



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"**

**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:** December 18, 2025

Properties offered for sale on **17th day of December, 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.**

<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>
2025-113TD	23-0002036	12/17/2025	SOLD	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					
2025-140TD	18-0227900	12/17/2025	SOLD	ROBERT L SIMPSON	2B FREE INC	R29 221 18 2618 0D09 0220 JEMLANDS UNRECORDED BLK D9 LOTS 22 & 23 ORB 294 PG 213 KEY # 0074715
ROCK DUCK AVE	WEEKI WACHEE					
2025-141TD	18-0226600	12/17/2025	SOLD	D P S LANDVEST CORP	2B FREE INC	R29 221 18 2618 0D06 0310 JEMLANDS UNRECORDED BLK D6 LOT 31 ORB 292 PG 328 KEY # 00074350
ROCK DUCK AVE	WEEKI WACHEE					
2025-145TD	18-0228100	12/17/2025	SOLD	EMMA L CALDWELL	2B FREE INC	R29 221 18 2618 0D10 0160 JEMLANDS UNRECORDED BLK D10 LOTS 16 & 17 ORB 299 PG 616 KEY # 00074760
ROCK DUCK AVE	WEEKI WACHEE					
2025-146TD	18-0227400	12/17/2025	SOLD	CHESTER H MCKENZIE	2B FREE INC	R29 221 18 2618 0D08 0060 JEMLANDS UNRECORDED BLK D8 LOT 6 ORB 299 PG 622 KEY # 00074608
ROCK DUCK AVE	WEEKI WACHEE					
2025-171TD	23-0001687	12/17/2025	SOLD	CANDICE I MITCHEL	SAVVY FL LLC	R15 223 17 4230 0000 5590 WEEKI WACHEE WOODLANDS UNIT 1 LOT W559 KEY # 00182475
SUGARFOOT DR	SPRING HILL					
2025-172TD	23-0002022	12/17/2025	SOLD	KEVIN J EASTMAN, RA O.B.O EASTMAN PROPERTIES LLC	SAVVY FL LLC	R20 222 19 2740 0000 0040 MOUNTAIN PARK BLK O S1/2 OF LOT 4 KEY # 00136882
HILLCREST DR	BROOKSVILLE					
2025-173TD	23-0000487	12/17/2025	REDEEMED	MARC DELAPE II	SAVVY FL LLC	R01 221 17 3400 0163 0100 ROYAL HIGHLANDS UNIT 9 BLK 163 LOT 10 LESS N15X305FT MOL ORB 3876 PG1176 RESOL #2004-158 ORB 1855 PG 470 KEY # 00826761
BASTIAN CT	WEEKI WACHEE					

**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>
2025-174TD	23-0000877	12/17/2025	REDEEMED	MICHAEL R SMITH	SAVVY FL LLC	R09 222 18 2430 00B0 0030 HEXAM HEIGHTS UNIT 2 BLK B LOTS 3 6 LESS R/W DES IN ORB 1168 PG 1430 KEY # 00104176
HEXAM RD, PALLADIUM RD WEEKI WACHEE						
2025-175TD	23-0001001	12/17/2025	REDEEMED	JOHN E REPKE	SAVVY FL LLC	R10 223 17 1420 0140 0130 BERKELEY TOWNSITE OF BLK 14 LOTS 13 & 14 KEY # 00175232
YEARLING AVE WEEKI WACHEE						
2025-176TD	23-0001015	12/17/2025	REDEEMED	YENIFFER RODRIGUEZ	SAVVY FL LLC	R10 223 17 1420 0280 0110 BERKELEY TOWNSITE OF BLK 28 LOTS 11 & 12 KEY # 00597811
ALCOVE AVE WEEKI WACHEE						
2025-177TD	23-0001013	12/17/2025	REDEEMED	YENIFFER RODRIGUEZ	SAVVY FL LLC	R10 223 17 1420 0280 0060 BERKELEY TOWNSITE OF BLK 28 LOTS 6 7 & 8 ORB 1627 PGS 1633-35 KEY # 00175535
PACIFIC AVE WEEKI WACHEE						
2025-178TD	23-0001014	12/17/2025	REDEEMED	YENIFFER RODRIGUEZ	SAVVY FL LLC	R10 223 17 1420 0280 0090 BERKELEY TOWNSITE OF BLK 28 LOTS 9 & 10 ORB 436 PG 114 KEY # 00175544
ALCOVE AVE WEEKI WACHEE						
2025-179TD	23-0001827	12/17/2025	REDEEMED	GOLDEN BRANCH CHRISTIAN ACADEMY	SAVVY FL LLC	R16 223 17 3870 0020 0070 WEEKIWACHEE ACRES ADD UNIT 2 BLK 2 LOT 7 ORB 320 PG 573 KEY # 00187808
SEALAWN DR SPRING HILL						
2025-189TD	22-0115300	12/17/2025	SOLD	NGUYEN H T VUONG	JPL INVESTMENTS CORP	R01 221 17 3280 0015 0270 ROYAL HIGHLANDS UNIT 1 BLK 15 LOT 27 KEY # 00554787
PARAKEET RD WEEKI WACHEE						

