



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 04/01/2025 - 04/30/2025

25000286CAAXMX	PV	OPEN	U S Bank National Association -vs- Arthur Gartner
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04/02/2025 **HOMESTEAD-RESID \$50K-\$249K**

LOT 13 AND 14 OF STERLING HILL PHASE 3 UNIT 1
3876 CROSSLINE DRIVE, SPRING HILL FL 34609

25000289CAAXMX	PV	OPEN	LAKEVIEW LOAN SERVICING LLC -vs- MARGARET PYLANT
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04/03/2025 **HOMESTEAD-RESID \$50K-\$249K**

9350 AMERICAN LANE, BROOKSVILLE FL 34601

25000601CCAXMX	BB	OPEN	SEVEN HILLS HOMEOWNERS ASSOCIATION INC -vs- Nicholas Wodzinski
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04/03/2025 **REAL PROPERTY COUNTY - \$0-\$15,000**

LOT 21 OF SEVEN HILLS, UNIT 2
1205 MUSCOVY DRIVE, SPRING HILL FL 34608

25000605CCAXMX	BB	OPEN	BMJ Supply Inc -vs- Coastal Land Solutions Group LLC
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04/03/2025 **REAL PROPERTY COUNTY - \$0-\$15,000**

16493 HODGE ROAD, BROOKSVILLE FL 34614

25000293CAAXMX	PV	OPEN	NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING -vs- BRIAN ROUSH
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04/04/2025 **HOMESTEAD-RESID \$50K-\$249K**

LOT 1, BLOCK 329, SPRING HILL, UNIT 7
1474 NOBLETON AVENUE, SPRING HILL FL 34608

25000294CAAXMX	PV	OPEN	Freedom Mortgage Corporation -vs- Mark Richards
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04/04/2025 **NON-HOMESTEAD RESID \$250,000 OR MORE**

LOT 9, BLOCK 195, ROYAL HIGHLANDS, UNIT 4
12300 LARK SPARROW ROAD, WEEKI WACHEE FL
34614

25000295CAAXMX	PV	OPEN	Freedom Mortgage Corporation -vs- The Unknown Heirs Devises Grantees Assignees Lien
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04/04/2025 **NON-HOMESTEAD RESID \$50K-\$250K**

LOT(S) 2 AND 3, NORTH BROOKSVILLE HEIGHTS
718 WHITEWAY DRIVE, BROOKSVILLE FL 34601



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25000302CAAXMX	PV	OPEN	CMG Mortgage Inc -vs- Teresa Douthit
04/07/2025	HOMESTEAD-RESID \$50K-\$249K		
	LOT 9, BLOCK 1829, A REPLAT OF PORTIONS OF SPRING HILL UNITS 18, 19 AND 20, A SECOND REPLAT OF SPRING HILL UNITS 18 AND 19 5242 TANNER ROAD, SPRING HILL FL 34609		
25000305CAAXMX	PV	OPEN	Protech Roofing Services LLC -vs- THOMAS LINDSEY
04/08/2025	HOMESTEAD-RESID \$50K-\$249K		
	LOT 70, BLOCK 38, STERLING HILL PHASE "1B" 4755 COPPER HILL DRIVE, SPRING HILL FL 34609		
25000307CAAXMX	PV	OPEN	SIGMA INFINITY LLC -vs- FB FINANSBAN SA A CORPORATION
04/08/2025	OTHER PROP ACTS \$0-\$49K		
25000639CCAXMX	BB	OPEN	Florida Roof Specialists Inc -vs- William Neilson
04/09/2025	REAL PROPERTY COUNTY \$15,000-\$30,000		
	LOT 4, BLOCK 1557, SPRING HILL UNIT #22 6030 HUGO AVENUE, SPRING HILL FL 34608		
25000315CAAXMX	PV	OPEN	Self Help Ventures Fund -vs- Tera Flowers
04/10/2025	HOMESTEAD-RESID \$50K-\$249K		
	LOT 11, BLOCK 7, HILL 'N' DALE, UNIT III 27043 ROPER ROAD, BROOKSVILLE FL 34602		
25000317CAAXMX	PV	OPEN	US Bank Trust National Association as Trustee f -vs- AUBREY CHARLES
04/11/2025	HOMESTEAD-RESID \$50K-\$249K		
	LOT 14, BLOCK 1649, SPRING HILL UNIT 24 3382 DOTHAN AVENUE, SPRING HILL FL 34609		
25000322CAAXMX	PV	CLOSED	Jpmorgan Chase Bank, National Association -vs- Unknown Persons In Possession #1
04/11/2025	NON-HOMESTEAD RESID-0-\$49K		
	LOT 13, BLOCK 3, RIVER COUNTRY ESTATES		
25000324CAAXMX	PV	OPEN	Rosebud Investments and Finance LLC -vs- Penny Johnson
04/11/2025	NON-HOMESTEAD RESID \$50K-\$250K		
	LOT 2, BLOCK 91, HERNANDO BEACH UNIT NO 7		



