



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

"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: November 25, 2024

Properties offered for sale on **20th day of November, 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 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.**

Tax Deed #	Tax Cert #	Sale Date	basebid	owner	applicant	Legal Description
2024-044TD	17-0210900	11/20/2024	SOLD	ROYAL HIGHLAND ASSOC	TAX LIEN DEED PROPERTY INVESTMENTS CORP	R01 221 17 3360 0771 0050 ROYAL HIGHLANDS UNIT 8 BLK 771 LOT 5 KEY # 00816647
CANVASBACK RD	WEEKI WACHEE					
2024-045TD	17-0174600	11/20/2024	SOLD	EMBASSY REALTY INC	TAX LIEN DEED PROPERTY INVESTMENTS CORP	R01 221 17 3350 0376 0040 ROYAL HIGHLANDS UNIT 6 BLK 376 LOT 4 KEY # 00453413
MOTTLED DUCK RD	WEEKI WACHEE					
2024-046TD	21-0055800	11/20/2024	SOLD	VERONA V LLC	BEAMIF A LLC	R24 122 21 0880 0200 0050 RIDGE MANOR EST UNIT 3 BLOCK 20 LOT 5 KEY # 00026787
CITADEL DR	WEBSTER					
2024-047TD	22-0228700	11/20/2024	REDEEMED	OAK HILL MEDICAL PLAZA CONDOMINIUM ASSOCIATION INC	RASHID, CAROLA OR ROGER A	R30 222 18 9007 0000 0010 OAK HILL MEDICAL OFFICE PLAZA CONDOMINIUMS UNREC COMMON AREA KEY # 01040992
CORTEZ BLVD	BROOKSVILLE					
2024-049TD	22-0055700	11/20/2024	REDEEMED	DEBORAH SUE BAILEY	JPL INVESTMENTS CORP	R24 122 21 0780 0360 0010 RERDELL BLK 36 LOTS 1 & 2 ORB 315 PG 620 KEY # 00024896
TREIMAN BLVD	WEBSTER					
2024-050TD	22-0333100	11/20/2024	SOLD	RITA SILIS	JPL INVESTMENTS CORP	R36 223 18 2690 0350 0060 MASARYKTOWN BLK 35 LOT 6 KEY # 00838552
GRAND AVE	BROOKSVILLE					
2024-051TD	22-0101300	11/20/2024	SOLD	DAVID G KELLY	JPL INVESTMENTS CORP	R14 123 21 1010 0000 0180 RIDGE RIVER RETREATS LOT 18 OR 791 PG 786 KEY # 00984787
HYATT RD	DADE CITY					
2024-052TD	22-0108400	11/20/2024	SOLD	EARLENE O LALONDE	JPL INVESTMENTS CORP	R14 123 21 1284 0300 0040 TALISMAN EST UNIT 3 LOT 4 KEY # 00715658
TAMER LN	DADE CITY					

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2024-053TD	22-0047100	11/20/2024	SOLD	JAMES L THOMAS	JPL INVESTMENTS CORP	R23 122 21 0890 0590 0040 RIDGE MANOR EST UNIT 4 BLK 59 LOT 4 KEY # 00616042
CHIPSTONE ST	WEBSTER					
2024-054TD	22-0047200	11/20/2024	SOLD	JAMES L THOMAS	JPL INVESTMENTS CORP	R23 122 21 0890 0590 0050 RIDGE MANOR EST UNIT 4 BLK 59 LOT 5 KEY # 00616060
CHIPSTONE ST	WEBSTER					
2024-055TD	22-0008000	11/20/2024	SOLD	ESTATE OF RUDOLPH BRUNI	JPL INVESTMENTS CORP	R13 122 19 0660 0000 1130 LUDLOW HEIGHTS LOT 113 ORB 368 PG 80 KEY # 00893224
THIELMAN AVE	BROOKSVILLE					
2024-056TD	22-0034600	11/20/2024	SOLD	JOSE NAVES	JPL INVESTMENTS CORP	R22 122 21 0900 0950 0010 RIDGE MANOR EST UNIT 5 BLOCK 95 LOT 1 KEY # 00022255
SHASTA ST	WEBSTER					
2024-057TD	18-0410100	11/20/2024	SOLD	ROBERT D RUST	EM INVESTMENT TRUST	R12 223 18 3660 00B0 0300 TANGERINE ESTATES BLOCK B LOT 30 ORB PG 386 KEY # 00194587
CHANCAS ST	BROOKSVILLE					
2024-058TD	22-0162500	11/20/2024	SOLD	ESTATE OF CHESTER C SUSKE	TARA MOORE ANTIQUES AND THINGS	R29 221 18 2618 0C03 0240 JEMLANDS UNRECORDED BLK C3 LOTS 24-26 & BLK C4 LOTS 24-26 ORB 303 PG 142 KEY # 00073994
ROCK DUCK AVE	WEEKI WACHEE					
2024-059TD	17-0633100	11/20/2024	SOLD	GLORIA LAY	ANDERSON SOUVENIR	R27 422 19 0000 0780 0000 A LOT IN SE1/4 OF SE1/4 ORB 172 PG 598 KEY # 00358927
MITCHELL RD	BROOKSVILLE					
2024-060TD	17-0133700	11/20/2024	SOLD	DESNEE E ELGIN	PAUL HOM	R14 123 21 1280 0100 0250 TALISMAN EST UNIT 1 LOT 25 KEY # 00060016
BARTH RD	DADE CITY					

