



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 19TH DAY OF NOVEMBER, 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.

NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP**, 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: 23-0004932

Year of Issuance: 2023

TDA #: 2025-198TD

Parcel ID: R36 122 21 0870 0230 0390

Description of Property:

RIDGE MANOR EST UNIT 2 BLK 23 LOT 39
KEY # 00835350

Assessed To:

RONALD J MITCHELL - 24201 OAKS BLVD , LAND O LAKES, FL 34639
ESTATE OF THOMAS L MITCHELL - 24201 OAKS BLVD , LAND O LAKES, FL 34639

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 19th day of November, 2025

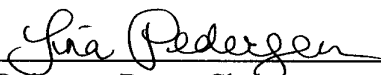
TO REDEEM THIS CERTIFICATE: The below listed redemption amount must be received in cash or certified funds made payable to: **Hernando County Tax Collector at 20 N. Main Street - Rm. 112 Brooksville, FL 34601.**

PUBLISH: 10/17/2025, 10/24/2025, 10/31/2025, 11/7/2025

BASE BID AMOUNT: 1,580.44

REDEMPTION AMOUNT: 1,586.69

Dated this 3rd day of October, 2025



Tina Pedersen - Deputy Clerk





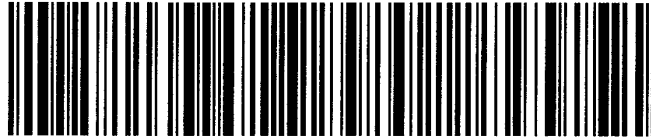
Return address:

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

Recipient address:

JPL INVESTMENTS CORP
8724 SW 72 ST #382
MIAMI FL 33173

USPS CERTIFIED MAIL



9214 8901 9403 8300 0036 5179 08

USPS Tracking Label Number: 9214 8901 9403 8300 0036 5179 08

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	10/03/2025 15:34
PICKED UP	BROOKSVILLE,FL 34601	10/07/2025 09:40
DEPART POST OFFICE	BROOKSVILLE,FL 34601	10/07/2025 12:49
PROCESSED THROUGH USPS FACILITY	MIAMI FL DISTRIBUTION CENTER 33152	10/08/2025 11:07

25-198



Return address:

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

Recipient address:

RONALD J MITCHELL
24201 OAKS BLVD
LAND O LAKES FL 34639

USPS CERTIFIED MAIL



9214 8901 9403 8300 0036 5179 15

USPS Tracking Label Number: 9214 8901 9403 8300 0036 5179 15

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	10/03/2025 15:34
PICKED UP	BROOKSVILLE,FL 34601	10/07/2025 09:40
DEPART POST OFFICE	BROOKSVILLE,FL 34601	10/07/2025 12:49
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	10/08/2025 06:03

25-198



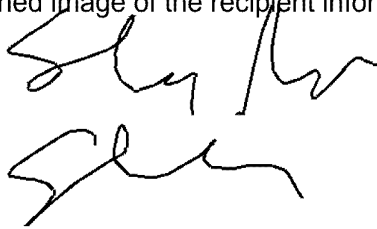
Mailer: Hernando County Clerk of Court

Date Produced: 10/31/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0036 5179 15. Our records indicate that this item was delivered on 10/30/2025 at 10:01 a.m. in BROOKSVILLE, FL 34601. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "Slyker".

Address of Recipient :

A handwritten address in black ink, appearing to be "20 N. V. Ln".

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:

RONALD J MITCHELL
24201 OAKS BLVD
LAND O LAKES FL 34639

Customer Reference Number: C6255030.38095115

Return Reference Number 2025-198TD

USPS MAIL PIECE TRACKING NUMBER: 4203463992148901940383000036517915

MAILING DATE: 10/03/2025

DELIVERED DATE: 10/30/2025

Sale Date: 11/19/2025



MAIL PIECE DELIVERY INFORMATION:

RONALD J MITCHELL
24201 OAKS BLVD
LAND O LAKES FL 34639

MAIL PIECE TRACKING EVENTS:

10/03/2025 15:34	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
10/07/2025 09:40	PICKED UP	BROOKSVILLE,FL 34601
10/07/2025 12:49	DEPART POST OFFICE	BROOKSVILLE,FL 34601
10/08/2025 06:03	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
10/09/2025 03:18	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
10/09/2025 04:05	DEPARTED USPS REGIONAL FACILITY	TAMPA,FL 33630
10/09/2025 11:44	NO AUTHORIZED RECIPIENT AVAILABLE	LAND O LAKES,FL 34639
10/14/2025 03:33	REMINDER TO SCHEDULE REDELIVERY	LAND O LAKES,FL 34639
10/24/2025 03:16	PACKAGE RETURN NOTICE GENERATED	LAND O LAKES,FL 34639
10/27/2025 11:27	UNCLAIMED/BEING RETURNED TO SENDER	LAND O LAKES,FL 34639
10/28/2025 19:24	PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913
10/29/2025 05:50	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
10/30/2025 10:01	DELIVERED TO ORIGINAL SENDER	BROOKSVILLE,FL 34601

CERTIFIED MAIL

TAMPA FL 335

7 OCT 2025 PM 3

Hernando County Clerk of Circuit Court
Tax Deeds
20 N. Main Street RM 161
Brooksville FL 34601

USPS CERTIFIED MAIL



9214 8901 9403 8300 0036 5179 15

25-198 TD

RONALD J MITCHELL
24201 OAKS BLVD
LAND O LAKES FL 34639

NIXIE

339 DE 1

0010/28/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC:

34601286399

*1901-04660-07-38

34601286399



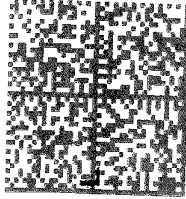
US POSTAGE

quodient

FIRST-CLASS MAIL
PRSR - IMI

\$008.80

10/05/2025 ZIP 34601
043M32206716



RECEIVED
OCT 30 2025
RECS MAMJ

2+19

16/09



Return address:

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

Recipient address:

ESTATE OF THOMAS L MITCHELL
24201 OAKS BLVD
LAND O LAKES FL 34639

USPS CERTIFIED MAIL



9214 8901 9403 8300 0036 5179 22

USPS Tracking Label Number: 9214 8901 9403 8300 0036 5179 22

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	10/03/2025 15:35
PICKED UP	BROOKSVILLE,FL 34601	10/07/2025 09:40
DEPART POST OFFICE	BROOKSVILLE,FL 34601	10/07/2025 12:49
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	10/08/2025 06:04

25-198



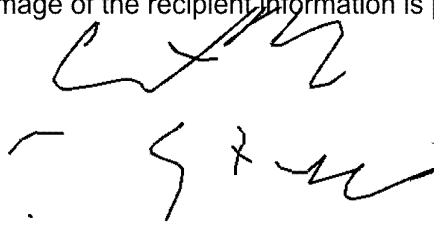
Mailer: Hernando County Clerk of Court

Date Produced: 11/03/2025


ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0036 5179 22. Our records indicate that this item was delivered on 10/31/2025 at 10:42 a.m. in BROOKSVILLE, FL 34601. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "L. J. ...".

Address of Recipient :

A handwritten address in black ink, appearing to be "20 N Main".

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:

ESTATE OF THOMAS L MITCHELL
24201 OAKS BLVD
LAND O LAKES FL 34639

Customer Reference Number: C6255030.38095116

Return Reference Number 2025-198TD

USPS MAIL PIECE TRACKING NUMBER: 4203463992148901940383000036517922

MAILING DATE: 10/03/2025

DELIVERED DATE: 10/31/2025

Sale Date: 11/19/2025



MAIL PIECE DELIVERY INFORMATION:

ESTATE OF THOMAS L MITCHELL
24201 OAKS BLVD
LAND O LAKES FL 34639

MAIL PIECE TRACKING EVENTS:

10/03/2025 15:35	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
10/07/2025 09:40	PICKED UP	BROOKSVILLE,FL 34601
10/07/2025 12:49	DEPART POST OFFICE	BROOKSVILLE,FL 34601
10/08/2025 06:04	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
10/09/2025 03:18	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
10/09/2025 04:05	DEPARTED USPS REGIONAL FACILITY	TAMPA,FL 33630
10/09/2025 11:44	NO AUTHORIZED RECIPIENT AVAILABLE	LAND O LAKES,FL 34639
10/14/2025 03:35	REMINDER TO SCHEDULE REDELIVERY	LAND O LAKES,FL 34639
10/24/2025 03:15	PACKAGE RETURN NOTICE GENERATED	LAND O LAKES,FL 34639
10/27/2025 11:28	UNCLAIMED/BEING RETURNED TO SENDER	LAND O LAKES,FL 34639
10/28/2025 19:24	PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913
10/29/2025 11:56	PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913
10/30/2025 07:24	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
10/31/2025 10:42	DELIVERED TO ORIGINAL SENDER	BROOKSVILLE,FL 34601

CERTIFIED MAIL

TAMPA FL 335

7 OCT 2025 PM 3

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

USPS CERTIFIED MAIL



9214 8901 9403 8300 0036 5179 22

25-198 TD

ESTATE OF THOMAS L MITCHELL
24201 OAKS BLVD
LAND O LAKES FL 34639

NIXIE

339 SE 1

0210/29/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34601286399 *1901-05142-07-38

92469128639



US POSTAGE

quodant.

FIRST-CLASS MAIL
PRSRV - IMI

\$008.80

10/06/2025 ZIP 34601
043M52206716

RECEIVE

OCT 31 2025

RES MGMT

bnj

10109



Return address:

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

Recipient address:

MARGARET TRACI TRODGLEN
7407 S OBRIEN ST
TAMPA FL 33616-2024

USPS CERTIFIED MAIL



9214 8901 9403 8336 5179 39

USPS Tracking Label Number: 9214 8901 9403 8336 5179 39

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	10/03/2025 15:32
PICKED UP	BROOKSVILLE,FL 34601	10/07/2025 09:40
DEPART POST OFFICE	BROOKSVILLE,FL 34601	10/07/2025 12:49
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	10/08/2025 06:20

25-198

CERTIFIED MAIL

TAMPA FL 335

7 OCT 2025 PM 3

USPS CERTIFIED MAIL

Hernando County Clerk of Circuit Court
Tax Deeds
20 N. Main Street RM 161
Brooksville FL 34601



9214 8901 9403 8336 5179 39

25-198 TD

MARGARET TRACI TRODGLLEN
7407 S OBRIEN ST
TAMPA FL 33616-2024

NIXIE

339 DE 1

0011/07/25

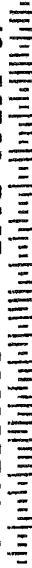
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD



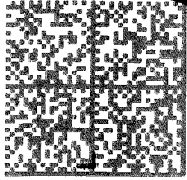
34601-2863
33616-202407

BC: 34601286399

*1901-05152-07-32



US POSTAGE



quadrant

FIRST-CLASS MAIL
PRSR - IMI

\$008.80⁹

10/06/2025 ZIP 34601
USPS 2205716

RECEIVED

NOV 12 2025

RECS MGMT

Handwritten signature



Return address:

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

Recipient address:

SUZZANNE DENICE LUND
2496 APPALACHEE DR
ATLANTA GA 30319

USPS CERTIFIED MAIL



9214 8901 9403 8300 0036 5179 46

USPS Tracking Label Number: 9214 8901 9403 8300 0036 5179 46

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	10/03/2025 15:34
PICKED UP	BROOKSVILLE,FL 34601	10/07/2025 09:40
DEPART POST OFFICE	BROOKSVILLE,FL 34601	10/07/2025 12:49
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	10/07/2025 20:14

25-198



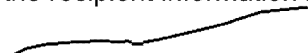
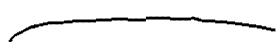
Mailer: Hernando County Clerk of Court

Date Produced: 10/13/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0036 5179 46. Our records indicate that this item was delivered on 10/10/2025 at 10:45 a.m. in ATLANTA, GA 30319. The scanned image of the recipient information is provided below.