**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>
2025-220TD SATURN RD BROOKSVILLE	23-0002358	12/17/2025	REDEEMED	DOROTHY FUHRMANN LIFE ESTATE	JPL INVESTMENTS CORP	R22 423 19 0000 0060 0000 SE1/4 OF SE1/4 ORB 426 PG 571 LESS S436 FT & LESS W662 FT DES IN ORB 897 PG 1566 & THAT PART DES IN ORB 876 PG 64 KEY # 00383579
2025-221TD 21348 CANAL DR BROOKSVILLE	23-0001145	12/17/2025	SOLD	JIMMIE SHAWN PATRICK	JPL INVESTMENTS CORP	R11 222 19 1660 0000 0580 DAMAC MODULAR HOME PARK UNIT 1 LOT 58 KEY # 00818645
2025-223TD LUGUSTRUM DR HERNANDO BEACH	23-0001389	12/17/2025	REDEEMED	JOSE I MILLAN	JPL INVESTMENTS CORP	R13 223 16 2360 1270 0030 HERNANDO BEACH UNIT 13 BLK 127 LOT 3 KEY # 00173724
2025-224TD 12351 STRAIGHT ST BROOKSVILLE	23-0000654	12/17/2025	REDEEMED	SHANE D RUPPLE	JPL INVESTMENTS CORP	R03 222 18 5500 0010 0011 GULF FLORIDA HIGHLAND UNREC UNIT 1 W 1/2 OF LOT 1 AKA W 1/2 OF N1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4 4-22-18 KEY # 00835065
2025-226TD 3833 BRAEMERE DR SPRING HILL	23-0001060	12/17/2025	REDEEMED	EDWARD RICH	JPL INVESTMENTS CORP	R10 223 18 3604 0370 0340 STERLING HILL PHASE 2B BLK 37 LOT 34 KEY # 01572211
2025-230TD 244 WASHINGTON AVE BROOKSVILLE	23-0005092	12/17/2025	REDEEMED	SAMPSON L SHARPE	JPL INVESTMENTS CORP	R36 223 18 2690 0030 0030 MASARYKTOWN BLK 3 LOTS 3 & 4 KEY # 00834388
2025-234TD FITZPATRICK AVE BROOKSVILLE	23-0003001	12/17/2025	SOLD	DENNIS R LAPEER	JPL INVESTMENTS CORP	R27 222 18 1468 0003 0580 BROOKRIDGE COMMUNITY UNIT 1 BLK 3 LOT 58 KEY # 00545832

