



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: January 16, 2026

Properties offered for sale on **14th day of January, 2026** 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.
PRELIMINARY

Tax Deed #	Tax Cert #	Sale Date	basebid	owner	applicant	Legal Description
2025-094TD	19-0664200	01/14/2026	\$3,531.01	MELVIN COPLEY	MICHAEL JOSEPH LORENZ III	R34 422 20 0000 0370 0000 E110 FT OF N46 FT OF S66 FT OF SE1/4 OF NW1/4 OF NE1/4 KEY # 00370805
HALIFAX RD	BROOKSVILLE – NO BID, APP HAS 30 DAYS TO RETAIN PROP					
2025-102TD	23-0001717	01/14/2026	SOLD	ESTATE OF JAMES P BUSH	FIG 20 LLC	R15 422 20 0000 0200 0010 S1/2 OF W1/2 OF NW1/4 OF SW1/4 OF SW1/4 AKA PAR A IN CLASS I SUB AS APPROVED BY PLANNING DEPT (S-97-046 A) ORB 1689 PG 1776 KEY # 01333300
AMERICAN LN	BROOKSVILLE – BIDDER DEFAULTED, WILL RESCHEDULE WITHIN 30 DAYS					
2025-110TD	23-0003746	01/14/2026	REDEEMED	GIUSEPPE R BALICE	FIG 20 LLC	R32 323 17 5040 0192 0100 SPRING HILL UNIT 4 BLK 192 LOT 10 ORB 356 PG 707 KEY # 00241697
TRANQUIL DR	SPRING HILL					
2025-137TD	23-0004277	01/14/2026	REDEEMED	WAYNE L MCVAY JR	FIG 20 LLC	R32 323 17 5181 1820 0090 SPRING HILL UNIT 18 REPLAT BLK 1820 LOT 9 KEY # 00772541
4465 CHAMBER ST	SPRING HILL					
2025-163TD	23-0001670	01/14/2026	SOLD	DONALD RICKMAN	KEYS FUNDING LLC - 5023	R15 223 17 4230 0000 3050 WEEKI WACHEE WOODLANDS UNIT 1 LOT W305 KEY # 01052309
4163 RAMONA DR	SPRING HILL					
2025-170TD	23-0001843	01/14/2026	REDEEMED	GARY MANSFIELD	MIKON FINANCIAL SERVICES INC AND OCEAN BANK	R16 223 17 3890 0000 0031 WEEKIWACHEE ACRES ADD UNIT 4 S174.24 FT OF N522.72 FT OF TRACT 3 ORB 747 PGS 525-526 KEY # 01058866
3422 ROUNDUP LN	SPRING HILL					
2025-184TD	23-0001394	01/14/2026	REDEEMED	BLAKEY INVESTMENTS LLC	SAVVY FL LLC	R13 223 16 2390 1290 0160 HERNANDO BEACH UNIT 14 BLK 129 LOT 16 KEY # 00169551
ROSE ARBOR DR	HERNANDO BEACH					

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2025-185TD	23-0000371	01/14/2026	SOLD	ABRAHAM ROSENTHAL	JPL INVESTMENTS CORP	R01 221 17 3360 0639 0040 ROYAL HIGHLANDS UNIT 8 BLK 639 LOT 4 KEY # 00793635
MELLON RD	WEEKI WACHEE					
2025-191TD	23-0002337	01/14/2026	REDEEMED	V-JAMA HOLDINGS LLC	JPL INVESTMENTS CORP	R22 222 19 3680 0000 0130 TESTS SUBDIVISION LOTS 13 14 ORB 314 PG 632 KEY # 00147362
PALM LN	BROOKSVILLE					
2025-193TD	23-0002458	01/14/2026	REDEEMED	CHARLES A HAYES	JPL INVESTMENTS CORP	R23 122 21 0890 0380 0130 RIDGE MANOR EST UNIT 4 BLK 38 LOT 13 OR 813 PG 653 KEY # 00853302
BROKEN STONE ST	WEBSTER					
2025-195TD	23-0003241	01/14/2026	REDEEMED	ESTATE OF DOROTHY MAE CARR BURKS	JPL INVESTMENTS CORP	R28 422 19 0000 0650 0000 S71 FT OF N263 FT OF E131 FT OF E2/5 OF S1/2 OF NW1/4 OF SE1/4 OF SW1/4 ORB 136 PG 336 ORB 2245 PGS 834 & 836 & 838 KEY # 00359944
FENWICK RD	BROOKSVILLE					
2025-197TD	23-0004931	01/14/2026	REDEEMED	RONALD J MITCHELL	JPL INVESTMENTS CORP	R36 122 21 0870 0230 0380 RIDGE MANOR EST UNIT 2 BLK 23 LOT 38 KEY # 00835341
N CANAL ST	WEBSTER					
2025-198TD	23-0004932	01/14/2026	REDEEMED	RONALD J MITCHELL	JPL INVESTMENTS CORP	R36 122 21 0870 0230 0390 RIDGE MANOR EST UNIT 2 BLK 23 LOT 39 KEY # 00835350
N CANAL ST	WEBSTER					
2025-201TD	23-0004949	01/14/2026	SOLD	JOSE C COLINA	JPL INVESTMENTS CORP	R36 122 21 0870 0370 0290 RIDGE MANOR EST UNIT 2 BLK 37 LOT 29 KEY # 00615427
N CANAL ST	WEBSTER					
2025-202TD	23-0000197	01/14/2026	REDEEMED	ELIJAH W HALL JR	JPL INVESTMENTS CORP	R01 221 17 3340 0358 0130 ROYAL HIGHLANDS UNIT 5 BLK 358 LOT 13 KEY # 00727128
CONVENT GARDEN RD	BROOKSVILLE					