Signature of Recipient :

A single line of handwritten signature.A single line of handwritten signature.

Address of Recipient :

A handwritten address consisting of several lines of scribbled text.

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:

SUZANNE DENICE LUND
2496 APPALACHEE DR
ATLANTA GA 30319

Customer Reference Number: C6255030.38095118

Return Reference Number 2025-198TD

USPS MAIL PIECE TRACKING NUMBER: 4203031992148901940383000036517946

MAILING DATE: 10/03/2025

DELIVERED DATE: 10/10/2025

Sale Date: 11/19/2025



MAIL PIECE DELIVERY INFORMATION:

SUZZANNE DENICE LUND
2496 APPALACHEE DR
ATLANTA GA 30319

MAIL PIECE TRACKING EVENTS:

10/03/2025 15:34	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
10/07/2025 09:40	PICKED UP	BROOKSVILLE,FL 34601
10/07/2025 12:49	DEPART POST OFFICE	BROOKSVILLE,FL 34601
10/07/2025 20:14	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
10/09/2025 08:41	PROCESSED THROUGH USPS FACILITY	ATLANTA GA DISTRIBUTION CENTER 30304
10/10/2025 10:45	DELIVERED LEFT WITH INDIVIDUAL	ATLANTA,GA 30319
10/10/2025 10:46	ADDRESSEE UNKNOWN	ATLANTA,GA 30319

CERTIFIED MAIL

TAMPA FL 335

7 OCT 2025 PM

USPS CERTIFIED MAIL

Hernando County Clerk of Circuit Court
Tax Deeds
20 N. Main Street RM 161
Brooksville FL 34601



9214 8901 9403 8300 0036 5179 46

25-198 TD

SUZANNE DENICE LUND
2496 APPALACHEE DR
ATLANTA GA 30319

NIXIE

326 DE 1

7210/14/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34601281799

3031760452857

*2101-08282-07-38

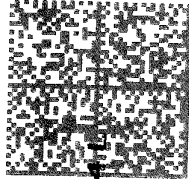
US POSTAGE

quadrant

FIRST-CLASS MAIL
PRESRT - INT

\$008.80⁰

10/06/2025 ZIP 34601
043M32206716



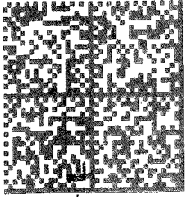
AW
12/10

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

FWL
10-11-25
1916
TC

TAMPA FL 335

7 OCT 2025 PM 4



quadrant

FIRST-CLASS MAIL
PRSRT - IMI

\$000.68

104962025 ZIP 34601
043M32206716

US POSTAGE

RECEIVED
OCT 21 2025
RECS MGMT

SUZANNE DENICE LUND
2496 APPALACHEE DR
ATLANTA GA 30319
2025-198TD

NIXIE 326 7E 1 7210/16/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34601286399 *2101-04827-07-38

3031260181888



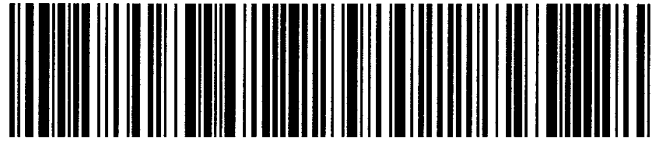
Return address:

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

Recipient address:

WILLIAM E MITCHELL
4311 WHITTNER DR
LAND O LAKES FL 34639

USPS CERTIFIED MAIL



9214 8901 9403 8300 0036 5179 53

USPS Tracking Label Number: 9214 8901 9403 8300 0036 5179 53

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	10/03/2025 15:34
PICKED UP	BROOKSVILLE,FL 34601	10/07/2025 09:40
DEPART POST OFFICE	BROOKSVILLE,FL 34601	10/07/2025 12:49
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	10/08/2025 06:03

25-198



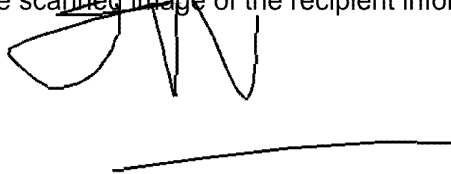
Mailer: Hernando County Clerk of Court

Date Produced: 10/16/2025

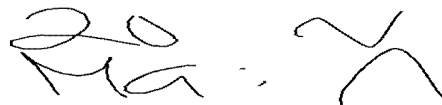
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0036 5179 53. Our records indicate that this item was delivered on 10/15/2025 at 10:03 a.m. in BROOKSVILLE, FL 34601. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "W. Mitchell", with a horizontal line drawn underneath it.

Address of Recipient :

A handwritten address in black ink, appearing to be "20 Ma. N".

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:

WILLIAM E MITCHELL
4311 WHITTNER DR
LAND O LAKES FL 34639

Customer Reference Number: C6255030.38095119

Return Reference Number 2025-198TD

USPS MAIL PIECE TRACKING NUMBER: 4203463992148901940383000036517953

MAILING DATE: 10/03/2025

DELIVERED DATE: 10/15/2025

Sale Date: 11/19/2025



MAIL PIECE DELIVERY INFORMATION:

WILLIAM E MITCHELL
4311 WHITTNER DR
LAND O LAKES FL 34639

MAIL PIECE TRACKING EVENTS:

10/03/2025 15:34	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
10/07/2025 09:40	PICKED UP	BROOKSVILLE,FL 34601
10/07/2025 12:49	DEPART POST OFFICE	BROOKSVILLE,FL 34601
10/08/2025 06:03	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
10/09/2025 03:12	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
10/09/2025 04:05	DEPARTED USPS REGIONAL FACILITY	TAMPA,FL 33630
10/09/2025 12:34	ADDRESSEE UNKNOWN	LAND O LAKES,FL 34639
10/12/2025 14:46	PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913
10/14/2025 07:38	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
10/15/2025 10:03	DELIVERED TO ORIGINAL SENDER	BROOKSVILLE,FL 34601