**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>
2025-238TD 18238 NICHOLAS AVE BROOKSVILLE	23-0001906	12/17/2025	REDEEMED	MATTHEW A AASKOV	JPL INVESTMENTS CORP	R17 223 19 1780 0720 0020 GARDEN GROVE BLK 72 LOT 2 & THE E35 FT OF LOT 3 & THAT PART OF ALLEY VACATED IN ORB 706 PG 49 AND THAT PART OF VACATED 9TH AVE (NOW NICHOLAS AVE) AS DES IN ORB 103 PG 78 KEY # 00203791
2025-239TD 18346 PROMISE PATH BROOKSVILLE	23-0003356	12/17/2025	REDEEMED	OBIE JOHNSON III	JPL INVESTMENTS CORP	R29 221 19 3600 0020 0010 STAFFORD BLOCK 20 LOTS 1 2 15 KEY # 00076492
2025-240TD 29162 HECKLEMAN ST BROOKSVILLE	23-0000006	12/17/2025	REDEEMED	BENSON B BENJAMIN	JPL INVESTMENTS CORP	R01 123 20 1445 0000 0400 BRAEWOOD MOBILE HOME SUB UNREC LOT 40 ORB 367 PG 798 KEY # 00038523
2025-241TD MALIBAR RD WEEKI WACHEE	23-0000072	12/17/2025	SOLD	NICOLE HAYKEL	JPL INVESTMENTS CORP	R01 221 17 3290 0080 0070 ROYAL HIGHLANDS UNIT 1 B BLK 80 LOT 7 KEY # 00483603
2025-242TD 2127 WHITEWOOD AVE SPRING HILL	23-0004111	12/17/2025	REDEEMED	DIANE GABLE	JPL INVESTMENTS CORP	R32 323 17 5130 0897 0110 SPRING HILL UNIT 13 BLK 897 LOT 11 KEY # 00462494
2025-243TD BOXTREE CT DADE CITY	23-0000017	12/17/2025	REDEEMED	ALL PURPOSE REAL ESTATE CORP	JPL INVESTMENTS CORP	R01 123 21 1324 0000 1240 WHISPERING OAKS EST PH VI LOT 124 KEY # 01114573
2025-244TD CRANE RD WEEKI WACHEE	23-0000426	12/17/2025	SOLD	VIOREL SUCIU C/O COVALSCHI	JPL INVESTMENTS CORP	R01 221 17 3360 0733 0200 ROYAL HIGHLANDS UNIT 8 BLK 733 LOT 20 KEY # 00812197

**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>
2025-245TD EMERSON RD BROOKSVILLE	23-0000613	12/17/2025	REDEEMED	CHRISTOPHER R THOMAS	JPL INVESTMENTS CORP	R02 423 19 0000 0040 0020 6.4 AC MOL IN SE 1/4 OF NE 1/4 DES IN OR 735 PG 530 KEY # 01174963
2025-246TD RIDGE MANOR BLVD DADE CITY	23-0000543	12/17/2025	SOLD	GALE S APPLETON C/O DANA APPLETON	JPL INVESTMENTS CORP	R02 123 21 0940 0000 0900 RIDGE MANOR FARMS UNIT 1 E 1/2 OF LOT 90 KEY # 00043919
2025-247TD EMERSON RD BROOKSVILLE	23-0000614	12/17/2025	REDEEMED	CHRISTOPHER R THOMAS	JPL INVESTMENTS CORP	R02 423 19 0000 0040 0030 THAT PART OF A 4.9 AC TRACT LYING IN SE1/4 OF NE1/4 DES IN OR 737 PG 1044 KEY # 01176364
2025-248TD IDLE A WHILE CIR DADE CITY	23-0000648	12/17/2025	SOLD	ROGER EIMERS	JPL INVESTMENTS CORP	R03 123 21 0970 0000 0030 RIDGE MANOR LEISURE HOME UNIT 1 LOT 3 KEY # 00046818
2025-249TD SUNSHINE GROVE RD BROOKSVILLE	23-0000660	12/17/2025	REDEEMED	JOHN S KORKOS	JPL INVESTMENTS CORP	R03 222 18 5500 0030 0071 GULF FLORIDA HIGHLANDS UNREC UNIT 3 N1/2 OF LOT 7 AKA N1/2 OF N1/2 OF SW1/4 OF SE1/4 OF NE1/4 9-22-18 KEY # 01008108
2025-251TD SOUTHERN VALLEY LOOP BROOKSVILLE	23-0001076	12/17/2025	SOLD	DENSIGN EMMANUEL WHITE	JPL INVESTMENTS CORP	R10 223 19 3572 0110 0590 SOUTHERN HILLS PLANTATION PH 2 BLK 11 LOT 59 KEY # 01596936
2025-252TD DOGWOOD DR DADE CITY	23-0001115	12/17/2025	REDEEMED	JAMES L JACKSON	JPL INVESTMENTS CORP	R11 123 21 0620 0000 3060 LAKEWOOD UNIT 3 LOT 306 ORB 2457 PG 1387 KEY # 00054915
2025-253TD MARINA WAY SPRING HILL	23-0001787	12/17/2025	REDEEMED	ANDREW F DECOURSRY	JPL INVESTMENTS CORP	R16 223 17 3810 0090 0090 WEEKIWACHEE ACRES UNIT 1 BLK 9 LOT 9 KEY # 00184213