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2024-061TD 7369 MITCHELL RD	22-0261500 BROOKSVILLE	11/20/2024	REDEEMED	ANGELA GREGORY	ASSEMBLY TAX 36 LLC FBO SEC PTY	R27 222 19 4320 0000 0261 WOODLAWN ADD S24.47 FT OF LOT 24 & ALL OF LOT 25 & N34.74 FT OF LOT 26 ORB 52 PG 40 ORB 253 PG 151 KEY # 00151007
2024-062TD 3196 GULF DR	22-0272100 SPRING HILL	11/20/2024	REDEEMED	STEPHEN ELLIS SLOAN JR	ASSEMBLY TAX 36 LLC FBO SEC PTY	R36 223 16 2080 00A0 0070 GULF N RIVER ISLANDS BLK A E1/2 OF LOT 6 & 7 ORB 337 PG 388 KEY # 00174723
2024-063TD 148 WASHINGTON AVE	22-0330900 MASARYKTOWN	11/20/2024	REDEEMED	ROBERT H SNYDER	ASSEMBLY TAX 36 LLC FBO SEC PTY	R36 223 18 2690 0010 0080 MASARYKTOWN BLK 1 LOT 8 KEY # 01038825
2024-064TD 1117 GLADYS ST	22-0015300 BROOKSVILLE	11/20/2024	REDEEMED	BUSINESS SOLUTIONS OF HILLSBOROUGH LLC 401K PLAN TRUST	ASSEMBLY TAX 36 LLC FBO SEC PTY	R26 122 19 0130 0000 0040 CHICACHATTA PARK LOTS 4 & 19 ORB 658 PG 1257 KEY # 00011659
2024-065TD 16327 HODZA ST	22-0332200 BROOKSVILLE	11/20/2024	REDEEMED	ANN MARIE PRETTYMAN	ASSEMBLY TAX 36 LLC FBO SEC PTY	R36 223 18 2690 0220 0185 MASARYKTOWN BLK 22 E1/2 OF LOTS 18 19 & 20 ORB 43 PG 205 KEY # 00198431
2024-066TD 12456 FAIRWAY AVE	22-0228300 BROOKSVILLE	11/20/2024	SOLD	STANLEY BOGUSH JR	ASSEMBLY TAX 36 LLC FBO SEC PTY	R29 222 18 2551 0480 0330 HIGH POINT SUB UNIT 6 BLK 48 LOT 33 ORB 341 PG 56 ORB 1186 PGS 386 & 388 KEY # 00129168
2024-067TD 16403 CITRUS WAY	22-0473300 BROOKSVILLE	11/20/2024	REDEEMED	ROBERT R BOSWELL	ASSEMBLY TAX 36 LLC FBO SEC PTY	R18 421 19 0000 0110 0000 SE1/4 OF NW1/4 OF NW1/4 DES IN ORB 561 PG 1366 ORB 1078 PG 1485 KEY # 01027926

