



# Doug Chorvat, Jr.

Clerk of Circuit Court & Comptroller, Hernando County, FL  
20 N. Main St., Brooksville, FL 34601 352-754-4201

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## Foreclosure Cases Filed between 01/01/2023 - 01/31/2023

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**23000001CAAXMX** PV CLOSED TOWD POINT MORTGAGE TRUST 2017 3 U S BANK NATION  
-vs- NOREEN HILDEBRANDT

**01/03/2023 HOMESTEAD-RESID \$50K-\$249K**  
LOT 2 BLOCK 530 SPRING HILL UNIT 9  
10322 MADERIA STREET  
SPRING HILL FL 34608

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**23000008CAAXMX** PV OPEN Specialized Loan Servicing llc -vs- The Unknown Heirs Elsie  
Marcus, deceased

**01/03/2023 HOMESTEAD-RESID \$50K-\$249K**  
LOT 51, BERKLEY MANOR, UNIT III  
4241 STRATFORD CT  
SPRING HILL, FL 34606

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**23000010CAAXMX** PV OPEN Mortgage Assets Management LlC -vs- PATRICIA SISOLAK

**01/05/2023 HOMESTEAD-RESID \$50K-\$249K**  
SEE LEGAL DESCRIPTION  
6207 CASSON STREET  
BROOKSVILLE, FL 34604

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**23000012CAAXMX** PV OPEN WILMINGTON SAVINGS FUND SOCIETY FSB -vs- ROGER  
BAXTER

**01/06/2023 HOMESTEAD-RESID \$50K-\$249K**  
SEE DOCUMENT FOR LEGAL DESCRIPTION  
414 STAFFORD AVE  
BROOKSVILLE, FL 34601

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**23000024CCAXMX** BB OPEN HERNANDO OAKS MASTER ASSOCIATION INC -vs- BRIAN  
BARTLEY

**01/06/2023 REAL PROPERTY COUNTY - \$0-\$15,000**  
LOT 80, HERNANDO OAKS, PHASE ONE  
4373 GEVALIA DRIVE  
BROOKSVILLE, FL 34604

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**23000027CCAXMX** KH OPEN HERNANDO OAKS MASTER ASSOCIATION INC -vs- NATHAN  
KOTT

**01/06/2023 REAL PROPERTY COUNTY - \$0-\$15,000**  
LOT 351, HERNANDO OAKS PHASE THREE  
5244 DIANTHA WAY  
BROOKSVILLE, FL 34604

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**23000020CAAXMX** PV CLOSED Freedom Mortgage Corporation -vs- BRYAN LUTTRELL

**01/09/2023 NON-HOMESTEAD RESID \$50K-\$250K**

LOT 31 BLOCK 98, SPRING HILL UNIT 2  
545 SWALLOW LN  
SPRING HILL, FL 34606

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**23000029CAAXMX** PV OPEN US Bank Trust National Association as trustee of -vs- KEVIN STEINRUCK

**01/09/2023 HOMESTEAD-RESID \$50K-\$249K**

SEE DOCUMENT FOR LEGAL DESCRIPTION  
15389 JERNIGAN ST  
BROOKSVILLE, FL 34613

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**23000026CAAXMX** PV OPEN Mortgage Assets Management LLC -vs- ELAINE BIANCO

**01/11/2023 HOMESTEAD-RESID \$50K-\$249K**

LOT 17, BLOCK 1421 OF SPRING HILL UNIT NUMBER  
21  
9057 GALLUP ROAD  
SPRING HILL, FL 34608

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**23000027CAAXMX** PV OPEN NATIONSTAR MORTGAGE LLC -vs- RYAN WILSON

**01/11/2023 HOMESTEAD-RESID \$50K-\$249K**

LOT 31, BLOCK 32, STERLING HILL, PHASE "2B"  
14903 EDGEMERE DR  
SPRING HILL, FL 34609

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**23000034CAAXMX** PV OPEN U S Bank Trust National Association -vs- MICHAEL PATTERSON