**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>
2025-254TD FERRY AVE BROOKSVILLE	23-0001900	12/17/2025	SOLD	SUSAN PHILLIPS	JPL INVESTMENTS CORP	R17 223 19 1780 0630 0030 GARDEN GROVE BLOCK 63 LOT 3 ORB 345 PG 993 KEY # 00203470
2025-256TD 10270 WHITEHURST ST WEEKI WACHEE	23-0001360	12/17/2025	SOLD	ESTATE OF RONALD SHIRLEY	JPL INVESTMENTS CORP	R13 222 17 3690 0000 0150 TOOKE LAKE RETREATS LOT 15 ORB 1429 PGS 1879-83 KEY # 00080325
2025-257TD 9576 GRAY FOX DR WEEKI WACHEE	23-0001375	12/17/2025	REDEEMED	JESSE LOPEZ LIFE ESTATE	JPL INVESTMENTS CORP	R13 222 17 9003 00D0 0540 CAMP-A-WYLE R.V. RESORT CONDOMINIUM BLK D LOT 54 KEY # 00982841
2025-259TD 12055 FINCH RD WEEKI WACHEE	23-0000734	12/17/2025	SOLD	TEODORO R BERRIOS	JPL INVESTMENTS CORP	R04 222 18 2420 0000 0240 ROYAL HILLS N1/2 OF LOT 24 AKA A PAR IN CLASS I SUB AS APPROVED BY PLANNING DEPT (S-93-021) KEY # 00557757
2025-260TD PETERSON CAMP RD BROOKSVILLE	23-0001587	12/17/2025	REDEEMED	BRENDA S KEMERER	JPL INVESTMENTS CORP	R14 421 20 0000 0090 0000 W411 FT OF S150 FT OF NW1/4 OF NE1/4 ORB 14 PG 482 LESS ST RD ORB 319 PG 432 & N100 FT OF NW1/4 OF SW1/4 OF NE1/4 LESS A TR 213X250 FT MOL ORB 663 PG 1197 KEY # 00336210
2025-261TD SHELLSTREAM DR WEBSTER	23-0002403	12/17/2025	REDEEMED	ANJUM ASAD	JPL INVESTMENTS CORP	R23 122 21 0890 0100 0080 RIDGE MANOR EST UNIT 4 BLK 10 LOT 8 KEY # 00821089

HERNANDO COUNTY CLERK OF CIRCUIT COURT  
TAX DEED SALE SUMMARY

December 17, 2025

<b>Tax Cert #</b>	<b>applicant</b>	<b>Status</b>	<b>basebid</b>	<b>Sale Amount</b>	<b>Surplus</b>
23-0002036	FIG 20 LLC	SOLD	\$5,188.40	\$32,100.00	\$32,099.99
18-0227900	2B FREE INC	SOLD	\$1,688.17	\$4,000.00	\$4,000.00
18-0226600	2B FREE INC	SOLD	\$1,491.70	\$4,000.00	\$3,999.99
18-0228100	2B FREE INC	SOLD	\$1,700.39	\$6,900.00	\$6,899.99
18-0227400	2B FREE INC	SOLD	\$1,458.52	\$4,300.00	\$4,299.99
23-0001687	SAVVY FL LLC	SOLD	\$2,737.79	\$27,600.00	\$27,616.99
23-0002022	SAVVY FL LLC	SOLD	\$2,798.92	\$14,600.00	\$14,599.99
23-0000487	SAVVY FL LLC	REDEEMED	\$3,838.35	\$0.00	\$124.00
23-0000877	SAVVY FL LLC	REDEEMED	\$7,050.28	\$0.00	\$0.00
23-0001001	SAVVY FL LLC	REDEEMED	\$2,290.69	\$0.00	\$0.00
23-0001015	SAVVY FL LLC	REDEEMED	\$1,780.61	\$0.00	\$0.00
23-0001013	SAVVY FL LLC	REDEEMED	\$1,647.62	\$0.00	\$0.00
23-0001014	SAVVY FL LLC	REDEEMED	\$1,780.61	\$0.00	\$0.00
23-0001827	SAVVY FL LLC	REDEEMED	\$3,097.38	\$0.00	\$0.00
22-0115300	JPL INVESTMENTS CORP	SOLD	\$2,541.64	\$11,100.00	\$11,100.00
23-0002358	JPL INVESTMENTS CORP	REDEEMED	\$1,340.90	\$0.00	\$0.00
23-0001145	JPL INVESTMENTS CORP	SOLD	\$6,488.86	\$25,400.00	\$25,400.00
23-0001389	JPL INVESTMENTS CORP	REDEEMED	\$4,382.83	\$0.00	\$124.00
23-0000654	JPL INVESTMENTS CORP	REDEEMED	\$5,720.98	\$0.00	\$124.00