CERTIFIED MAIL
TAMPA FL 335

7 OCT 2025 PM 3 L

USPS CERTIFIED MAIL



Hernando County Clerk of Circuit Court
Tax Deeds
20 N. Main Street RM 161
Brooksville FL 34601

9214 8901 9403 8300 0036 5179 53

25-198 JD

WILLIAM E MITCHELL
4311 WHITTNER DR
LAND O LAKES FL 34639

NIXIE

339 FE 1

0010/12/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

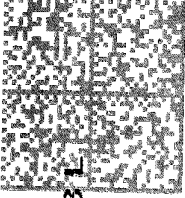
3460128639

BC: 34601286399

*1901-04946-07-38



quodient
FIRST-CLASS MAIL
PRSRT - IM1
\$008.80⁰
10/06/2025 ZIP 34601
043MS2206716



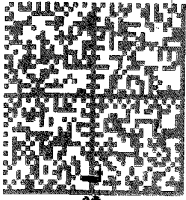
US POSTAGE

OCT 15 2025
US MGMT

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

TAMPA FL 335

7 OCT 2025 PM 3:14



quodfient

FIRST-CLASS MAIL
PRSRV - IMI

\$000.68

10/06/2025 ZIP 34601
043M32206716

US POSTAGE

WILLIAM E MITCHELL
4311 WHITTNER DR
LAND O LAKES FL 34639
2025-198TD

RECEIVED
OCT 16 2025
REC CIVT

NIXIE

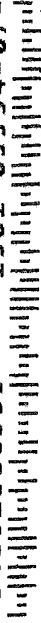
339 SE 1

0210/13/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

UAF
34601286399

BC: 34601286399 *1901-05594-07-38





Return address:

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

Recipient address:

DAVID C SASSER ESQ
161 E JEFFERSON ST SUITE B
BROOKSVILLE FL 34601

USPS CERTIFIED MAIL



9214 8901 9403 8300 0036 5179 60

USPS Tracking Label Number: 9214 8901 9403 8300 0036 5179 60

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	10/03/2025 15:28
PICKED UP	BROOKSVILLE,FL 34601	10/07/2025 09:40
DEPART POST OFFICE	BROOKSVILLE,FL 34601	10/07/2025 12:49
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	10/07/2025 20:05

25-198



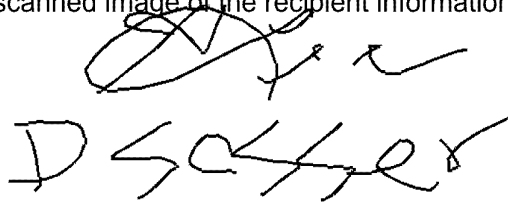
Mailer: Hernando County Clerk of Court

Date Produced: 10/20/2025

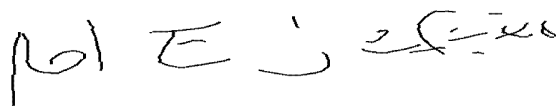
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0036 5179 60. Our records indicate that this item was delivered on 10/17/2025 at 11:08 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:

DAVID C SASSER ESQ
161 E JEFFERSON ST SUITE B
BROOKSVILLE FL 34601

Customer Reference Number: C6255030.38095120

Return Reference Number 2025-198TD

USPS MAIL PIECE TRACKING NUMBER: 4203460192148901940383000036517960

MAILING DATE: 10/03/2025

DELIVERED DATE: 10/17/2025

Sale Date: 11/19/2025

MAIL PIECE DELIVERY INFORMATION:

DAVID C SASSER ESQ
161 E JEFFERSON ST SUITE B
BROOKSVILLE FL 34601

MAIL PIECE TRACKING EVENTS:

10/03/2025 15:28	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
10/07/2025 09:40	PICKED UP	BROOKSVILLE,FL 34601
10/07/2025 12:49	DEPART POST OFFICE	BROOKSVILLE,FL 34601
10/07/2025 20:05	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
10/09/2025 09:09	PROCESSED THROUGH USPS FACILITY	BROOKLYN NY DISTRIBUTION CENTER 11256
10/10/2025 12:36	PROCESSED THROUGH USPS FACILITY	MID NY DISTRIBUTION CENTER 11747
10/10/2025 19:48	DEPARTED USPS REGIONAL FACILITY	MID NY DISTRIBUTION CENTER 11747
10/13/2025 04:53	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
10/15/2025 21:27	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
10/16/2025 11:52	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
10/17/2025 11:08	DELIVERED LEFT WITH INDIVIDUAL	BROOKSVILLE,FL 34601



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 14TH DAY OF JANUARY, 2026 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 **JPL INVESTMENTS CORP**, 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: 23-0004932

Year of Issuance: 2023

TDA #: 2025-198TD

Parcel ID: R36 122 21 0870 0230 0390

Description of Property:

RIDGE MANOR EST UNIT 2 BLK 23 LOT 39
KEY # 00835350

Assessed To:

RONALD J MITCHELL - 24201 OAKS BLVD , LAND O LAKES, FL 34639
ESTATE OF THOMAS L MITCHELL - 24201 OAKS BLVD , LAND O LAKES, FL 34639

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 14th day of January, 2026

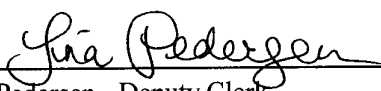
TO REDEEM THIS CERTIFICATE: The below listed redemption amount must be received in cash or certified funds made payable to: **Hernando County Tax Collector at 20 N. Main Street - Rm. 112 Brooksville, FL 34601.**

PUBLISH: 12/12/2025, 12/19/2025, 12/26/2025, 1/2/2026

BASE BID AMOUNT: 1,835.03

REDEMPTION AMOUNT: 1,841.28

Dated this 25th day of November, 2025



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:

