



# Doug Chorvat, Jr.

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

## Foreclosure Cases Filed between 01/01/2025 - 01/31/2025

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<b>25000003CAAXMX</b>	PV	OPEN	FINANCE OF AMERICA REVERSE LLC -vs- ESAU SIMS JR
<b>01/03/2025</b>	<b>HOMESTEAD-RESID \$50K-\$249K</b>		
	LOT 22, BERKELEY MANOR-UNIT III 8227 RHANBUOY RD, SPRING HILL, FL 34606		

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<b>25000009CAAXMX</b>	PV	OPEN	Ef Mortgage Llc -vs- 3 GIRL PROPERTIES
<b>01/06/2025</b>	<b>NON-HOMESTEAD RESID \$50K-\$250K</b>		
	LOT 12, BLOCK 24, ROYAL HIGHLANDS WEST "THE HEATHER" 8050 ROXBURGH CT, WEEKI WACHEE FL 34613		

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<b>25000019CCAXMX</b>	KH	OPEN	Silver Ridge Property Owners Association Inc -vs- COURTNEY JAMES
<b>01/06/2025</b>	<b>REAL PROPERTY COUNTY - \$0-\$15,000</b>		
	LOT 5, OF SILVER RIDGE 15160 DURANGO CIRCLE, BROOKSVILLE FL 34604		

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<b>25000028CCAXMX</b>	BB	OPEN	Minorcan Construction Group Inc -vs- Denrick Prince
<b>01/07/2025</b>	<b>REAL PROPERTY COUNTY \$15,000-\$30,000</b>		
	LOT 10, BLOCK 1514, SPRING HILL UNIT 22 6080 SHANNON AVENUE, SPRING HILL FL 34606		

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<b>25000029CCAXMX</b>	KH	OPEN	Florida Roof Specialists Inc -vs- Thomas Walsh
<b>01/07/2025</b>	<b>REAL PROPERTY COUNTY \$15,000-\$30,000</b>		
	LOT 4, BLOCK 1482 SPRING HILL UNIT 22 5292 IROQUOIS AVENUE, SPRING HILL FL 34606		

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<b>25000030CCAXMX</b>	BB	OPEN	Minorcan Construction Group Inc -vs- Nathan Oliver
<b>01/07/2025</b>	<b>REAL PROPERTY COUNTY \$15,000-\$30,000</b>		
	LOT 4, BLOCK 935, SPRING HILL UNIT 15 3272 MONTANO AVENUE, SPRING HILL FL 34609		

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<b>25000018CAAXMX</b>	PV	OPEN	SFR Capital Trustee LLC -vs- Chucker Daze LLC
<b>01/08/2025</b>	<b>NON-HOMESTEAD RESID \$50K-\$250K</b>		
	LOT 3, BLOCK 277, ROYAL HIGHLANDS, UNIT NO 5 11270 HUMBER RD, BROOKSVILLE, FL 34614		

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25000019CAAXMX PV OPEN NEWREZ LLC D B A SHELLPOINT MORTGAGE SERVICING -  
vs- PETE LAGO

01/08/2025 **HOMESTEAD-RESID \$50K-\$249K**

LOT 7, BLOCK 845, SPRING HILL UNIT 13  
13158 DRYSDALE ST, SPRING HILL, FL 34609

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25000023CAAXMX PV OPEN US BANK TRUST NATIONAL ASSOCIATION -vs- JENNY  
FIGUEROA

01/08/2025 **HOMESTEAD-RESID \$50K-\$249K**

LOT 10 BLOCK 1016 SPRING HILL UNIT 16  
4217 DRISTOL AVE SPRINGHILL FL 34609

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25000030CAAXMX PV OPEN GULFSIDE SUPPLY INC -vs- CHRISTOPHER CIPRIANI

01/13/2025 **OTHER PROP ACTS \$0-\$49K**

BERKELEY MANOR PHASE 1 LOT 18  
8015 SPANISH OAK DR., SPRING HILL, FL 34606

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25000040CAAXMX PV OPEN Stephen Pasquale -vs- Estate of Janis Rudens

01/14/2025 **OTHER PROP ACTS \$0-\$49K**

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25000056CCAXMX KH OPEN TRILBY CROSSING HOMEOWNERS ASSOCIATION INC -vs-  
DESTINY PINEDA

01/14/2025 **REAL PROPERTY COUNTY - \$0-\$15,000**

LOT 109, TRILBY CROSSING PHASE 1  
30126 FEDORA CIRCLE, BROOKSVILLE FL 34602

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25000045CAAXMX PV CLOSED PHH MORTGAGE CORPORATION -vs- MICHAEL LUCIA

01/16/2025 **NON-HOMESTEAD RESID \$50K-\$250K**

LOT 40 BLOCK 18 VILLAGES AT AVALON PHASE 1  
675 WINTHROP DRIVE SPRING HILL FL 3460P

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25000048CAAXMX PV OPEN REBECCA MARCANO -vs- ANTONIO PEREIRA