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2025-204TD CEDARWOOD AVE	23-0000288 WEEKI WACHEE	01/14/2026	SOLD	VINCENT D LUCIER JR	JPL INVESTMENTS CORP	R01 221 17 3357 5010 0160 ROYAL HIGHLANDS UNIT 7 BLK 501 LOT 16 1/5 INT EACH KEY # 00774754
2025-205TD ENGLISH SPARROW RD	23-0000291 WEEKI WACHEE	01/14/2026	REDEEMED	DAVID L JAMES	JPL INVESTMENTS CORP	R01 221 17 3357 5060 0030 ROYAL HIGHLANDS UNIT 7 BLK 506 LOT 3 KEY # 00775398
2025-206TD ENGLISH SPARROW RD	23-0000292 WEEKI WACHEE	01/14/2026	REDEEMED	DAVID L JAMES	JPL INVESTMENTS CORP	R01 221 17 3357 5060 0040 ROYAL HIGHLANDS UNIT 7 BLK 506 LOT 4 KEY # 00775405
2025-210TD COCKLEBERRY DR	23-0004963 WEBSTER	01/14/2026	SOLD	RICHARD N DEHAYS	JPL INVESTMENTS CORP	R36 122 21 0870 0410 0010 RIDGE MANOR EST UNIT 2 BLK 41 LOT 1 KEY # 00031771
2025-213TD PAKE RD	23-0000034 WEEKI WACHEE	01/14/2026	SOLD	ROBBIE WRIGHT	JPL INVESTMENTS CORP	R01 221 17 3280 0004 0040 ROYAL HIGHLANDS UNIT 1 BLK 4 LOT 4 KEY # 00608596
2025-225TD 12010 ESKIMO CURLEW RD	23-0000741 WEEKI WACHEE	01/14/2026	REDEEMED	STEVEN F JOHNSON	JPL INVESTMENTS CORP	R04 222 18 2420 0000 0560 ROYAL HILLS LOT 56 LESS S180.5 FT OF W356.56 FT AKA PAR B IN CLASS I SUB AS APPROVED BY PLANNING DEPT (S-99-015) KEY # 00558113
2025-232TD 34132 HYATT RD	23-0001469 DADE CITY	01/14/2026	SOLD	DAVID G KELLY	JPL INVESTMENTS CORP	R14 123 21 1010 0000 0190 RIDGE RIVER RETREATS LOT 19 OR 791 PG 786 KEY # 00859155

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2025-250TD FINCH RD	23-0000735 WEEKI WACHEE	01/14/2026	SOLD	DELIA OTERO	JPL INVESTMENTS CORP	R04 222 18 2420 0000 0241 ROYAL HILLS S1/2 OF LOT 24 AKA A PAR IN CLASS I SUB AS APPROVED BY PLANNING DEPT (S-93-021) KEY # 01250149
2025-262TD 11031 CASA GRANDE CIR	23-0003469 SPRING HILL	01/14/2026	REDEEMED	PENELOPE E HEMMER	JPL INVESTMENTS CORP	R30 223 18 3525 0000 0600 THE GARDENS AT SEVEN HILLS PHASE 1 LOT 60 KEY # 01153511
2025-263TD HAZEL NUT DR	23-0002635 WEBSTER	01/14/2026	REDEEMED	ESTATE OF ANNA M VAUGHN C/O EVA M	JPL INVESTMENTS CORP	R24 122 21 0880 0050 0080 RIDGE MANOR EST UNIT 3 BLOCK 5 LOTS 8 & 9 ORB 349 PG 426 KEY # 00025626
2025-264TD HAZEL NUT DR	23-0002636 WEBSTER	01/14/2026	REDEEMED	E DARLENE ALLEN	JPL INVESTMENTS CORP	R24 122 21 0880 0060 0020 RIDGE MANOR EST UNIT 3 BLOCK 6 LOT 2 KEY # 00025680

