



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"
FINAL

TO: Amy Blackburn, Hernando County Tax Collector

Attn: Christina Cohen (Rm# 112 - Courthouse)

Randy Mazourek, 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: May 28, 2025

Properties offered for sale on **14th day of May, 2025** 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.
FINAL

Tax Deed #	Tax Cert #	Sale Date	basebid	owner	applicant	Legal Description
2024-106TD	22-0294000	05/14/2025	REDEEMED	RAYMOND HANSEN	KEYS FUNDING LLC- 7022	R24 223 17 2824 0000 1780 ORCHARD PARK UNIT 2 LOT 178 KEY# 01112227
10451 BEDFORD RD	SPRING HILL					
2024-161TD	22-0031500	05/14/2025	SOLD	BEN AGANA	MIKON FINANCIAL SERVICES INC AND OCEAN BANK	R21 122 21 0930 0970 0060 RIDGE MANOR EST UNIT 6 BLOCK 97 LOT 6 1/150TH INT ORB 805 PG 528 ORB 895 PG 1056 ORB 980 PG 1839 ORB 1031 PG 15 ORB 1036 PG 722 ORB 1038 PG 573 ORB 1038 PG 577 ORB 1051 PG 1083 ORB 1215 PG 75 ORB 1383 PG 885 ORB 2224 PG 959 ORB 3285 PG 1542 ORB 3390 PG 451 ORB 1016 PG 1067 KEY# 00019009
STONE DR	WEBSTER					
2025-034TD	22-0210500	05/14/2025	REDEEMED	SARKOWSKI LAWNS LLC	JPL INVESTMENTS CORP	R25 222 18 1530 00E0 0040 BROOKSVILLE ESTATES WEST BLK E LOTS 4 & 5 ORB 2084 PG 1934 KEY # 00115324
GUPTON ST	BROOKSVILLE					
2025-035TD	22-0036300	05/14/2025	REDEEMED	DEBORAH SUE BAILEY	RASHID, CAROL A OR ROGER A	R23 122 21 0890 0070 0C07 RIDGE MANOR EST UNIT 4 BLK 7 LOT C7 KEY # 00022941
KNOXVILLE DR	WEBSTER					
2025-036TD	17-0646000	05/14/2025	SOLD	NANCY A MYHRE	KENZO CAPITAL PARTNERS	R32 422 20 0000 0530 0010 E50 FT OF A LOT 326X374 FT MOL IN SE1/4 OF SW1/4 DES AS E50 FT OF PARCEL 8 KEY # 01385245
HOLDEN DR	BROOKSVILLE					
2025-046TD	19-0638200	05/14/2025	REDEEMED	SPANKYS ENTERPRISES INC	BRADFORD E WILLIAMS	R15 422 19 0000 0530 0010 A LOT 70X80 FT IN N400 FT OF NW1/4 OF SW1/4 LYING W OF US 98 ORB 1109 PG 381 KEY 01401922
PONCE DE LEON BLVD	BROOKSVILLE					