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2024-068TD	22-0298300	11/20/2024	SOLD	JOHN DAMELIO	ASSEMBLY TAX 36 LLC FBO SEC PTY	R01 223 18 3130 0000 0672 POTTERFIELD GARDEN ACS SEC JJ 5142.5 FT OF LOT 67 KEY # 01116358
5432 CALIFORNIA ST	BROOKSVILLE					
2024-069TD	22-0099700	11/20/2024	SOLD	KRISTIAN OLSEN	ASSEMBLY TAX 36 LLC FBO SEC PTY	R13 123 21 1287 0000 0290 TALISMAN EST EAST PH 1 LOT 29 KEY # 1078559
35132 BAXLEY DR	DADE CITY					
2024-070TD	22-0098300	11/20/2024	REDEEMED	ROGER O BRASS JR	ASSEMBLY TAX 36 LLC FBO SEC PTY	R11 123 21 0600 0000 2510 LAKEWOOD UNIT 2 LOT 251 KEY # 00054407
34764 HIBISCUS DR	DADE CITY					
2024-072TD	22-0094900	11/20/2024	REDEEMED	KELLIE L SWANN	ASSEMBLY TAX 36 LLC FBO SEC PTY	R09 123 21 1120 0000 0410 RIVER HEIGHTS ESTATES SEC ADD SMALL FARMS DIV N'LY PORTION OF LOT 41 ORB 684 PG 1831 AKA PAR A IN CLASS D SUB AS APPROVED BY PLANNING DEPT (S-04-055) KEY # 00049824
4563 OAKFIELD CIR	DADE CITY					
2024-073TD	22-0529900	11/20/2024	REDEEMED	A AND I LAND ASSOCIATION LLC	ASSEMBLY TAX 36 LLC FBO SEC PTY	R02 423 20 0000 0410 0000 N669 FT MOL OF E1/2 OF W1/2 OF NW1/4 OF NW1/4 LESS N132 FT THEREOF ORB 296 PG 487 ORB 2725 PGS 1093-98 AKA A PAR IN CLASS D SUB AS APPROVED BY PLANNING DEPT (S-10-001 D) KEY # 00357450
CORTEZ BLVD	BROOKSVILLE					
2024-074TD	22-0084400	11/20/2024	REDEEMED	RALPH T KING	ASSEMBLY TAX 36 LLC FBO SEC PTY	R24 123 19 0100 000C 0360 CAMPERS HOLIDAY LOT C-36 ORB 339 PG 90 KEY # 00036419
2092 CULBREATH RD LOT C36	BROOKSVILLE					
2024-075TD	22-0248300	11/20/2024	SOLD	ERICA CAPITAL LLC	ASSEMBLY TAX 36 LLC FBO SEC PTY	R22 222 19 1830 0000 0080 GLENDALE LOT 8 & N11 FT OF LOT 9 KEY # 00972969
418 STAFFORD AVE	BROOKSVILLE					

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2024-076TD	22-0241100	11/20/2024	REDEEMED	EDITH HOLLAND	ASSEMBLY TAX 36 LLC FBO SEC PTY	R21 222 19 2070 00A0 0130 GULF RIDGE PARK BLK A LOT 13 ORB 422 PG 1931 ORB 766 PG 796 KEY # 00137471
20058 WILDWOOD DR	BROOKSVILLE					
2024-077TD	22-0253800	11/20/2024	BANKRUPTCY	OSA J HARP IV	ASSEMBLY TAX 36 LLC FBO SEC PTY	R22 222 19 2650 0010 0120 LAWS ADD TO BROOKSVILLE BLK 1 LOT 12 LESS N60 FT KEY # 00145275
224 W FORT DADE AVE	BROOKSVILLE					
2024-078TD	22-0205600	11/20/2024	REDEEMED	SANDRA ALBRIGHT	ASSEMBLY TAX 36 LLC FBO SEC PTY	R20 222 18 3025 0050 0020 PINE GROVE SUB UNIT 1 BLK 5 LOT 2 ORB 354 PG 941 KEY # 00105184
12020 PITCAIRN ST	BROOKSVILLE					
2024-079TD	22-0474700	11/20/2024	REDEEMED	KAREN K RING	ASSEMBLY TAX 36 LLC FBO SEC PTY	R27 421 19 0000 0100 0010 W1/2 OF N 1/2 OF NE 1/4 OF SW1/4 OF NE 1/4 AKA LOT 15 LESS 25 FT FOR RD R/W OR 310 PG 821 OR 310 PG 822 KEY # 00333918
14338 OLD HUNTER RD	BROOKSVILLE					
2024-080TD	22-0182000	11/20/2024	SOLD	RICHARD R PERKINS	ASSEMBLY TAX 36 LLC FBO SEC PTY	R25 222 17 2470 00T0 0390 HIGHLAND LAKES REPLAT BLOCK T LOTS 39 40 KEY # 00086515
9780 LAKE DRIVE	WEEKI WACHEE					

