



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"**  
\*PRELIMINARY\*

**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:** September 19, 2025

Properties offered for sale on **17th day of September, 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](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.**  
**\*PRELIMINARY\***

<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>
2025-068TD	19-0328100	09/17/2025	\$2,746.02	JAMES C CARDER, JR, RA O.B.O BELMONT HOMES INC	KYLE PETER D IGNACIO	R27 222 19 1560 0000 0071 COLONIAL MANOR N26 FT OF LOT 7 KEY # 01141936
WALKER AVE BROOSVILLE – NO BID, APP HAS 30 DAYS TO RETAIN PROP						
2025-069TD	20-0331500	09/17/2025	\$2,748.73	JAMES C CARDER JR, RA O.B.O BELMONT HOMES INC	KYLE PETER D IGNACIO	R27 222 19 1560 0000 0081 COLONIAL MANOR N26 FT OF LOT 8 KEY # 01314606
WALKER AVE BROOKSVILLE - NO BID, APP HAS 30 DAYS TO RETAIN PROP						
2025-112TD	23-0000684	09/17/2025	REDEEMED	ANNA B LASSWELL TTEE	FIG 20 LLC	R03 223 18 2400 0000 0810 HERNANDO HIGHLANDS S1/2 OF LOT 81 LESS W25 FT AKA A PAR IN CLASS D SUB AS APPROVED BY PLANNING DEPT (S-05-092) KEY # 01066170
DREW ST BROOKSVILLE						
2025-113TD	23-0002036	09/17/2025	CANCELLED	RONALD S SMITH	FIG 20 LLC	R20 422 18 0000 0010 0030 S1/2 OF E1/2 OF NW1/4 OF SE1/4 OF NW1/4 KEY # 01198885
12070 SEELY LN BROOKSVILLE						
2025-118TD	23-0003255	09/17/2025	REDEEMED	JOSEPH LAMONTAGNE	FIG 20 LLC	R29 122 20 0575 0000 0220 LAKESIDE ACRES MH SUB LOT 22 ORB 779 PGS 317-319 ORB 898 PG 1634 ORB 899 PG 511 ORB 1017 PG 1932 KEY # 00896613
7494 GORDON LOOP BROOKSVILLE						
2025-120TD	23-0000644	09/17/2025	REDEEMED	DAVID A TALBOTT	FIG 20 LLC	R03 123 21 0963 0000 113D RIDGE MANOR FARMS UNIT 2 REPLAT LOT 113-D KEY # 00044972
5333 TOWER ST DADE CITY						
2025-122TD	23-0002983	09/17/2025	REDEEMED	ROBERT G BUSH	FIG 20 LLC	R26 422 20 0000 0020 0010 NE 1/4 OF SE 1/4 OF NW 1/4 LESS 15 FT FOR RD AND LESS S 321 FT THEREOF AS DES IN ORB 476 PG 543 ORB 988 PG 1253 KEY # 00367310
8101 HIGH CORNER RD BROOKSVILLE						

