

**DOUG CHORVAT, JR., CLERK OF CIRCUIT COURT
CHECK REQUEST**

Check #: _____

Please Pay: **\$ 1,320.00**

Date November 07, 2025

Make Check To: HERNANDO COUNTY SHERIFF DEPARTMENT
PO BOX 10070
BROOKSVILLE, FL 34603-0070

Category:

T/D Sale Date: December 17, 2025

TDA #: 2025-260TD

Certificate #: 23-0001587

Key #: 00336210

Note: Sheriff

April Jansen

Deputy Clerk Signature

[Signature]

Supervisor's Signature

-----FINANCE ACCOUNTING-----

VENDOR: _____

DATE PAID: _____

GL ACCOUNT: 651-2206001

(FINANCE APPROVAL)



**Hernando County
Sheriff's Office
Civil Department**

Return of Service

Receipt Number:
PP01043999

Received From:

CLERK OF THE COURT
TAX DEED DEPT.
20 N. MAIN ST., RM. #362
BROOKSVILLE, FL 34601

Person To be Served: SAMPSON L SHARPE
Description: TDA 2025-230
Corp/DBA:
Plaintiff: HERNANDO COUNTY
Defendant: 34
Case: TDA 2025-113-TDA-2025-260
Court Date: 12/17/2025
Court Name: CIRCUIT/ HERNANDO COUNTY, FL
Type of Writ: NOTICE OF APPLICATION FOR TAX DEED AND WARNING

Received the above-named writ on Monday, November 17, 2025 at 10:26AM and served the same on Tuesday, November 18, 2025 at 8:18AM in Hernando County, Florida as follows:

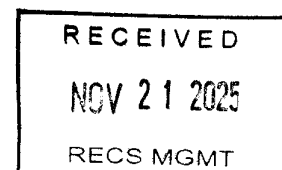
Posted/Tax Deed

I, NANJIANN SANTORO #654, Process Server, state that I served this process as follows:

By posting a Notice of Tax Deed in a conspicuous place at least 20 days prior to the date of sale, pursuant to Chapter 197.522(2)(a) of the Florida Statutes.

Al Nienhuis, Sheriff
Hernando County, Florida

NANJIANN SANTORO #654, Process
Server / 11/18/2025





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 17TH DAY OF DECEMBER, 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: 23-0005092

Year of Issuance: 2023

TDA #: 2025-230TD

Parcel ID: R36 223 18 2690 0030 0030

Description of Property:

MASARYKTOWN BLK 3 LOTS 3 & 4
 KEY # 00834388

Assessed To:

SAMPSON L SHARPE - 244 WASHINGTON AVE , MASARYKTOWN, FL 34604-7330
 ALTRINA B SHARPE - 244 WASHINGTON AVE , MASARYKTOWN, FL 34604-7330

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 17th day of December, 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: 11/14/2025, 11/21/2025, 11/28/2025, 12/5/2025

BASE BID AMOUNT: 40,905.08
 REDEMPTION AMOUNT: 2,571.83

SERVED

posted

Month Day Year
 11 18 2025

TIME 8:18 AM PM

At Nienhuis
 Sheriff, Hernando Co.



MC1654
 DEPUTY SHERIFF
 PROCESS SERVER

Dated this 7th day of November, 2025

Tina Pedersen

Tina Pedersen - Deputy Clerk

RECEIVED
 NOV 21 2025
 RECS MGMT

HERNANDO COUNTY, FL
 CLERK OF CIRCUIT COURT & COMPTROLLER
 NOV 17 AM 11:28
 RM 165



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

451330

11/7/2025

WARNING !!!

PLEASE SERVE:

SAMPSON L SHARPE
244 WASHINGTON AVE
MASARYKTOWN, FL 34604-7330

MASARYKTOWN BLK 3 LOTS 3 & 4
KEY # 00834388

Street Address: 244 WASHINGTON AVE BROOKSVILLE, FL 34604
Certificate Number: 23-0005092
File Number: 2025-230TD

Enclosed is a copy of the "NOTICE OF APPLICATION FOR TAX DEED" and copy. It is requested the copy be served on the individual indicated, **at least 20 days before the above sale date**, and the certified copy, accompanied by your verification of service, be returned to the Clerk of the Circuit Court, Tax Deed Department.

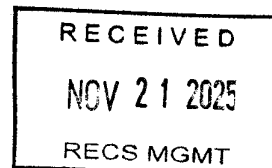
WARNING:

Property will be sold at Auction on the 17th day of December, 2025 at 10:00a.m., unless back taxes are paid. To make arrangements for payment, or to receive further information, contact the Clerk of Court at 20 N. Main Street, Brooksville, FL 34601, (352) 540-6772. Attn: Tax Deed Division



DOUG CHORVAT, JR.
Clerk of Circuit Court
Hernando County, FL

By: Tina Pedersen
Tina Pedersen - Deputy Clerk





**Hernando County
Sheriff's Office**
Civil Department

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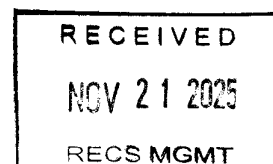
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NANJIANN SANTORO #654, Process
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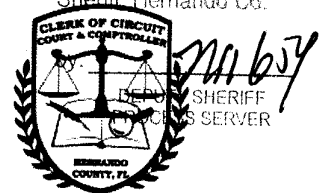
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 Tina Pedersen - Deputy Clerk

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 HERNANDO COUNTY, FL
 CLERK OF CIRCUIT COURT



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451329

11/7/2025

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244 WASHINGTON AVE
MASARYKTOWN, FL 34604-7330

MASARYKTOWN BLK 3 LOTS 3 & 4
KEY # 00834388

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Clerk of Circuit Court
Hernando County, FL

By: Tina Pedersen
Tina Pedersen - Deputy Clerk