HERNANDO COUNTY CLERK OF CIRCUIT COURT  
TAX DEED SALE SUMMARY  
December 17, 2025

<b>Tax Cert #</b>	<b>applicant</b>	<b>Status</b>	<b>basebid</b>	<b>Sale Amount</b>	<b>Surplus</b>
23-0001060	JPL INVESTMENTS CORP	REDEEMED	\$13,794.32	\$0.00	\$0.00
23-0005092	JPL INVESTMENTS CORP	REDEEMED	\$41,351.69	\$0.00	\$0.00
23-0003001	JPL INVESTMENTS CORP	SOLD	\$1,989.37	\$11,100.00	\$11,100.00
23-0001906	JPL INVESTMENTS CORP	REDEEMED	\$19,053.30	\$0.00	\$164.00
23-0003356	JPL INVESTMENTS CORP	REDEEMED	\$40,242.73	\$0.00	\$0.00
23-0000006	JPL INVESTMENTS CORP	REDEEMED	\$6,710.40	\$0.00	\$0.00
23-0000072	JPL INVESTMENTS CORP	SOLD	\$2,039.97	\$30,800.00	\$30,800.00
23-0004111	JPL INVESTMENTS CORP	REDEEMED	\$87,324.36	\$0.00	\$0.00
23-0000017	JPL INVESTMENTS CORP	REDEEMED	\$3,462.80	\$0.00	\$0.00
23-0000426	JPL INVESTMENTS CORP	SOLD	\$2,013.59	\$27,000.00	\$27,000.00
23-0000613	JPL INVESTMENTS CORP	REDEEMED	\$4,494.82	\$0.00	\$0.00
23-0000543	JPL INVESTMENTS CORP	SOLD	\$2,550.16	\$20,100.00	\$20,100.00
23-0000614	JPL INVESTMENTS CORP	REDEEMED	\$2,508.25	\$0.00	\$0.00
23-0000648	JPL INVESTMENTS CORP	SOLD	\$1,940.51	\$9,600.00	\$9,600.00
23-0000660	JPL INVESTMENTS CORP	REDEEMED	\$3,472.35	\$0.00	\$0.00
23-0001076	JPL INVESTMENTS CORP	SOLD	\$9,918.16	\$41,800.00	\$41,800.00
23-0001115	JPL INVESTMENTS CORP	REDEEMED	\$1,949.62	\$0.00	\$0.00
23-0001787	JPL INVESTMENTS CORP	REDEEMED	\$1,898.77	\$0.00	\$0.00
23-0001900	JPL INVESTMENTS CORP	SOLD	\$2,150.00	\$10,800.00	\$10,800.04

HERNANDO COUNTY CLERK OF CIRCUIT COURT  
TAX DEED SALE SUMMARY  
December 17, 2025

<b>Tax Cert #</b>	<b>applicant</b>	<b>Status</b>	<b>basebid</b>	<b>Sale Amount</b>	<b>Surplus</b>
23-0001360	JPL INVESTMENTS CORP	SOLD	\$6,094.14	\$26,100.00	\$1,050.98
23-0001375	JPL INVESTMENTS CORP	REDEEMED	\$5,555.69	\$0.00	\$0.00
23-0000734	JPL INVESTMENTS CORP	SOLD	\$7,426.57	\$47,100.00	\$47,100.04
23-0001587	JPL INVESTMENTS CORP	REDEEMED	\$5,189.07	\$0.00	\$0.00
23-0002403	JPL INVESTMENTS CORP	REDEEMED	\$1,434.29	\$0.00	\$0.00