**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>
2025-123TD 14389 DEHAVEN AVE	23-0003005 BROOKSVILLE	09/17/2025	REDEEMED	MICHAEL A GUCCIARDO	FIG 20 LLC	R27 222 18 1468 0007 0060 BROOKRIDGE COMMUNITY UNIT 1 BLK 7 LOT 6 KEY # 00117135
2025-124TD GROVE RD	23-0001591 BROOKSVILLE	09/17/2025	REDEEMED	TUAN NGUYEN	FIG 20 LLC	R14 422 18 0000 0100 0000 N1/2 OF N1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS W15 FT FOR RD AKA TR E IN CLASS 1 SUB AS APPROVED BY PLANNING DEPT (S-00-079) KEY # 00344176
2025-125TD 5110 STRICKLAND TRL	23-0000987 DADE CITY	09/17/2025	REDEEMED	RONALD P TRIMM II	FIG 20 LLC	R10 123 21 0720 00A0 0050 OAK MANOR LOT 5 BLK A KEY # 00051776
2025-126TD 16140 PENSACOLA ST	23-0001225 BROOKSVILLE	09/17/2025	SOLD	CHARLES H MCLAUGHLIN	FIG 20 LLC	R12 223 18 3660 00D0 0270 TANGERINE ESTATES BLOCK D LOTS 27 28 KEY # 00194998
2025-127TD 16155 FT MYERS ST	23-0001287 BROOKSVILLE	09/17/2025	REDEEMED	TERESA WELCH	FIG 20 LLC	R12 223 18 3660 00Q0 0010 TANGERINE ESTATES BLK Q LOTS 1 2 & 3 OR 294 PG 675 KEY #00196353
2025-128TD SCARLET SAGE DR	23-0001388 HERNANDO BEACH	09/17/2025	REDEEMED	KURT WIDMER	FIG 20 LLC	R13 223 16 2360 1130 0150 HERNANDO BEACH UNIT 13 BLK 113 LOT 15 KEY # 00170139
2025-129TD 3305 SHOAL LINE BLVD	23-0001396 HERNANDO BEACH	09/17/2025	REDEEMED	SUNSET GRILLE LLC	FIG 20 LLC	R13 223 16 2390 1310 0010 HERNANDO BEACH UNIT 14 BLK 131 LOTS 1 & 2 KEY # 00169775
2025-130TD 12328 GEORGE DR	23-0003392 BROOKSVILLE	09/17/2025	REDEEMED	JOSEPH PALAIMA	FIG 20 LLC	R29 222 18 2530 0300 0040 HIGH POINT SUB UNIT 4 BLK 30 LOT 4 ORB 331 PG 805 KEY # 00125661

**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>
2025-131TD	23-0003639	09/17/2025	REDEEMED	RICKY W PETE	FIG 20 LLC	R32 323 17 5020 0076 0080 SPRING HILL UNIT 2 BLK 76 LOT 8 ORB 294 PG 104 KEY # 00220255
1228 PILGRIM RD	SPRING HILL					
2025-132TD	23-0004291	09/17/2025	SOLD	JANE E SCHOENBECK	FIG 20 LLC	R32 323 17 5182 1833 0150 SPRING HILL-2ND REPLAT OF PORTIONS OF UNITS 18,19,20 BLK 1833 LOT 15 KEY # 00841744
5326 LANDOVER BLVD	SPRING HILL					
2025-133TD	23-0003063	09/17/2025	SOLD	ROBERT D TINKLER	FIG 20 LLC	R27 222 18 1474 0670 0150 BROOKRIDGE COMMUNITY UNIT 4 BLK 67 LOT 15 KEY # 00612162
9330 SALISBURY DR	BROOKSVILLE					
2025-134TD	23-0003139	09/17/2025	REDEEMED	JAVIER B HERNANDEZ	FIG 20 LLC	R27 223 18 3262 0006 0031 ROLLING OAKS UNIT 1 BLK 6 N1/2 OF LOT 3 KEY # 01085587
1484 ALADDIN RD	SPRING HILL					
2025-135TD	23-0003382	09/17/2025	REDEEMED	CARMEN HERNANDEZ	FIG 20 LLC	R29 222 18 2520 0070 0230 HIGH POINT SUB UNIT 3 BLK 7 LOT 23 ORB 333 PG 608 KEY # 00123609
7380 FIRST CIRCLE DR	BROOKSVILLE					
2025-136TD	23-0003371	09/17/2025	REDEEMED	ESTATE OF ELIZABETH LODATI	FIG 20 LLC	R29 222 18 2500 0080 0010 HIGH POINT SUB UNIT 1 BLOCK 8 LOT 1 KEY # 00120425
7555 HIGHPOINT BLVD	BROOKSVILLE					
2025-138TD	23-0004727	09/17/2025	REDEEMED	RONALD D SCHMIEDEBUSH	FIG 20 LLC	R34 222 17 4090 00T0 0070 WEEKI WACHEE HILLS UNIT 4 BLK T LOT 7 ORB 590 PG 568 ORB 660 PG 1979 KEY # 01056467
7036 EISENHOWER ST	WEEKI WACHEE					
2025-147TD	23-0003472	09/17/2025	REDEEMED	KEVIN ZENO	KEYS FUNDING LLC- 2023	R30 223 19 1795 0000 00A1 GARDEN GROVE FARM LOTS E131 FT OF FARM LOT A ORB 34 PG 150 KEY # 01088600
17200 OLD AYERS RD	BROOKSVILLE					