SUZZANNE DENICE LUND
2496 APPALACHEE DR
ATLANTA GA 30319

USPS CERTIFIED MAIL



9214 8901 9403 8300 0044 2475 83

USPS Tracking Label Number: 9214 8901 9403 8300 0044 2475 83

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	11/25/2025 08:37
PICKED UP	BROOKSVILLE,FL 34601	11/26/2025 09:53
DEPART POST OFFICE	BROOKSVILLE,FL 34601	11/26/2025 15:15
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	11/26/2025 21:01
PROCESSED THROUGH USPS FACILITY	ATLANTA GA DISTRIBUTION CENTER 30304	11/28/2025 12:38
PROCESSED THROUGH USPS FACILITY	ATLANTA GA DISTRIBUTION CENTER 30304	11/29/2025 06:53
PROCESSED THROUGH USPS FACILITY	ATLANTA GA DISTRIBUTION CENTER 30304	11/30/2025 18:14
DELIVERED LEFT WITH INDIVIDUAL	ATLANTA,GA 30319	12/01/2025 19:00

25-198



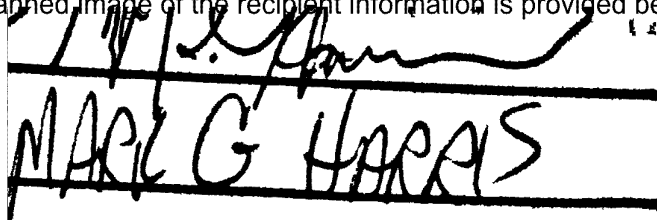
Mailer: Hernando County Clerk of Court

Date Produced: 12/02/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0044 2475 83. Our records indicate that this item was delivered on 12/01/2025 at 07:00 p.m. in ATLANTA, GA 30319. The scanned image of the recipient information is provided below.

Signature of Recipient :



MARK G HARRIS

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:

SUZANNE DENICE LUND
2496 APPALACHEE DR
ATLANTA GA 30319

Customer Reference Number: C6386484.38909947

Return Reference Number 2025-198TD

USPS MAIL PIECE TRACKING NUMBER: 4203031992148901940383000044247583

MAILING DATE: 11/25/2025

DELIVERED DATE: 12/01/2025

Sale Date: 01/14/2026

MAIL PIECE DELIVERY INFORMATION:

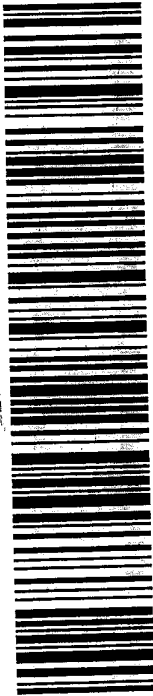
SUZZANNE DENICE LUND
2496 APPALACHEE DR
ATLANTA GA 30319

MAIL PIECE TRACKING EVENTS:

11/25/2025 08:37	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
11/26/2025 09:53	PICKED UP	BROOKSVILLE,FL 34601
11/26/2025 15:15	DEPART POST OFFICE	BROOKSVILLE,FL 34601
11/26/2025 21:01	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
11/28/2025 12:38	PROCESSED THROUGH USPS FACILITY	ATLANTA GA DISTRIBUTION CENTER 30304
11/29/2025 06:53	PROCESSED THROUGH USPS FACILITY	ATLANTA GA DISTRIBUTION CENTER 30304
11/30/2025 18:14	PROCESSED THROUGH USPS FACILITY	ATLANTA GA DISTRIBUTION CENTER 30304
12/01/2025 19:00	DELIVERED LEFT WITH INDIVIDUAL	ATLANTA,GA 30319

CERTIFIED MAIL™

USPS CERTIFIED MAIL



9214 8901 9403 8300 0044 2475 83

Hernando County Clerk of Circuit Court
Tax Deeds
20 N. Main Street RM 161
Brooksville FL 34601

25-198

SUZANNE DENICE LUND
2496 APPALACHEE DR
ATLANTA GA 30319

023760224701120

ANK
3460122863
30319-346036

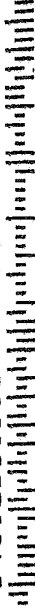
NIXIE

326 FE 1

0012/06/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34601286399 *2501-08137-26-39



RECEIVED
DEC 10 2025
RECS MGMT

US POSTAGE

Client

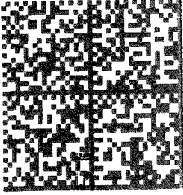
FIRST-CLASS MAIL
PERMIT NO. 1008580
MIAMI, FL

11/25/2025 ZIP 34601
043M32206716

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

TAMPA FL 335
26 NOV 2025 PM

quadrant
FIRST-CLASS MAIL
PRSRT - IMI
\$000.68
11/26/2025 ZIP 34601
049M92206716



RECEIVED
DEC 10 2025
PRECS MGMT

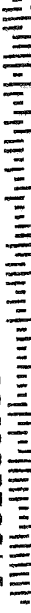
SUZANNE DENICE LUND
2496 APPALACHEE DR
ATLANTA GA 30319
2025-198TD

NIXIE 325 FE 1 0012/06/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34601286399 *2501-06785-26-39

ANK
346012863
30319-346036





Return address:

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

Recipient address:

JPL INVESTMENTS CORP
8724 SW 72 ST #382
MIAMI FL 33173

USPS CERTIFIED MAIL



9214 8901 9403 8300 0044 2475 45

USPS Tracking Label Number: 9214 8901 9403 8300 0044 2475 45

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	11/25/2025 08:37
PICKED UP	BROOKSVILLE,FL 34601	11/26/2025 09:53
DEPART POST OFFICE	BROOKSVILLE,FL 34601	11/26/2025 15:15
PROCESSED THROUGH USPS FACILITY	MIAMI FL DISTRIBUTION CENTER 33152	11/28/2025 07:48
PROCESSED THROUGH USPS FACILITY	MIAMI FL DISTRIBUTION CENTER 33152	11/29/2025 01:15
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	MIAMI,FL 33173	11/29/2025 11:03

25-198



Mailer: Hernando County Clerk of Court

Date Produced: 12/01/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0044 2475 45. Our records indicate that this item was delivered on 11/29/2025 at 11:03 a.m. in MIAMI, FL 33173. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "VEGA".

