



# 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 02/01/2025 - 02/28/2025

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25000094CAAXMX PV OPEN Jesus Ariza -vs- Shane Devault

02/03/2025 OTHER PROP ACTS \$0-\$49K

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25000097CAAXMX PV OPEN NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING -vs- Jennifer Amico

02/03/2025 HOMESTEAD-RESID \$50K-\$249K

39 CHERRY STREET, BROOKSVILLE FL 34601

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25000098CAAXMX PV OPEN Eullas Brinson -vs- United States of America Internal Revenue Service

02/03/2025 OTHER PROP ACTS \$0-\$49K

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25000100CAAXMX PV OPEN Alliant Credit Union -vs- EDWARD MASZAK

02/03/2025 HOMESTEAD-RESID \$50K-\$249K

LOT 57, BARRINGTON AT STERLING HILL, UNIT 1  
13413 GOLDEN LIME AVENUE, SPRING HILL FL 34609

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25000107CAAXMX PV OPEN BAYCOAST BANK -vs- HAROLD REESE

02/06/2025 HOMESTEAD-RESID \$50K-\$249K

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25000108CAAXMX PV OPEN Citibank NA -vs- LEONARD SAMPSON

02/06/2025 HOMESTEAD-RESID \$50K-\$249K

LOT 5, BLOCK B, MITCHELL HEIGHTS  
269 A STREET, BROOKSVILLE, FL 34601

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25000119CAAXMX PV OPEN DANNIE WILLIAMSON -vs- Thomas Tucker

02/07/2025 OTHER PROP ACTS \$0-\$49K

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25000246CCAXMX KH OPEN Heather Walk Homeowners Association Inc -vs- JULIET ULLERY

02/07/2025 REAL PROPERTY COUNTY - \$0-\$15,000

LOT 32, BLOCK C, HEATHER WALK MULTIPLE FAMILY  
P.D.P. BLOCK C  
7425 HEATHER HEATHER WALK DRIVE, WEEKI WACHEE  
FL 34613



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25000116CAAXMX DS OPEN MICHELLE GESKEY -vs- RONALD SCHMIEDEBUSH

02/10/2025 OTHER PROP ACTS \$0-\$49K

SEE LEGAL DESCRIPTION

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25000125CAAXMX PV OPEN NewRez LLC -vs- Jedediah Castle

02/10/2025 HOMESTEAD RESID \$250,000 OR MORE

LOT 14, BLOCK 3, STERLING HILL PHASE "2A"  
3739 BRAMBLEWOOD LOOP, SPRING HILL FL 34609

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25000126CAAXMX PV OPEN -vs- RICK YEARWOOD

02/11/2025 OTHER PROP ACTS \$0-\$49K

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25000133CAAXMX PV OPEN NEWREZ LLC D B A SHELLPOINT MORTGAGE SERVICING -vs-  
BARRINGTON AT STERLING HILL COMMUNITY  
ASSOCIATION

02/12/2025 HOMESTEAD RESID \$250,000 OR MORE

LOT 57, BARRINGTON AT STERLING HILL, UNIT 1  
13413 GOLDEN LIME AVENUE, SPRING HILL FL 34609

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25000135CAAXMX PV OPEN LOUIS ZANKL -vs- LISA GRONKE

02/14/2025 OTHER PROP ACTS \$0-\$49K

LOT 19, BLOCK 219, SPRING HILL UNIT 5 SUBDIVISION  
370 DARMOUTH AVE, SPRING HILL, FL 34606

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25000298CCAXMX KH OPEN Florida Roof Specialists Inc -vs- Brett Zernick

02/14/2025 REAL PROPERTY COUNTY \$15,000-\$30,000

LOT 13, BLOCK 1593, SPRING HILL, UNIT 23  
5158 KIRKWOOD AVE., SPRING HILL, FLORIDA 34608

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25000142CAAXMX PV OPEN WILMINGTON SAVINGS FUND SOCIETY FSB NOT IN ITS IND  
-vs- UNKNOWN SPOUSE OF EDWARD B NIRENBERG

02/18/2025 HOMESTEAD-RESID \$50K-\$249K

LOT 12, BLOCK 968, SPRING HILL, UNIT 15  
3164 GREYNOLDS AVENUE, SPRING HILL FL 34608

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25000145CAAXMX PV OPEN Freedom Mortgage Corporation -vs- GORDON PENDLETON

02/19/2025 HOMESTEAD RESID \$250,000 OR MORE

LOT 12, BLOCK 1369, SPRING HILL UNIT 20  
7044 COVEWOOD DR, SPRING HILL, FL 34609

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<b>25000148CAAXMX</b>	PV	OPEN	Lakeview Loan Servicing Llc -vs- Eugenio Cruz
<b>02/20/2025</b>	<b>NON-HOMESTEAD RESID \$50K-\$250K</b>		
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 20 EAST 10065 WEATHERLY ROAD BROOKSVILLE FL 34601			

