PIECE TRACKING EVENTS:

02/21/2024 10:06	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
02/22/2024 22:38	ORIGIN ACCEPTANCE	BROOKSVILLE,FL 34601
02/22/2024 23:53	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
02/23/2024 22:07	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
02/24/2024 00:48	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
02/24/2024 14:52	FORWARD EXPIRED	SPRING HILL,FL 34606
03/04/2024 13:47	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
03/05/2024 09:52	DELIVERED TO ORIGINAL SENDER	BROOKSVILLE,FL 34601

Office of Doug Chorvat, Jr.
Clerk of Circuit Court & Comptroller
Hernando County
20 North Main Street, Official Records
Brooksville, FL 34601-2800

quodrant FIRST-CLASS MAIL
02/22/2024 PRSRT
US POSTAGE \$000.58
ZIP 34601
041M12254595

RECEIVED
MAR 05 2024
RECS MGMT

MIXIE 339 FE 1270 0003/03/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

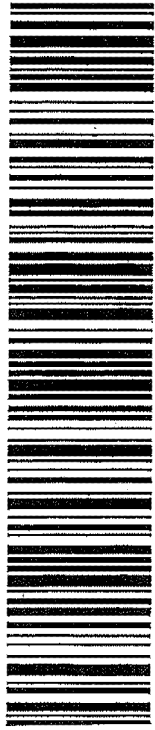
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CERTIFIED MAIL

quodrant FIRST-CLASS MAIL

USPS CERTIFIED MAIL

02/22/2024
US POSTAGE \$007.36



9214 8901 9403 8349 8913 09

ZIP 34601
041M12254595

RECEIVED
MAR 05 2024
RECS MGMT

MIXIE 339 FE 1 0003/03/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

23-355

OGBURN PROPERTIES LLC
1028 EMBASSY AVE
SPRING HILL FL 34606-5843

Hernando County Clerk of Circuit Court
Tax Deeds
20 N. Main Street RM 101
Brooksville FL 34601

BC: 346012254595 *0101-07743-22-47



Return address:

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

Recipient address:

OGBURN PROPERTIES LLC
3160 S FALKENBURG DR CARDEL HOMES BLDG
RIVERVIEW FL 33569

USPS CERTIFIED MAIL



9214 8901 9403 8300 0049 8913 54

USPS Tracking Label Number: 9214 8901 9403 8300 0049 8913 54

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	02/21/2024 10:06
ORIGIN ACCEPTANCE	BROOKSVILLE,FL 34601	02/22/2024 22:38
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	02/22/2024 23:53
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	02/23/2024 08:51
RESCHEDULED TO NEXT DELIVERY DAY	RIVERVIEW,FL 33569	02/24/2024 10:39
DELIVERED LEFT WITH INDIVIDUAL	RIVERVIEW,FL 33578	02/26/2024 12:30



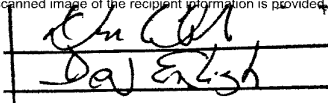
Mailer: Hernando County Clerk of Court

Date Produced: 02/27/2024

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0049 8913 54. Our records indicate that this item was delivered on 02/26/2024 at 12:30 p.m. in RIVERVIEW, FL 33578. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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:

OGBURN PROPERTIES LLC
3160 S FALKENBURG DR CARDEL HOMES BLDG
RIVERVIEW FL 33569

Customer Reference Number: C4816101.28933942

Return Reference Number 2023-355TD

USPS MAIL PIECE TRACKING NUMBER: 420335699214890194038300049891354

MAILING DATE: 02/21/2024

DELIVERED DATE: 02/26/2024

Sale Date: 04/10/2024

MAIL PIECE DELIVERY INFORMATION:

OGBURN PROPERTIES LLC
3160 S FALKENBURG DR CARDEL HOMES BLDG
RIVERVIEW FL 33569

MAIL PIECE TRACKING EVENTS:

02/21/2024 10:06	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE, FL 34601
02/22/2024 22:38	ORIGIN ACCEPTANCE	BROOKSVILLE, FL 34601
02/22/2024 23:53	PROCESSED THROUGH USPS FACILITY	TAMPA, FL 33630
02/23/2024 08:51	PROCESSED THROUGH USPS FACILITY	TAMPA, FL 33630
02/24/2024 10:39	RESCHEDULED TO NEXT DELIVERY DAY	RIVERVIEW, FL 33569
02/26/2024 12:30	DELIVERED LEFT WITH INDIVIDUAL	RIVERVIEW, FL 33578



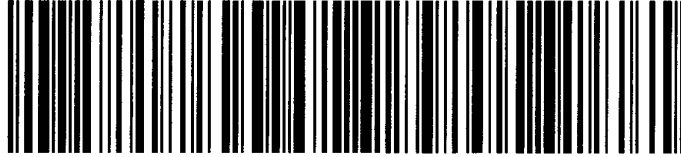
Return address:

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

Recipient address:

LILLIAN PYLE
19497 PHILLIPS RD
BROOKSVILLE FL 34604-6957

USPS CERTIFIED MAIL



9214 8901 9403 8349 8915 69

USPS Tracking Label Number: 9214 8901 9403 8349 8915 69

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	02/21/2024 10:06
ORIGIN ACCEPTANCE	BROOKSVILLE,FL 34601	02/22/2024 22:38
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	02/22/2024 23:53
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	02/23/2024 08:51
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	02/24/2024 02:30
NO AUTHORIZED RECIPIENT AVAILABLE	BROOKSVILLE,FL 34604	02/24/2024 11:45
REMINDER TO SCHEDULE REDELIVERY	BROOKSVILLE,FL 34604	02/29/2024 03:08

CERTIFIED MAIL™

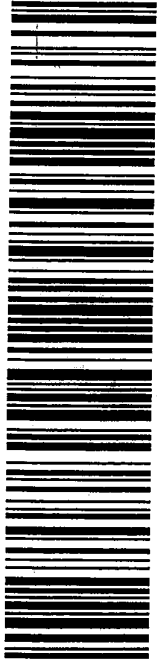
quadrant FIRST-CLASS MAIL

02/22/2024
US POSTAGE \$007.36

Hernando County Clerk of Circuit Court
Tax Deeds
20 N. Main Street RM 181
Brooksville FL 34601

USPS CERTIFIED MAIL

ZIP 34601
041M12264696



9214 8901 9403 8349 8915 69

WLAN

23-856

LILLIAN PYLE
19497 PHILLIPS RD
BROOKSVILLE FL 34604-6957

RECEIVED
MAR 21 2024
RECS MGMT

NIXIE 559 DE 1 0003/16/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

346046957 F BC: 34601286399 *0101-07745-22-47
34601>2863