VEGA

Address of Recipient :

**8724 SW 72ND ST, MIAMI, FL
33173**

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:

JPL INVESTMENTS CORP
8724 SW 72 ST #382
MIAMI FL 33173

Customer Reference Number: C6386484.38909943

Return Reference Number 2025-198TD

USPS MAIL PIECE TRACKING NUMBER: 4203317392148901940383000044247545

MAILING DATE: 11/25/2025

DELIVERED DATE: 11/29/2025

Sale Date: 01/14/2026

MAIL PIECE DELIVERY INFORMATION:

JPL INVESTMENTS CORP
8724 SW 72 ST #382
MIAMI FL 33173

MAIL PIECE TRACKING EVENTS:

11/25/2025 08:37	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
11/26/2025 09:53	PICKED UP	BROOKSVILLE,FL 34601
11/26/2025 15:15	DEPART POST OFFICE	BROOKSVILLE,FL 34601
11/28/2025 07:48	PROCESSED THROUGH USPS FACILITY	MIAMI FL DISTRIBUTION CENTER 33152
11/29/2025 01:15	PROCESSED THROUGH USPS FACILITY	MIAMI FL DISTRIBUTION CENTER 33152
11/29/2025 11:03	DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	MIAMI,FL 33173



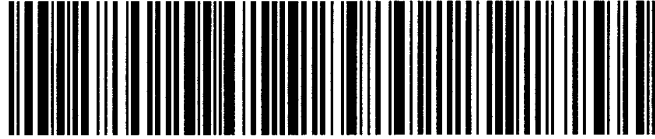
Return address:

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

Recipient address:

DAVID C SASSER ESQ
161 E JEFFERSON ST SUITE B
BROOKSVILLE FL 34601

USPS CERTIFIED MAIL



9214 8901 9403 8300 0044 2476 06

USPS Tracking Label Number: 9214 8901 9403 8300 0044 2476 06

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	11/25/2025 08:37
PICKED UP	BROOKSVILLE,FL 34601	11/26/2025 09:53
DEPART POST OFFICE	BROOKSVILLE,FL 34601	11/26/2025 15:15
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	11/27/2025 04:46
RESCHEDULED TO NEXT DELIVERY DAY	BROOKSVILLE,FL 34601	11/28/2025 10:33
DELIVERED LEFT WITH INDIVIDUAL	BROOKSVILLE,FL 34601	12/01/2025 12:15

25-198



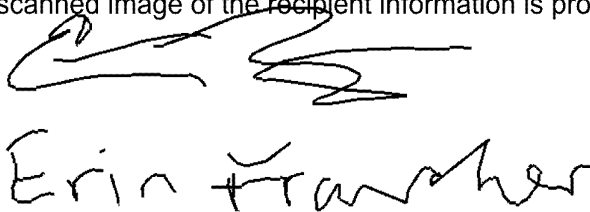
Mailer: Hernando County Clerk of Court

Date Produced: 12/02/2025

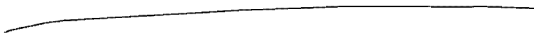
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0044 2476 06. Our records indicate that this item was delivered on 12/01/2025 at 12:15 p.m. in BROOKSVILLE, FL 34601. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Erin Tranter". The signature is written in a cursive style with a horizontal line extending to the right.

Address of Recipient :

A solid black horizontal line redacting the recipient's address.

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:

DAVID C SASSER ESQ
161 E JEFFERSON ST SUITE B
BROOKSVILLE FL 34601

Customer Reference Number: C6386484.38909949

Return Reference Number 2025-198TD

USPS MAIL PIECE TRACKING NUMBER: 4203460192148901940383000044247606

MAILING DATE: 11/25/2025

DELIVERED DATE: 12/01/2025

Sale Date: 01/14/2026

MAIL PIECE DELIVERY INFORMATION:

DAVID C SASSER ESQ
161 E JEFFERSON ST SUITE B
BROOKSVILLE FL 34601

MAIL PIECE TRACKING EVENTS:

11/25/2025 08:37	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
11/26/2025 09:53	PICKED UP	BROOKSVILLE,FL 34601
11/26/2025 15:15	DEPART POST OFFICE	BROOKSVILLE,FL 34601
11/27/2025 04:46	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
11/28/2025 10:33	RESCHEDULED TO NEXT DELIVERY DAY	BROOKSVILLE,FL 34601
12/01/2025 12:15	DELIVERED LEFT WITH INDIVIDUAL	BROOKSVILLE,FL 34601



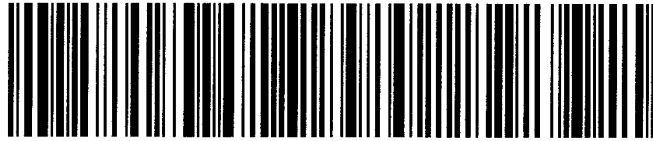
Return address:

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

Recipient address:

WILLIAM E MITCHELL
4311 WHITTNER DR
LAND O LAKES FL 34639

USPS CERTIFIED MAIL



9214 8901 9403 8300 0044 2475 90

USPS Tracking Label Number: 9214 8901 9403 8300 0044 2475 90

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	11/25/2025 08:37
PICKED UP	BROOKSVILLE,FL 34601	11/26/2025 09:53
DEPART POST OFFICE	BROOKSVILLE,FL 34601	11/26/2025 15:15
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	11/27/2025 04:46
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	11/28/2025 00:53
ADDRESSEE UNKNOWN	LAND O LAKES,FL 34639	11/28/2025 09:54
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	11/30/2025 02:18
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	12/01/2025 08:18

25-198



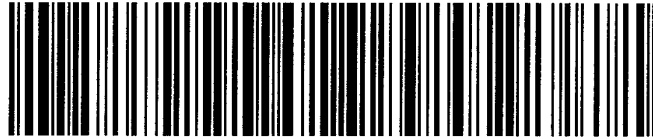
Return address:

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

Recipient address:

MARGARET TRACI TRODGLEN
7407 S OBRIEN ST
TAMPA FL 33616-2024

USPS CERTIFIED MAIL



9214 8901 9403 8344 2475 76

USPS Tracking Label Number: 9214 8901 9403 8344 2475 76

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	11/25/2025 08:37
PICKED UP	BROOKSVILLE,FL 34601	11/26/2025 09:53
DEPART POST OFFICE	BROOKSVILLE,FL 34601	11/26/2025 15:15
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	11/27/2025 04:50
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	11/28/2025 03:18
NO AUTHORIZED RECIPIENT AVAILABLE	TAMPA,FL 33616	11/28/2025 16:29
REMINDER TO SCHEDULE REDELIVERY	TAMPA,FL 33616	12/03/2025 03:25

25-198

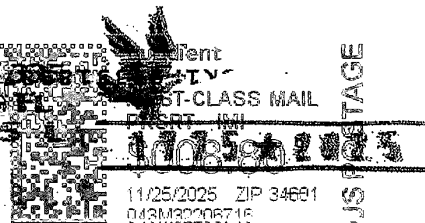
CERTIFIED MAIL

Hernando County Clerk of Circuit Court
Tax Deeds
20 N. Main Street RM 161
Brooksville FL 34601

USPS CERTIFIED MAIL



9214 8901 9403 8344 2475 76



US POSTAGE

25-198

MARGARET TRACI T
7407 S OBRIEN ST
TAMPA FL 33616-202

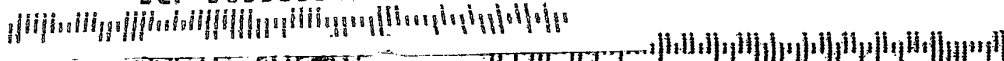
MI: 93331898744

NIXIE 33913 01/12/2026

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955

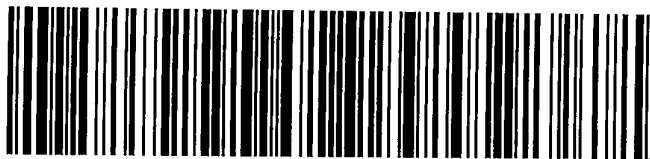
Handwritten signature and date 1/28

RECEIVED
JAN 26 2026
RECS.MGMT



Hernando County Clerk of Circuit Court
Tax Deeds
20 N. Main Street RM 161
Brooksville FL 34601

USPS CERTIFIED MAIL



9214 8901 9403 8344 2475 76

01/14/2026

MARGARET TRACI TRODGLEN
7407 S OBRIEN ST
TAMPA FL 33616-2024



Mailer: Hernando County Clerk of Court

Date Produced: 01/27/2026

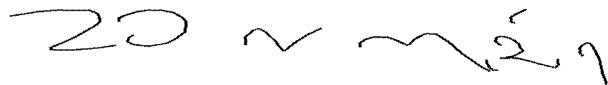
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8344 2475 76. Our records indicate that this item was delivered on 01/26/2026 at 10:37 a.m. in BROOKSVILLE, FL 34601. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "MARGARET TRACI TRODGLEN".

Address of Recipient :

A handwritten address in black ink, appearing to be "20 N M...".

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:

MARGARET TRACI TRODGLEN
7407 S OBRIEN ST
TAMPA FL 33616-2024

Customer Reference Number: C6386484.38909946

Return Reference Number 2025-198TD

USPS MAIL PIECE TRACKING NUMBER: 4203361620249214890194038344247576

MAILING DATE: 11/25/2025

DELIVERED DATE: 01/26/2026

Sale Date: 01/14/2026

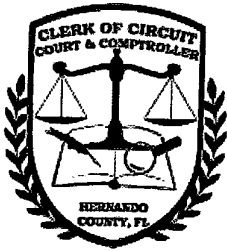


MAIL PIECE DELIVERY INFORMATION:

MARGARET TRACI TRODGLLEN
7407 S OBRIEN ST
TAMPA FL 33616-2024

MAIL PIECE TRACKING EVENTS:

11/25/2025 08:37	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
11/26/2025 09:53	PICKED UP	BROOKSVILLE,FL 34601
11/26/2025 15:15	DEPART POST OFFICE	BROOKSVILLE,FL 34601
11/27/2025 04:50	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
11/28/2025 03:18	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
11/28/2025 16:29	NO AUTHORIZED RECIPIENT AVAILABLE	TAMPA,FL 33616
12/03/2025 03:25	REMINDER TO SCHEDULE REDELIVERY	TAMPA,FL 33616
12/13/2025 03:48	PACKAGE RETURN NOTICE GENERATED	TAMPA,FL 33616
12/24/2025 13:15	UNCLAIMED/BEING RETURNED TO SENDER	TAMPA,FL 33611
12/26/2025 04:53	PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913
12/27/2025 09:40	PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913
12/27/2025 10:48	DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913
12/28/2025 09:55	PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913
01/12/2026 18:46	PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913
01/26/2026 10:37	DELIVERED TO ORIGINAL SENDER	BROOKSVILLE,FL 34601



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

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 14TH DAY OF JANUARY, 2026 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 161, BROOKSVILLE, FLORIDA, 34601, OR BY TELEPHONE (352) 540-6772.

NOTICE IS HEREBY GIVEN, that JPL INVESTMENTS CORP, 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: 23-0004932

Year of Issuance: 2023

TDA #: 2025-198TD

Parcel ID: R36 122 21 0870 0230 0390

Description of Property:

RIDGE MANOR EST UNIT 2 BLK 23 LOT 39
KEY # 00835350

Assessed To:

RONALD J MITCHELL - 24201 OAKS BLVD, LAND O LAKES, FL 34639
ESTATE OF THOMAS L MITCHELL - 24201 OAKS BLVD, LAND O LAKES, FL 34639

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 14th day of January, 2026

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: 12/12/2025, 12/19/2025, 12/26/2025, 1/2/2026

BASE BID AMOUNT: 1,835.03

REDEMPTION AMOUNT: 1,841.28

Dated this 25th day of November, 2025



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:

ESTATE OF THOMAS L MITCHELL
24201 OAKS BLVD
LAND O LAKES FL 34639

USPS CERTIFIED MAIL



9214 8901 9403 8300 0044 2475 69

USPS Tracking Label Number: 9214 8901 9403 8300 0044 2475 69

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	11/25/2025 08:37
PICKED UP	BROOKSVILLE,FL 34601	11/26/2025 09:53
DEPART POST OFFICE	BROOKSVILLE,FL 34601	11/26/2025 15:15
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	11/27/2025 04:46
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	11/28/2025 03:21
NO ACCESS TO DLVRY LOCATION	LAND O LAKES,FL 34639	11/28/2025 13:09

25-198



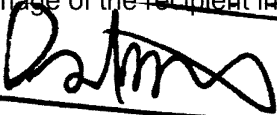
Mailer: Hernando County Clerk of Court

Date Produced: 12/31/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0044 2475 69. Our records indicate that this item was delivered on 12/30/2025 at 12:41 p.m. in LAND O LAKES, FL 34639. The scanned image of the recipient information is provided below.