01/17/2025 **OTHER PROP ACTS \$0-\$49K**

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25000105CCAXMX BB OPEN Florida Roof Specialists Inc -vs- Brian Hartley

01/20/2025 **REAL PROPERTY COUNTY - \$0-\$15,000**

LOT 7, WEEKI WACHEE GARDENS ADDITION #2  
7251 TROPICAL DRIVE, WEEKI WACHEE FL 34607



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<b>25000057CAAXMX</b>	PV	OPEN	Florida Credit Union -vs- Brad Waldman
<b>01/21/2025</b>	<b>HOMESTEAD-RESID \$50K-\$249K</b>		
	4445 WHITE ROAD, BROOKSVILLE FL 34602		

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<b>25000064CAAXMX</b>	PV	OPEN	Servbank SB -vs- Patricia Luitweiler
<b>01/21/2025</b>	<b>HOMESTEAD-RESID \$50K-\$249K</b>		
	LOT 5, IN BLOCK 476, SPRING HILL UNIT 8 1428 MATICO AVE, SPRING HILL, FL 34608		

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<b>25000066CAAXMX</b>	PV	OPEN	Carrington Mortgage Services LLC -vs- Unknown Heirs
<b>01/22/2025</b>	<b>HOMESTEAD-RESID \$50K-\$249K</b>		
	LOT 25 BLOCK 1442 SPRING HILL FL UNIT 218361 DORA STEET SPRINGH ILL FL 34608		

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<b>25000069CAAXMX</b>	PV	OPEN	SouthState Bank NA -vs- Dallas Osman
<b>01/22/2025</b>	<b>HOMESTEAD-RESID \$50K-\$249K</b>		
	LOT 17 SECTION E RIVER HEIGHTS ESTATES FIRST ADDITION 6400 AMELIA LANE, DADE CITY FL 33523		

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<b>25000074CAAXMX</b>	PV	OPEN	WYNDSOR PLACE HOMEOWNERS ASSOCIATION INC -vs- FISHER LINK DEVELOPMENT LLC
<b>01/23/2025</b>	<b>NON-HOMESTEAD RESID-0-\$49K</b>		
	LOT 51, WHYNSOR PLACE 12673 SUNSET WOODS DRIVE, SPRING HILL, FL 34609		

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<b>25000076CAAXMX</b>	PV	OPEN	WYNSOR PLACE HOMEOWNERS ASSOCIATION INC -vs- FISHER LINK DEVELOPMENT LLC
<b>01/24/2025</b>	<b>NON-HOMESTEAD RESID-0-\$49K</b>		
	LOT 52, WYNSOR PLACE HILARY STREET LOT 52, SPRING HILL, FL 34609		

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<b>25000077CAAXMX</b>	PV	OPEN	WYNSOR PLACE HOMEOWNERS ASSOCIATION INC -vs- FISHER LINK DEVELOPMENT LLC
<b>01/24/2025</b>	<b>NON-HOMESTEAD RESID-0-\$49K</b>		
	LOT 50, WYNSOR PLACE SUNSET WOODS DRIVE, LOT 50, SPRING HILL, FL 34609		

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<b>25000078CAAXMX</b>	PV	OPEN	Garciga Real Estate LLC -vs- Doug Chorvat Jr Hernando County Clerk of Court
<b>01/24/2025</b>	<b>OTHER PROP ACTS \$0-\$49K</b>		

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**25000085CAAXMX** PV OPEN NATIONSTAR MORTGAGE LLC -vs- LAVONNE ROBERTS

**01/27/2025 HOMESTEAD-RESID \$50K-\$249K**

SEE DOCUMENT FOR LEGAL DESCRIPTION  
15310 TIGGER PATH, WEEKI WACHEE, FL 34614

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**25000160CCAXMX** KH OPEN Florida Roof Specialists Inc -vs- David Schaffer

**01/27/2025 REAL PROPERTY COUNTY \$15,000-\$30,000**

LOT 447, EAST LINDEN ESTATES, UNIT 4  
367 FLORIAN WAY, SPRING HILL FL 34609

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**25000087CAAXMX** PV OPEN Finance Of America Reverse Llc -vs- Henry Corrado As  
Personal Representative

**01/28/2025 HOMESTEAD-RESID \$50K-\$249K**

LOT 3, BLOCK 1581 SPRING HILL UNIT 23  
10200 SUNBURST CT, SPRING HILL FL 34608

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**25000191CCAXMX** BB OPEN Truist Bank -vs- Unknown Heirs Devisees Grantees Assignees

**01/31/2025 REAL PROPERTY COUNTY \$15,000-\$30,000**

LOT 9, BLOCK 1814 OF A REPLAT OF SPRING HILL UNIT  
18  
4451 HIGATE RD, SPRING HILL FL 34609

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**Total Cases Filed: 27**

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