**01/12/2023 HOMESTEAD-RESID \$50K-\$249K**

LOT 16, BLOCK 1486, SPRING HILL UNIT 22  
9109 NORTHCLIFFE BLVD  
SPRING HILL, FL 34606

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**23000035CAAXMX** PV OPEN U S Bank Trust National Association -vs- CLYDE BAYACK

**01/12/2023 HOMESTEAD-RESID \$50K-\$249K**

LOT 126, OAKRIDGE ESTATES, UNIT II  
10185 SLEEPY WILLOW CT  
SPRING HILL, FL 34608

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**23000036CAAXMX** PV OPEN Php Mortgage Corporation -vs- GAYLA KILBRIDE

**01/12/2023 HOMESTEAD-RESID \$50K-\$249K**

LOT 8, BLOCK A, OF COUNTRY CLUB ESTATES, UNIT  
NUMBER 1 SUBDIVISION  
206 DOGWOOD DR  
BROOKSVILLE, FL 34601

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**23000038CAAXMX** PV OPEN SERVIS ONE INC DBA BSI FINANCIAL SERVICES -vs-  
MICHAEL DEEG

**01/13/2023 HOMESTEAD-RESID \$50K-\$249K**

LOT 48  
15499 OAKCREST CIR  
BROOKSVILLE, FLORIDA 34604

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**23000044CAAXMX** PV OPEN Navy Federal Credit Union -vs- ANDREW JOHNSON

**01/13/2023 HOMESTEAD-RESID \$50K-\$249K**

LOT 15 BLOCK 1250  
10121 GIFFORD DR  
SPRING HILL, FL 34608

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**23000046CAAXMX** PV OPEN LAKEVIEW LOAN SERVICING LLC -vs- JENNIFER OUDEANS

**01/16/2023 NON-HOMESTEAD RESID \$50K-\$250K**

LOT 5 BLOCK 40  
4368 LARKENHEATH DRIVE  
SPRING HILL, FL 34609

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**23000051CAAXMX** PV OPEN Rolando Ricardo Perez -vs- RANDOLPH MAZOUREK

**01/17/2023 OTHER PROP ACTS \$0-\$49K**

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**23000066CAAXMX** PV OPEN Beltway Capital LLC as Western Run Capital Management -  
vs- Unknown Successor Trustee of Family Trust dated the 7th  
day

**01/17/2023 NON-HOMESTEAD RESID \$250,000 OR MORE**

LOT 7 BLOCK 483  
1508 DEERING AVENUE  
SPRING HILL, FL 34609

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**23000058CAAXMX** PV OPEN JON KS LLC -vs- ILONA BRODERICK

**01/18/2023 HOMESTEAD-RESID \$50K-\$249K**

LOT 12 BLOCK 263  
113 ROSEDALE AVE  
SPRING HILL, FL 34606

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**23000059CAAXMX** PV OPEN Lakeview Loan servicing Llc -vs- David Carson

**01/18/2023 NON-HOMESTEAD RESID \$250,000 OR MORE**

LOT 9, BLOCK 1, SILVERTHORN PHASE ONE  
4551 SECRETARIAT RUN  
SPRING HILL FL 34609

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**23000062CAAXMX** PV OPEN GITSIT SOLUTIONS LLC -vs- CATHERINE JOANNE MILKIEWICZ

**01/19/2023 NON-HOMESTEAD RESID \$50K-\$250K**

SEE DOCUMENT FOR LEGAL DESCRIPTION  
13023 TAYLOR STREET  
BROOKSVILLE, FL 34613

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**23000067CAAXMX** PV OPEN Legacy Mortgage Asset Trust 2121 S12 Mortgage Back -vs- Engjellushe Selmaj