Signature of Recipient :


Ronald A Mitchell, Personal

Address of Recipient :

24201 OAKS BLVD Rm P.

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:

ESTATE OF THOMAS L MITCHELL
24201 OAKS BLVD
LAND O LAKES FL 34639

Customer Reference Number: C6386484.38909945

Return Reference Number 2025-198TD

USPS MAIL PIECE TRACKING NUMBER: 4203463992148901940383000044247569

MAILING DATE: 11/25/2025

DELIVERED DATE: 12/30/2025

Sale Date: 01/14/2026

MAIL PIECE DELIVERY INFORMATION:

ESTATE OF THOMAS L MITCHELL
24201 OAKS BLVD
LAND O LAKES FL 34639

MAIL PIECE TRACKING EVENTS:

11/25/2025 08:37	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
11/26/2025 09:53	PICKED UP	BROOKSVILLE,FL 34601
11/26/2025 15:15	DEPART POST OFFICE	BROOKSVILLE,FL 34601
11/27/2025 04:46	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
11/28/2025 03:21	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
11/28/2025 13:09	NO ACCESS TO DLVRY LOCATION	LAND O LAKES,FL 34639
12/30/2025 04:38	ON ROUTE	LAND O LAKES,FL 34639
12/30/2025 12:41	DELIVERED LEFT WITH INDIVIDUAL	LAND O LAKES,FL 34639



Return address:

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

Recipient address:

RONALD J MITCHELL
24201 OAKS BLVD
LAND O LAKES FL 34639

USPS CERTIFIED MAIL



9214 8901 9403 8300 0044 2475 52

USPS Tracking Label Number: 9214 8901 9403 8300 0044 2475 52

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	11/25/2025 08:37
PICKED UP	BROOKSVILLE,FL 34601	11/26/2025 09:53
DEPART POST OFFICE	BROOKSVILLE,FL 34601	11/26/2025 15:15
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	11/27/2025 04:46
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	11/28/2025 03:21
NO ACCESS TO DLVRY LOCATION	LAND O LAKES,FL 34639	11/28/2025 13:09

25-198



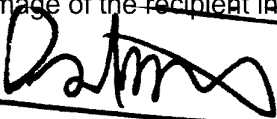
Mailer: Hernando County Clerk of Court

Date Produced: 12/31/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0044 2475 52. Our records indicate that this item was delivered on 12/30/2025 at 12:40 p.m. in LAND O LAKES, FL 34639. The scanned image of the recipient information is provided below.

Signature of Recipient :


Ronald A Mitchell, Personal

Address of Recipient :

24201 OAKS BLVD Rm P.

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:

RONALD J MITCHELL
24201 OAKS BLVD
LAND O LAKES FL 34639

Customer Reference Number: C6386484.38909944

Return Reference Number 2025-198TD

USPS MAIL PIECE TRACKING NUMBER: 4203463992148901940383000044247552

MAILING DATE: 11/25/2025

DELIVERED DATE: 12/30/2025

Sale Date: 01/14/2026

MAIL PIECE DELIVERY INFORMATION:

RONALD J MITCHELL
24201 OAKS BLVD
LAND O LAKES FL 34639

MAIL PIECE TRACKING EVENTS:

11/25/2025 08:37	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
11/26/2025 09:53	PICKED UP	BROOKSVILLE,FL 34601
11/26/2025 15:15	DEPART POST OFFICE	BROOKSVILLE,FL 34601
11/27/2025 04:46	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
11/28/2025 03:21	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
11/28/2025 13:09	NO ACCESS TO DLVRY LOCATION	LAND O LAKES,FL 34639
12/30/2025 04:38	ON ROUTE	LAND O LAKES,FL 34639
12/30/2025 12:40	DELIVERED LEFT WITH INDIVIDUAL	LAND O LAKES,FL 34639

CERTIFIED MAIL™

TAMPA FL 33601
SAINT PETERS FL 33593

USPS CERTIFIED MAIL



9214 8901 9403 8300 0044 2475 90

Hernando County Clerk of Circuit Court
Tax Deeds
20 N. Main Street RM 161
Brooksville FL 34601

25-198

WILLIAM E MITCHELL
4311 WHITTNER DR
LAND O LAKES FL 34639

TRACKING: 9535100009

NIXIE

339 DE 1

0011/30/25

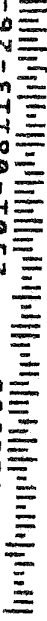
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 34601286399

*2501-08113-26-39

34601-820411

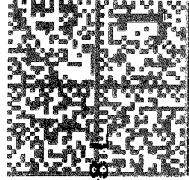


US POSTAGE
FIRST-CLASS MAIL
PERMIT NO. 100
TAMPA FL 33601
11/25/2025 ZIP 34601
043M92208718

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

TAMPA FL 335

26 NOV 2025PM 8:11



quodfernt

FIRST-CLASS MAIL
PRSR - IMI

\$000.68

11/26/2025 ZIP 34601
0431032206716

US POSTAGE

RECEIVED
DEC 02 2025
RECS MGMT

WILLIAM E MITCHELL
4311 WHITTNER DR
LAND O LAKES FL 34639
2025-198TD

NIXIE

339 SE 1

0211/30/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 34601281799

*2701-12033-26-39

3425501828471