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

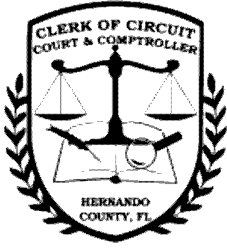
January 14, 2026

Tax Cert #	applicant	Status	basebid	Sale Amount	Surplus
19-0664200	MICHAEL JOSEPH LORENZ III – NO BID, APP HAS 30 DAYS TO RETAIN PROP		\$3,531.01		\$3.20
23-0001717	FIG 20 LLC – BIDDER DEFAULTED, WILL RESCHEDULE WITHIN 30 DAYS	SOLD	\$5,587.42	\$82,200.00	\$4,127.00
23-0003746	FIG 20 LLC	REDEEMED	\$3,161.29	\$0.00	(\$9.36)
23-0004277	FIG 20 LLC	REDEEMED	\$30,837.84	\$0.00	\$0.00
23-0001670	KEYS FUNDING LLC - 5023	SOLD	\$17,159.26	\$175,200.00	\$175,199.99
23-0001843	MIKON FINANCIAL SERVICES INC AND OCEAN BANK	REDEEMED	\$10,480.56	\$0.00	\$0.00
23-0001394	SAVVY FL LLC	REDEEMED	\$4,963.28	\$0.00	\$124.00
23-0000371	JPL INVESTMENTS CORP	SOLD	\$2,183.84	\$33,400.00	\$33,399.99
23-0002337	JPL INVESTMENTS CORP	REDEEMED	\$2,392.40	\$0.00	\$0.00
23-0002458	JPL INVESTMENTS CORP	REDEEMED	\$1,629.44	\$0.00	\$0.00
23-0003241	JPL INVESTMENTS CORP	REDEEMED	\$2,189.11	\$0.00	\$0.00
23-0004931	JPL INVESTMENTS CORP	REDEEMED	\$1,835.03	\$0.00	\$0.00
23-0004932	JPL INVESTMENTS CORP	REDEEMED	\$1,835.03	\$0.00	\$0.00
23-0004949	JPL INVESTMENTS CORP	SOLD	\$1,911.08	\$7,500.00	\$7,500.00
23-0000197	JPL INVESTMENTS CORP	REDEEMED	\$3,856.92	\$0.00	\$0.00
23-0000288	JPL INVESTMENTS CORP	SOLD	\$2,217.64	\$19,700.00	\$19,700.00
23-0000291	JPL INVESTMENTS CORP	REDEEMED	\$2,110.12	\$0.00	\$0.00
23-0000292	JPL INVESTMENTS CORP	REDEEMED	\$2,106.40	\$0.00	\$0.00
23-0004963	JPL INVESTMENTS CORP	SOLD	\$2,480.19	\$20,600.00	\$20,600.00

HERNANDO COUNTY CLERK OF CIRCUIT COURT
TAX DEED SALE SUMMARY

January 14, 2026

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23-0000034	JPL INVESTMENTS CORP	SOLD	\$2,917.57	\$32,900.00	\$32,900.00
23-0000741	JPL INVESTMENTS CORP	REDEEMED	\$81,324.72	\$0.00	\$0.00
23-0001469	JPL INVESTMENTS CORP	SOLD	\$6,600.41	\$32,100.00	\$32,100.00
23-0000735	JPL INVESTMENTS CORP	SOLD	\$4,022.79	\$44,500.00	\$44,500.00
23-0003469	JPL INVESTMENTS CORP	REDEEMED	\$78,561.66	\$0.00	\$0.00
23-0002635	JPL INVESTMENTS CORP	REDEEMED	\$3,198.19	\$0.00	\$0.00
23-0002636	JPL INVESTMENTS CORP	REDEEMED	\$1,127.00	\$0.00	\$0.00



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FINAL

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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: February 10, 2026

Properties offered for sale on **14th day of January, 2026** 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.