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2025-051TD	22-0102700	05/14/2025	SOLD	DAVID JACKSON JR	PALLUM 401K PLAN	R14 123 21 1230 00D0 0080 TALISMAN SUB BLK D LOT 8 ORB 325 PG 344 KEY # 00058644
TAFFETA ST	DADE CITY					
2025-052TD	22-0358300	05/14/2025	SOLD	HARRY M FORMAN	PALLUM 401K PLAN	R14 223 19 2700 0010 0090 MAURINE PLACE BLK 1 LOTS 9 & 10 KEY # 00201542
POWELL RD	BROOKSVILLE					
2025-053TD	22-0264400	05/14/2025	SOLD	DANIEL T CARTER	PALLUM 401K PLAN	R33 222 19 1500 0000 0300 BROOKSVILLE ESTATES SOUTH LOTS 30 & 31 KEY # 00151757
YOUNG ST	BROOKSVILLE					
2025-057TD	18-0664900	05/14/2025	SOLD	ARCANE PROPERTY VENTURES LLC	TRAVIS MANGHAM TTEE	R07 423 18 0000 0010 0000 A STRIP 100FT WIDE IN NE1/4 (FLA POWER EASEMENT) KEY # 01428574
BELLTOWER ST	SPRING HILL					
2025-058TD	18-0348000	05/14/2025	SOLD	JOHN W STEPHENSON	TRAVIS MANGHAM TTEE	R27 222 19 4320 0000 0391 WOODLAWN ADD E25 FT OF LOTS 39 & 40 ORB 365 PG 265 KEY # 01178745
SUNNYSIDE DR	BROOKSVILLE					
2025-059TD	18-0607600	05/14/2025	SOLD	IRWIN M FROST, RA O.B.O ROYAL PALM BEACH LTD PARTNERSHIP	TRAVIS MANGHAM TTEE	R21 421 18 0000 0010 0000 A STRIP 100FT WIDE IN W1/4 (FLA POWER EASEMENT) LYING N OF SENATOR DR ORB 243 PG 48 KEY # 01428477
ALBANY RD	WEEKI WACHEE					
2025-060TD	18-0109600	05/14/2025	SOLD	GERALD B ITTENBACH	TRAVIS MANGHAM TTEE	R04 123 21 1090 00T0 0020 RIVER HEIGHTS ESTATES TRACT 2 LESS 3 AC MOL FOR R/W KEY # 00048460
RIDGE MANOR BLVD	DADE CITY					

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2025-061TD	18-0608400	05/14/2025	SOLD	HERBERT L KAPLAN, RA O.B.O ROYAL PALM BEACH COLONY INC	TRAVIS MANGHAM TTEE	R28 421 18 0000 0010 0010 A STRIP 100FT WIDE IN W1/4 (FLA POWER EASEMENT) LYING S OF CHARLTON DR & N OF KANAWHA DR ORB 243 PG 48 KEY # 1428805
CHARLTON DR	WEEKI WACHEE					
2025-062TD	18-0607800	05/14/2025	SOLD	ROYAL PALM BCH COLONY LTD PARTNERSHIP	TRAVIS MANGHAM TTEE	R21 421 18 0000 0010 0020 A STRIP 100FT WIDE IN W1/4 (FLA POWER EASEMENT) LYING S OF BARNEVELDE RD & N OF E SNOWY PLOVER AVE ORB 243 PG 48 KEY # 01429038
SNOWY PLOVER AVE	WEEKI WACHEE					
2025-063TD	18-0685100	05/14/2025	SOLD	HENRIETTA C BESSEMER	TRAVIS MANGHAM TTEE	R20 423 20 0000 0030 0000 E1/4 OF NW1/4 OF NE1/4 ORB 376 PG 651 ORB 1170 PG 635 KEY # 00391016
NEFF LAKE RD	BROOKSVILLE					
2025-064TD	18-0664100	05/14/2025	REDEEMED	QUALITY CONSTRUCTION GROUP INC	LENNORIS OCONNOR WEBSTER	R21 423 17 0000 0010 0050 DRA 403X659X513 FT MOL IN NW1/4 OF NW1/4 DES IN ORB 600 PG 1934 KEY # 01258285
WINDJAMMER DR	SPRING HILL					
2025-065TD	18-0607700	05/14/2025	SOLD	IRWIN M FROST O.B.O ROYAL PALM BEACH COLONY LIMITED PARTNERSHIP	TRAVIS MANGHAM TTEE	R21 421 18 0000 0010 0010 A STRIP 100FT WIDE IN W1/4 (FLA POWER EASEMENT) LYING S OF SENATOR DR & N OF BARNEVELDE RD ORB 243 PG 48 KEY # 01429029
SENATOR RD	WEEKI WACHEE					
2025-066TD	18-0621500	05/14/2025	SOLD	IRWIN M FROST, RA O.B.O ROYAL PALM BCH COLONY LTD PARTNERSHIP	TRAVIS MANGHAM TTEE	R04 422 18 0000 0010 0010 A STRIP 100FT WIDE IN N1/2 (FLA POWER EASEMENT) LYING S OF PACIFIC NIGHTHAWK AVE & N OF PAPER CRAFT AVE ORB 243 PG 48 KEY # 01428725
PACIFIC NIGHTHAWK AVE	WEEKI WACHEE					