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25000328CAAXMX	PV	OPEN	WILMINGTON SAVINGS FUND SOCIETY FSB NOT IN ITS IND -vs- SEAN HOYE
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04/14/2025 NON-HOMESTEAD RESID \$250,000 OR MORE

LOT 16, BLOCK 29 SPRING HILL UNIT 1,
6172 RALEIGH ST, SPRING HILL FL 34606

25000330CAAXMX	PV	OPEN	Newrez Llc -vs- Vincent Storms
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04/14/2025 NON-HOMESTEAD RESID \$250,000 OR MORE

LOT 4 BLOCK 186 SPRING HILL UNIT 4
239 TULSA AVE, SPRING HILL FL 34606

25000331CAAXMX	PV	OPEN	SUNCOAST CREDIT UNION A FEDERALLY INSURED STATE CH -vs- KIMBERLY WILSON
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04/15/2025 HOMESTEAD RESID \$250,000 OR MORE

THE WEST 1/2 OF THE EAST 2/5 OF THE NORTH 1/2 OF
THE SE 1/4 OF SECTION 36 TOWNSHIP 23 SOUTH
RANGE 19 EAST
23027 MIZELL ROAD, BROOKSVILLE FL 34602

25000337CAAXMX	PV	OPEN	VENTURA PARTNERS LLC -vs- Lora Hammersley
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04/15/2025 HOMESTEAD-RESID \$50K-\$249K

LOT 4, BLOCK 770, SPRING HILL UNIT 12
492 ALADDIN ROAD, SPRING HILL FL 34609

25000338CAAXMX	PV	OPEN	Pennymac Loan Services Llc -vs- Scott Bernard
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04/15/2025 HOMESTEAD RESID \$250,000 OR MORE

LOT 8, CASCADES AT SOUTHERN HILLS PHASE ONE
5355 NOTTAWAY PLACE, BROOKSVILLE FL 34601

25000342CAAXMX	PV	OPEN	Fifth Third Bank N A -vs- JAMIE SHARAY
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04/16/2025 HOMESTEAD-RESID \$50K-\$249K

LOT 3, BLOCK 5, HORIZON NORTH PHASE III
10014 NORTHWIND CT, SPRING HILL, FL 34608

25000344CAAXMX	PV	OPEN	Avail 3 LLC -vs- The Heirs and or Devisees of Gladys Louise Green
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04/16/2025 HOMESTEAD RESID \$250,000 OR MORE

LOT 13, BLOCK 22, RIVER COUNTY ESTATES
6078 SANDRA DRIVE, WEEKI WACHEE, FL 34677



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25000691CCAXMX	KH	OPEN	THE HEATHER PROPERTY OWNERS ASSOCIATION INC A FLOR -vs- 3 GIRL PROPERTIES LLC
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04/16/2025 REAL PROPERTY COUNTY - \$0-\$15,000

LOT 12, BLOCK 24, ROYAL HIGHLANDS WEST "THE
HEATHER"
8050 ROXBURG CT., WEEKI WACHEE, FL 34613-5126

25000345CAAXMX	PV	OPEN	JAMES TACY -vs- Beth Beshai
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04/17/2025 NON-HOMESTEAD RESID \$50K-\$250K

LOT 9, BLOCK R, HIGHLAND LAKES SUBDIVISION

25000701CCAXMX	KH	OPEN	Cliffs Septic Services Inc -vs- Suzy Garfinkle
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04/17/2025 REAL PROPERTY COUNTY - \$0-\$15,000

SEE LEGAL DESCRIPTION
90 ARLANIE ROAD, BROOKSVILLE FL 34604

25000351CAAXMX	PV	CLOSED	Freedom Mortgage Corporation -vs- Edward Caffrey
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04/18/2025 HOMESTEAD-RESID \$50K-\$249K