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TAX DEED SALE SUMMARY

January 14, 2026

FINAL

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23-0001394	SAVVY FL LLC	REDEEMED	\$4,963.28	\$0.00	\$124.00
23-0000371	JPL INVESTMENTS CORP	SOLD	\$2,183.84	\$33,400.00	\$30,696.91
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23-0002458	JPL INVESTMENTS CORP	REDEEMED	\$1,629.44	\$0.00	\$0.00
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23-0004932	JPL INVESTMENTS CORP	REDEEMED	\$1,835.03	\$0.00	\$0.00
23-0004949	JPL INVESTMENTS CORP	SOLD	\$1,911.08	\$7,500.00	\$5,470.20
23-0000197	JPL INVESTMENTS CORP	REDEEMED	\$3,856.92	\$0.00	\$0.00
23-0000288	JPL INVESTMENTS CORP	SOLD	\$2,217.64	\$19,700.00	\$17,147.70
23-0000291	JPL INVESTMENTS CORP	REDEEMED	\$2,110.12	\$0.00	\$0.00
23-0000292	JPL INVESTMENTS CORP	REDEEMED	\$2,106.40	\$0.00	\$0.00
23-0004963	JPL INVESTMENTS CORP	SOLD	\$2,480.19	\$20,600.00	\$17,784.01
23-0000034	JPL INVESTMENTS CORP	SOLD	\$2,917.57	\$32,900.00	\$29,497.71

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23-0001469	JPL INVESTMENTS CORP	SOLD	\$6,600.41	\$32,100.00	\$25,035.57
23-0000735	JPL INVESTMENTS CORP	SOLD	\$4,022.79	\$44,500.00	\$39,834.99
23-0003469	JPL INVESTMENTS CORP	REDEEMED	\$78,561.66	\$0.00	\$0.00
23-0002635	JPL INVESTMENTS CORP	REDEEMED	\$3,198.19	\$0.00	\$0.00
23-0002636	JPL INVESTMENTS CORP	REDEEMED	\$1,127.00	\$0.00	\$0.00

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2025-163TD 4163 RAMONA DR SPRING HILL	23-0001670	01/14/2026	SOLD	DONALD RICKMAN	KEYS FUNDING LLC - 5023	R15 223 17 4230 0000 3050 WEEKI WACHEE WOODLANDS UNIT 1 LOT W305 KEY # 01052309
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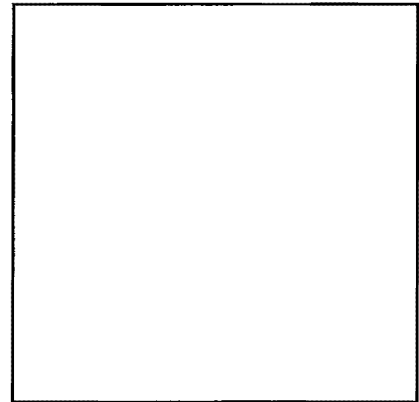
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ALL SALES TO BE HELD AT 10:00 A.M.

Tax Deed #	Tax Cert #	Sale Date	basebid	owner	applicant	Legal Description
2025-263TD	23-0002635	01/14/2026	REDEEMED	ESTATE OF ANNA M VAUGHN C/O EVA M	JPL INVESTMENTS CORP	R24 122 21 0880 0050 0080 RIDGE MANOR EST UNIT 3 BLOCK 5 LOTS 8 & 9 ORB 349 PG 426 KEY # 00025626
HAZEL NUT DR	WEBSTER					
2025-264TD	23-0002636	01/14/2026	REDEEMED	E DARLENE ALLEN	JPL INVESTMENTS CORP	R24 122 21 0880 0060 0020 RIDGE MANOR EST UNIT 3 BLOCK 6 LOT 2 KEY # 00025680
HAZEL NUT DR	WEBSTER					



DR-506 R. 04/16
Rule 12D-16.002
Florida Administrative Code
Eff. 04/16

Tax deed file number 2025-094TD
Parcel ID number R34 422 20 0000 0370 0000



TAX DEED

Hernando County, Florida

For official use only

Tax Certificate numbered **19-0664200** issued on **05/31/2019** was filed in the office of the tax collector of Hernando County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax sale certificates on the land as required by law. The notice of sale, including cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the **14th day of January, 2026**, the land was offered for sale. It was sold to **MICHAEL JOSEPH LORENZ III** address **17022 LIBERTY WAY YORBA LINDA, CA 92886**, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: **E110 FT OF N46 FT OF S66 FT OF SE1/4 OF NW1/4 OF NE1/4
KEY # 00370805**

On 9th day of February 2026, in Hernando County, Florida, for the sum of (\$3,531.01) three thousand five hundred thirty-one dollars and one cent, the amount paid as required by law.

Witness:

KAYLEIGH GATES
20 N Main St., Brooksville FL 34601

JAKARIA WILLIAMS
20 N Main St., Brooksville FL 34601

CHRISTINA SEAVER, Deputy Clerk
for Clerk of Circuit Court or County Comptroller
Hernando County, Florida



Hernando County, Florida

On this 9th day of February 2026, before me personally appeared CHRISTINA SEAVER, Deputy Clerk for Clerk of Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

Notary Public State of Florida

Prepared by: CHRISTINA SEAVER, Deputy Clerk, Hernando County Clerk of Court, 20 N Main St, RM 165, Brooksville FL 34601