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<b>25000150CAAXMX</b>	PV	OPEN	Country Haven Estates Property Owners Association -vs- Christopher Candela
<b>02/20/2025</b>	<b>OTHER PROP ACTS \$0-\$49K</b>		

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<b>25000151CAAXMX</b>	PV	OPEN	U S Bank Trust National Association -vs- Kelly Kleber
<b>02/20/2025</b>	<b>HOMESTEAD-RESID \$50K-\$249K</b>		
LOT 4 BLOCK 230 SPRING HILL UNIT FIVE 5526 CACTUS CIR, SPRING HILL FL 34606			

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<b>25000152CAAXMX</b>	PV	OPEN	Truist Bank -vs- Frederick Samaro
<b>02/20/2025</b>	<b>HOMESTEAD-RESID \$50K-\$249K</b>		
LOT 1 BLOCK 1 HILL N DALE UNIT NO 1 27273 FRAMPTON AVE BROOKSVILLE FL 34602			

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<b>25000159CAAXMX</b>	PV	OPEN	Country Haven Estates Property Owners Association -vs- John Pidek
<b>02/20/2025</b>	<b>OTHER PROP ACTS \$0-\$49K</b>		

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<b>25000349CCAXMX</b>	BB	OPEN	Minorcan Construction Group Inc -vs- Joseph Natale
<b>02/21/2025</b>	<b>REAL PROPERTY COUNTY \$15,000-\$30,000</b>		
LOT 18, BLOCK 899, SPRING HILL, UNIT 13 13437 BONDSTONE STREET, SPRING HILL FL 34609			

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<b>25000160CAAXMX</b>	PV	OPEN	NewRez LLC -vs- Clara Buch
<b>02/24/2025</b>	<b>NON-HOMESTEAD RESID \$50K-\$250K</b>		
LOT 2 BLOCK 349 OF SPRING HILL UNIT 7 1364 DILL AVENUE SPRING HILL FL 34608			

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<b>25000165CAAXMX</b>	PV	OPEN	SUNCOAST CREDIT UNION A FEDERALLY INSURED STATE CH -vs- EDYTHE SHOCKEY AS KNOWN HEIR OF JOHN SHOCKEY DECEASED
<b>02/25/2025</b>	<b>NON-HOMESTEAD RESID \$50K-\$250K</b>		
LOT 9, BLOCK 613, SPRING HILL UNIT 10 12154 BATH STREET SPRING HILL FL 34609			

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**25000168CAAXMX** PV OPEN SUNCOAST CREDIT UNION A FEDERALLY INSURED STATE CH  
-vs- JULIA LUTHER

**02/25/2025 HOMESTEAD-RESID \$0-\$49K**

LOT 25, BLOCK 243, SPRING HILL, UNIT 5  
6513 CLEARWATER DRIVE, SPRING HILL FL 34606

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**25000169CAAXMX** PV OPEN Nerber Iglesias -vs- ANY UNKNOWN HEIRS DEVISEES  
SUCCESSORS OR ASSIGN

**02/26/2025 OTHER PROP ACTS \$0-\$49K**

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**25000173CAAXMX** PV OPEN Freedom Mortgage Corporation -vs- Timothy Mccandless

**02/26/2025 NON-HOMESTEAD RESID \$50K-\$250K**

LOT 26 BLOCK 932 SPRING HILL UNIT 15  
3263 BLUFFVIEW DR SPRING HILL FL 34609

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**25000175CAAXMX** PV OPEN Freedom Mortgage Corporation -vs- JUSTIN PLUMMER

**02/26/2025 HOMESTEAD-RESID \$50K-\$249K**

LOT 15 BLOCK 1161 SPRING HILL UNIT 17  
10443 KEYSTONE ST SPRING HILL FL 34608

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**25000371CCAXMX** BB OPEN Minorcan Construction Group Inc -vs- Kenneth Van Severen

**02/26/2025 REAL PROPERTY COUNTY - \$0-\$15,000**

LOT 29, BLOCK 798, OF SPRING HILL, UNIT 13

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**25000412CCAXMX** KH OPEN Hernando Oaks Golf Country Club Management Llc -vs-  
DARREN MEHALL

**02/26/2025 REAL PROPERTY COUNTY - \$0-\$15,000**

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**25000178CAAXMX** PV OPEN WILMINGTON SAVINGS FUND SOCIETY FSB -vs- DAVID  
JORDAN

**02/27/2025 NON-HOMESTEAD RESID \$250,000 OR MORE**

2323 SATURN RD BROOKSVILLE FL 34604

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**25000377CCAXMX** BB OPEN JAC BUILDERS INC -vs- SHAWN STATUTO

**02/27/2025 REAL PROPERTY COUNTY \$15,000-\$30,000**

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25000187CAAXMX

PV

OPEN

Vinko Radetic -vs- Joseph Badura Sitzlar

02/28/2025 **NON-HOMESTEAD RESID \$50K-\$250K**

LOTS 9 AND 10, BLOCK 22, OF MASARYKTOWN

SUBDIVISION

515 BROAD STREET, BROOKSVILLE FL 34604

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**Total Cases Filed: 33**

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