**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>
2025-148TD	23-0003827	09/17/2025	REDEEMED	CHRISTOPHER CONSIGLI	KEYS FUNDING LLC- 2023	R32 323 17 5070 0361 0040 SPRING HILL UNIT 7 BLK 361 LOT 4 ORB 356 PG 560 KEY # 00262263
9199 GERONA ST	SPRING HILL					
2025-149TD	23-0004020	09/17/2025	BANKRUPTCY	DEBORAH LEE MILLINGTON	KEYS FUNDING LLC- 2023	R32 323 17 5100 0682 0080 SPRING HILL UNIT 10 BLK 682 LOT 8 ORB 307 PG 604 KEY # 00293499
2012 FENTRESS CT	SPRING HILL					
2025-150TD	23-0004152	09/17/2025	REDEEMED	CATHY L CZYR	KEYS FUNDING LLC - 6023	R32 323 17 5160 0995 0100 SPRING HILL UNIT 16 BLK 995 LOT 10 KEY # 00562037
3444 EL PRADO AVE	SPRING HILL					
2025-151TD	23-0004556	09/17/2025	REDEEMED	TRACY SISKOS	KEYS FUNDING LLC - 5023	R32 323 17 5252 1794 0060 SPRING HILL UNIT 25 REPLAT 2 BLOCK 1794 LOT 6 KEY # 00651351
4224 DRUMMOND AVE	SPRING HILL					
2025-152TD	23-0004771	09/17/2025	REDEEMED	DAVID PEEPERS JR	KEYS FUNDING LLC - 6023	R34 222 18 3625 0000 0071 B & S SUB IN S3/4 UNREC NE1/4 OF TRACT 7 ORB 572 PG 1552 ORB 740 PG 1142 KEY # 01036809
14270 IRVING ST	SPRING HILL					
2025-153TD	23-0001980	09/17/2025	REDEEMED	JACQUELYN S WILLIAMS	KEYS FUNDING LLC - 6023	R19 422 20 0000 0120 0000 283 AC MOL IN N3/4 LYING N OF MONDON HILL RD & S OF OLD RR INCL THAT PART VACATED IN RESL #88-134 REC IN ORB 719 PG 1555 SUBJCT TO WREC EASMT DES IN ORB 2719 PG 1515 KEY # 00365367
MONDON HILL RD	BROOKSVILLE					
2025-154TD	23-0004572	09/17/2025	REDEEMED	JAY A TREPEN	KEYS FUNDING LLC - 5023	R32 323 17 5260 1757 0040 SPRING HILL UNIT 26 BLK 1757 LOT 4 KEY # 00738036
8396 COLMA ST	SPRING HILL					

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>
2025-155TD	23-0000213	09/17/2025	REDEEMED	ANTONIO R CUBA	KEYS FUNDING LLC - 6023	R01 221 17 3350 0381 0120 ROYAL HIGHLANDS UNIT 6 BLK 381 LOT 12 KEY # 00743707
11232 CENTRALIA RD	WEEKI WACHEE					

