



THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA

COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a

NOTICE OF APPLICATION FOR TAX DEED

in the matter of

TDA #: 2024-116TD

was published in said newspaper by print in the issue(s) of:

1/17/2025, 1/24/2025, 1/31/2025, 2/7/2025

and/or by publication on the newspaper's publicly available website, if

authorized, on 1/17/2025, 1/24/2025, 1/31/2025, 2/7/2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me

This 10th day of February, 2025.

(Signature of Notary Public)



LISA M. MACNEIL  
Commission #HH 254975  
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ☒ or

produced identification \_\_\_\_\_

Type of identification produced \_\_\_\_\_

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**

Year of Issuance: 2022  
DEER HAVEN ESTATES UNREC  
SW1/4 OF SE1/4 OF SE1/4 OF SE1/4  
OF 16-21-20 AKA W1/2 TR 105  
KEY# 00972745

Description of Property:  
TDA #: 2024-116TD  
**THERE ARE UNPAID TAXES  
ON THE PROPERTY WHICH  
YOU OWN OR HAVE A LEGAL  
INTEREST. THE PROPERTY WILL  
BE SOLD AT PUBLIC AUCTION  
ON 19TH DAY OF FEBRUARY,  
2025 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.**  
Certificate Number: 22-0003700  
**NOTICE IS HEREBY GIVEN,**  
that TLGFY 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:

**WARNING!**

Parcel ID: R16 121 20 0265 0010  
1051

Assessed To:  
CAROL ANN JACOBSON TAOUKHI  
- 3521 CHARLOTTE ST, ERIE, PA  
16508-2227

PUBLISH: 1/17/2025, 1/24/2025,  
1/31/2025, 2/7/2025

BASE BID AMOUNT: 7,511.96  
REDEMPTION AMOUNT: 7,518.21  
**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.**

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  
19th day of February, 2025  
/s/ Tina Pedersen - Deputy Clerk  
Dated this 26th day of December, 2024  
(CLERK OF CIRCUIT COURT SEAL)