LOT 7, BLOCK E, RIDGE MANOR WEST ADDITION NO 1,
A SUBDIVISION
30435 PARK RIDGE DRIVE, BROOKSVILLE FL 34602

25000722CCAXMX	BB	OPEN	Minorcan Construction Group Inc -vs- William Murray
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04/21/2025 REAL PROPERTY COUNTY - \$0-\$15,000

LOT 1, BLOCK 1107, SPRING HILL UNIT 17
4574 AUGUSTINE ROAD, SPRING HILL FL 34608

25000723CCAXMX	KH	OPEN	Florida roof Specialists -vs- Kurt Widmer
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04/21/2025 REAL PROPERTY COUNTY \$15,000-\$30,000

LOT 14, BLOCK 113, HERNANDO BEACH UNIT 13
3317 SCARLET SAGE DRIVE, HERNANDO BEACH FL
34607

25000724CCAXMX	BB	OPEN	Florida Roof Specialists Inc -vs- Curtis Bryant
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04/21/2025 REAL PROPERTY COUNTY - \$0-\$15,000

LOT 13, BLOCK 6, HILL N DALE, UNIT III
27041 KEVIN KELLY AVENUE, BROOKSVILLE FL 34602

25000364CAAXMX	PV	OPEN	Italo LLC a Florida limited liability company -vs- Jessica Wilson
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04/22/2025 NON-HOMESTEAD RESID \$50K-\$250K

27003 ROCHELLE ROAD, BROOKSVILLE FL 34602



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25000365CAAXMX PV OPEN NATIONSTAR MORTGAGE LLC -vs- WADE HARDY

04/22/2025 HOMESTEAD-RESID \$50K-\$249K

LOT 8, BLOCK 1402, SPRING HILL UNIT 21
9096 JENA ROAD, SPRING HILL FL 34608

25000379CAAXMX PV OPEN Lorie Pettry -vs- KENNETH PETTRY

04/24/2025 OTHER PROP ACTS \$0-\$49K

25000382CAAXMX PV OPEN Dushyant Gulati -vs- PINNACLE PROPERTY SOLUTIONS LLC

04/25/2025 NON-HOMESTEAD RESID \$250,000 OR MORE

SEE DOCUMENT FOR LEGAL DESCRIPTION
321 S BROOKSVILLE AVE BROOKSVILLE FL 34601

25000385CAAXMX PV OPEN U S Bank National Association -vs- G M Properties And Real Estate Llc

04/25/2025 NON-HOMESTEAD RESID \$50K-\$250K

SEE DOCUMENT FOR LEGAL DESCRIPTION
6215 LA PINE RD BROOKSVILLE FL 34602

25000386CAAXMX PV OPEN NEWREZ LLC -vs- JODIE SLONE

04/25/2025 NON-HOMESTEAD RESID \$250,000 OR MORE

LOT 30 BLOCK 1488 SPRING HILL UNIT 22
5238 FREEPORT DRIVE SPRING HILL FL 34606

25000392CAAXMX PV OPEN US BANK NATIONAL ASSOCIATION -vs- SEAN HOYE

04/28/2025 HOMESTEAD RESID \$250,000 OR MORE

10030 ORCHARD WAY, SPRING HILL FL 34608

25000403CAAXMX PV OPEN Wells Fargo Bank National Association As Trustee -vs- Eugene Murray

04/29/2025 HOMESTEAD-RESID \$50K-\$249K

LOT 17, BLOCK 1013, SPRING HILL, UNIT 16
4081 EVERETT AVENUE, SPRING HILL FL 34609

25000407CAAXMX PV OPEN Pennymac Loan Services Llc -vs- Matthew Cruz

04/29/2025 HOMESTEAD RESID \$250,000 OR MORE

LOT 63, RIDGE MANOR LAKEWOOD, UNIT 2
5043 MOCKINGBIRD DRIVE, DADE CITY FL 33523



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25000788CCAXMX

KH

OPEN

TRILBY CROSSING HOMEOWNERS ASSOCIATION INC -vs-
JESUS DIAZ

04/30/2025 REAL PROPERTY COUNTY - \$0-\$15,000

LOT 218, TRILBY CROSSING PHASE 2
5310 SAILOR ROAD, BROOKSVILLE FL 34602

Total Cases Filed: 39