HERNANDO COUNTY CLERK OF CIRCUIT COURT  
TAX DEED SALE SUMMARY  
\*PRELIMINARY\*

September 17, 2025

<b>Tax Cert #</b>	<b>applicant</b>	<b>Status</b>	<b>basebid</b>	<b>Sale Amount</b>	<b>Surplus</b>
19-0328100	KYLE PETER D IGNACIO - NO BID, APP HAS 30 DAYS TO RETAIN PROP		\$2,746.02		\$84.00
20-0331500	KYLE PETER D IGNACIO - NO BID, APP HAS 30 DAYS TO RETAIN PROP		\$2,748.73		\$84.00
23-0000684	FIG 20 LLC	REDEEMED	\$4,211.84	\$0.00	\$84.00
23-0002036	FIG 20 LLC	CANCELLED	\$4,162.42		\$84.00
23-0003255	FIG 20 LLC	REDEEMED	\$57,004.32	\$0.00	\$84.00
23-0000644	FIG 20 LLC	REDEEMED	\$8,055.56	\$0.00	\$84.00
23-0002983	FIG 20 LLC	REDEEMED	\$58,000.06	\$0.00	\$0.00
23-0003005	FIG 20 LLC	REDEEMED	\$8,979.35	\$0.00	\$84.00
23-0001591	FIG 20 LLC	REDEEMED	\$5,062.80	\$0.00	\$84.00
23-0000987	FIG 20 LLC	REDEEMED	\$4,750.95	\$0.00	\$124.00
23-0001225	FIG 20 LLC	SOLD	\$14,757.53	\$63,900.00	\$63,983.99
23-0001287	FIG 20 LLC	REDEEMED	\$5,670.83	\$0.00	\$84.00
23-0001388	FIG 20 LLC	REDEEMED	\$3,997.16	\$0.00	\$84.00
23-0001396	FIG 20 LLC	REDEEMED	\$18,750.71	\$0.00	\$84.00
23-0003392	FIG 20 LLC	REDEEMED	\$60,950.52	\$0.00	\$101.00
23-0003639	FIG 20 LLC	REDEEMED	\$64,629.83	\$0.00	\$84.00
23-0004291	FIG 20 LLC	SOLD	\$3,510.31	\$41,300.00	\$41,383.99
23-0003063	FIG 20 LLC	SOLD	\$20,543.24	\$53,000.00	\$53,083.99
23-0003139	FIG 20 LLC	REDEEMED	\$8,281.11	\$0.00	\$84.00

HERNANDO COUNTY CLERK OF CIRCUIT COURT  
TAX DEED SALE SUMMARY

September 17, 2025

<b>Tax Cert #</b>	<b>applicant</b>	<b>Status</b>	<b>basebid</b>	<b>Sale Amount</b>	<b>Surplus</b>
23-0003382	FIG 20 LLC	REDEEMED	\$8,729.38	\$0.00	\$84.00
23-0003371	FIG 20 LLC	REDEEMED	\$6,792.48	\$0.00	\$101.00
23-0004727	FIG 20 LLC	REDEEMED	\$8,719.40	\$0.00	\$101.00
23-0003472	KEYS FUNDING LLC- 2023	REDEEMED	\$41,728.03	\$0.00	\$84.00
23-0003827	KEYS FUNDING LLC- 2023	REDEEMED	\$12,059.15	\$0.00	\$84.00
23-0004020	KEYS FUNDING LLC- 2023	BANKRUPTCY	\$75,818.92		\$84.00
23-0004152	KEYS FUNDING LLC - 6023	REDEEMED	\$54,576.29	\$0.00	\$181.00
23-0004556	KEYS FUNDING LLC - 5023	REDEEMED	\$7,572.21	\$0.00	\$84.00
23-0004771	KEYS FUNDING LLC - 6023	REDEEMED	\$6,586.44	\$0.00	\$84.00
23-0001980	KEYS FUNDING LLC - 6023	REDEEMED	\$6,830.81	\$0.00	\$44.00
23-0004572	KEYS FUNDING LLC - 5023	REDEEMED	\$22,800.43	\$0.00	\$124.00
23-0000213	KEYS FUNDING LLC - 6023	REDEEMED	\$69,857.80	\$0.00	\$124.00