**01/19/2023 NON-HOMESTEAD RESID-0-\$49K**

LOT 4 BLOCK 557  
2354 LAVE FOREST AVE  
SPRING HILL, FL 34609

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**23000078CAAXMX** PV OPEN Broker Solutions Inc dba New American Funding -vs- AVALON VILLAGE HOMEOWNERS ASSOCIATION INC

**01/24/2023 NON-HOMESTEAD RESID \$50K-\$250K**

LOT 76 BLOCK 7  
355 OLD WINDSOR WAY  
SPRING HILL, FL 34609

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**23000081CAAXMX** PV OPEN Wells Fargo USA Holdings Inc -vs- Unknown Heirs Devisees Grantees Assignees Cred

**01/25/2023 NON-HOMESTEAD RESID \$50K-\$250K**

LOT 1, BLOCK 24, THE HEATHER  
7502 ABINGTON WAY  
WEEKI WACHEE FL 34613

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**23000120CCAXMX** KH OPEN THE HEATHER PROPERTY OWNERS ASSOCIATION INC A FLOR -vs- JANET GILCHRIST

**01/25/2023 REAL PROPERTY COUNTY - \$0-\$15,000**

LOT 11 BLOCK A  
7546 HEATHER WALK DRIVE  
WEEKI WACHEE, FL 34613

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**23000122CCAXMX** KH OPEN THE HEATHER PROPERTY OWNERS ASSOCIATION INC A  
FLOR -vs- KAITLIN FINKBEINER

**01/26/2023 REAL PROPERTY COUNTY - \$0-\$15,000**

LOT 21 BLOCK 10  
7428 GALLOWAY ROAD  
WEEKI WACHEE, FL 34613

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**23000094CAAXMX** PV OPEN Deutsche Bank National Trust Company As Trustee I -vs-  
PETER CHRISTIAN

**01/27/2023 NON-HOMESTEAD RESID \$50K-\$250K**

LOT 47 BLOCK 2  
19455 FORT DADE AVE  
BROOKSVILLE, FL 34601

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**23000129CCAXMX** KH CLOSED Gardens of Seven Hills Homeowners Association Inc -vs-  
Rebecca Batista

**01/27/2023 REAL PROPERTY COUNTY - \$0-\$15,000**

LOT 74, PHASE 3  
1030 CASTILLE DRIVE  
SPRING HILL, FLORIDA 34608

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**23000130CCAXMX** KH OPEN GARDENS AT SEVEN HILLS HOMEOWNERS ASSOCIATION  
INC -vs- Patricia Kidd

**01/27/2023 REAL PROPERTY COUNTY - \$0-\$15,000**

LOT 34, PHASE 2  
10443 CASA GRANDE CIRCLE  
SPRING HILL, FL 34608

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**23000101CAAXMX** PV OPEN US BANK NATIONAL ASSOCIATION -vs- THERON SHAVERS  
JR

**01/30/2023 HOMESTEAD-RESID \$50K-\$249K**

LOT 6, BLOCK 1800,  
12337 MAYBERRY RD  
SPRING HILL, FL 34609

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**23000102CAAXMX** PV OPEN SUNCOAST CREDIT UNION A FEDERALLY INSURED STATE CH  
-vs- WELLINGTON AT SEVEN HILL HOMEOWNERS  
ASSOCIATION IN

**01/31/2023 NON-HOMESTEAD RESID \$50K-\$250K**

LOT 62, WELLINGTON AT SEVEN HILLS PHASE ONE  
468 MISTWOOD CT  
SPRING HILL, FL 34609

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23000107CAAXMX PV OPEN THE SUNFLOWER LAND TRUST DATED 8-15-02 -vs- W L B  
Inc

01/31/2023 OTHER PROP ACTS \$0-\$49K

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23000108CAAXMX PV OPEN Primary Residential Mortgage Inc -vs- Norma Rivera

01/31/2023 NON-HOMESTEAD RESID \$50K-\$250K

LOT 22 BLOCK 827  
14370 CORONADO DR  
SPRING HILL, FL 34609

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**Total Cases Filed: 33**

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