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2025-067TD	18-0607900	05/14/2025	SOLD	IRWIN M FROST, RA O.B.O ROYAL PALM BCH COLONY LTD PARTNERSHIP	TRAVIS MANGHAM TTEE	R21 421 18 0000 0010 0030 A STRIP 100FT WIDE IN W1/4 (FLA POWER EASEMENT) LYING S OF E SNOWY PLOVER AVE & N OF QUIGLEY AVE ORB243 PG 48 KEY # 01429047
QUIGLEY AVE	WEEKI WACHEE					

HERNANDO COUNTY CLERK OF CIRCUIT COURT
TAX DEED SALE SUMMARY
FINAL

May 14, 2025

Tax Cert #	applicant	Status	basebid	Sale Amount	Surplus
22-0294000	KEYS FUNDING LLC- 7022	REDEEMED	\$18,251.30	\$0.00	\$84.00
22-0031500	MIKON FINANCIAL SERVICES INC AND OCEAN BANK	SOLD	\$9,081.72	\$20,000.00	\$7,360.90
22-0210500	JPL INVESTMENTS CORP	REDEEMED	\$1,547.91	\$0.00	\$84.00
22-0036300	RASHID, CAROL A OR ROGER A	REDEEMED	\$1,474.43	\$0.00	\$124.00
17-0646000	KENZO CAPITAL PARTNERS	SOLD	\$1,327.18	\$1,800.00	\$485.84
19-0638200	BRADFORD E WILLIAMS	REDEEMED	\$3,390.91	\$0.00	\$84.00
22-0102700	PALLUM 401K PLAN	SOLD	\$3,414.42	\$5,700.00	\$2,262.92
22-0358300	PALLUM 401K PLAN	SOLD	\$1,048.95	\$2,200.00	\$1,189.97
22-0264400	PALLUM 401K PLAN	SOLD	\$3,378.79	\$3,400.00	\$84.00
18-0664900	TRAVIS MANGHAM TTEE	SOLD	\$2,721.75	\$3,200.00	\$495.53
18-0348000	TRAVIS MANGHAM TTEE	SOLD	\$2,590.40	\$2,590.40	\$166.11
18-0607600	TRAVIS MANGHAM TTEE	SOLD	\$1,608.77	\$1,700.00	\$115.69
18-0109600	TRAVIS MANGHAM TTEE	SOLD	\$2,473.40	\$2,473.40	\$84.00
18-0608400	TRAVIS MANGHAM TTEE	SOLD	\$1,585.15	\$1,600.00	\$84.00
18-0607800	TRAVIS MANGHAM TTEE	SOLD	\$1,605.56	\$1,700.00	\$118.81
18-0685100	TRAVIS MANGHAM TTEE	SOLD	\$2,756.16	\$2,800.00	\$84.00
18-0664100	LENNORIS OCONNOR WEBSTER	REDEEMED	\$1,315.71	\$0.00	\$84.00
18-0607700	TRAVIS MANGHAM TTEE	SOLD	\$1,591.51	\$1,600.00	\$84.00
18-0621500	TRAVIS MANGHAM TTEE	SOLD	\$1,470.68	\$1,500.00	\$84.00

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TAX DEED SALE SUMMARY

May 14, 2025

Tax Cert #	applicant	Status	basebid	Sale Amount	Surplus
18-0607900	TRAVIS MANGHAM TTEE	SOLD	\$1,479.58	\$1,500.00	\$84.00