HERNANDO COUNTY CLERK OF CIRCUIT COURT
 TAX DEED SALE SUMMARY

November 20, 2024

Tax Cert #	applicant	Status	basebid	Sale Amount	Surplus
17-0210900	TAX LIEN DEED PROPERTY INVESTMENTS CORP	SOLD	\$2,563.86	\$16,600.00	\$13,793.36
17-0174600	TAX LIEN DEED PROPERTY INVESTMENTS CORP	SOLD	\$2,623.18	\$3,100.00	\$422.14
21-0055800	BEAMIF A LLC	SOLD	\$2,360.24	\$18,100.00	\$15,471.48
22-0228700	RASHID, CAROL A OR ROGER A	REDEEMED	\$1,648.17	\$0.00	\$0.00
22-0055700	JPL INVESTMENTS CORP	REDEEMED	\$1,885.41	\$0.00	\$0.00
22-0333100	JPL INVESTMENTS CORP	SOLD	\$2,352.37	\$8,200.00	\$5,688.10
22-0101300	JPL INVESTMENTS CORP	SOLD	\$2,548.03	\$3,200.00	\$549.79
22-0108400	JPL INVESTMENTS CORP	SOLD	\$2,276.69	\$6,300.00	\$3,915.43
22-0047100	JPL INVESTMENTS CORP	SOLD	\$1,911.04	\$8,600.00	\$6,534.53
22-0047200	JPL INVESTMENTS CORP	SOLD	\$1,873.01	\$8,100.00	\$6,078.56
22-0008000	JPL INVESTMENTS CORP	SOLD	\$2,052.07	\$16,300.00	\$13,994.60
22-0034800	JPL INVESTMENTS CORP	SOLD	\$2,313.08	\$4,800.00	\$2,236.49
18-0410100	EM INVESTMENT TRUST	SOLD	\$3,930.07	\$12,300.00	\$8,212.65
22-0162500	TARA MOORE ANTIQUES AND THINGS	SOLD	\$1,817.91	\$2,800.00	\$898.06
17-0633100	ANDERSON SOUVENIR	SOLD	\$3,172.70	\$9,100.00	\$5,783.37
17-0133700	PAUL HOM	SOLD	\$3,723.50	\$6,200.00	\$2,407.72
22-0261500	ASSEMBLY TAX 36 LLC FBO SEC PTY	REDEEMED	\$13,298.22	\$0.00	\$0.00
22-0272100	ASSEMBLY TAX 36 LLC FBO SEC PTY	REDEEMED	\$44,021.92	\$0.00	\$0.00
22-0330900	ASSEMBLY TAX 36 LLC FBO SEC PTY	REDEEMED	\$5,362.20	\$0.00	\$0.00

HERNANDO COUNTY CLERK OF CIRCUIT COURT
 TAX DEED SALE SUMMARY

November 20, 2024

Tax Cert #	applicant	Status	basebid	Sale Amount	Surplus
22-0015300	ASSEMBLY TAX 36 LLC FBO SEC PTY	REDEEMED	\$8,449.36	\$0.00	\$0.00
22-0332200	ASSEMBLY TAX 36 LLC FBO SEC PTY	REDEEMED	\$5,863.46	\$0 00	\$0.00
22-0228300	ASSEMBLY TAX 36 LLC FBO SEC PTY	SOLD	\$4,608.83	\$72,100.00	\$66,402.09
22-0473300	ASSEMBLY TAX 36 LLC FBO SEC PTY	REDEEMED	\$105,923.28	\$0.00	\$0.00
22-0298300	ASSEMBLY TAX 36 LLC FBO SEC PTY	SOLD	\$15,569.94	\$38,300.00	\$22,356.78
22-0099700	ASSEMBLY TAX 36 LLC FBO SEC PTY	SOLD	\$8,564.01	\$12,300.00	\$3,640.16
22-0098300	ASSEMBLY TAX 36 LLC FBO SEC PTY	REDEEMED	\$11,314.08	\$0.00	\$40.00
22-0094900	ASSEMBLY TAX 36 LLC FBO SEC PTY	REDEEMED	\$5,935.81	\$0.00	\$0.00
22-0529900	ASSEMBLY TAX 36 LLC FBO SEC PTY	REDEEMED	\$11,446.50	\$0.00	\$0 00
22-0084400	ASSEMBLY TAX 36 LLC FBO SEC PTY	REDEEMED	\$5,015.99	\$0.00	\$0.00
22-0248300	ASSEMBLY TAX 36 LLC FBO SEC PTY	SOLD	\$11,916.99	\$111,000 00	\$97,550.13
22-0241100	ASSEMBLY TAX 36 LLC FBO SEC PTY	REDEEMED	\$5,319.76	\$0.00	\$0.00
22-0253800	ASSEMBLY TAX 36 LLC FBO SEC PTY	BANKRUPTCY	\$39,076.85		\$0.00
22-0205600	ASSEMBLY TAX 36 LLC FBO SEC PTY	REDEEMED	\$3,611.58	\$0.00	\$0 00
22-0474700	ASSEMBLY TAX 36 LLC FBO SEC PTY	REDEEMED	\$5,685.81	\$0.00	\$0.00
22-0182000	ASSEMBLY TAX 36 LLC FBO SEC PTY	SOLD	\$32,398.46	\$33,100.00	\$28,025.76