TRACI PERRY, CPM
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

110 North Apopka Avenue, Inverness, Florida 34450
www.citrusclerk.org | @CitrusFLClerk

Telephone: (352) 341-6424
Fax: (352) 341-6477

September 01, 2026

PINELLAS COUNTY SHERIFF DEPARTMENT
PO BOX 2500
LARGO FL, 33779-2500

Re: Sheriff Service for Tax Deed #2026-0250TD

Dear Sir or Madam:

Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **DEBRA HOFFMANN REGISTERED AGENT OBO JACKSON HILL COURT LLC.**

Florida Statutes chapter 197 governs Tax Deed auctions. F.S. 197.522(2)(a) provides that "*...if the sheriff is unable to make service, he or she shall post a copy of the notice in a conspicuous place at the legal titleholder's last known address.*" The address provided to you is the last known address, according to a land record search performed for the Tax Collector's office.

Please post a copy of the enclosed Warning Notice and Notice of Application for Tax Deed at the address provided on the letter before **10/15/2026** to be in compliance with F.S. 197.522(2)(a)"1.

If the address ***provided*** is not valid, please indicate as invalid on the return of service.

On behalf of the Citrus County Clerk of the Circuit Court and Comptroller, I appreciate the opportunity to be of service to you.

Tifani L White

Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
(352) 341-6478 | taxdeeds@citrusclerk.org

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PINELLAS COUNTY SHERIFF DEPARTMENT

LARGO FL, 33779-2500

SERVE NO LATER THAN 10/15/2026

Case #2026-0250TD Re: Sheriff Service

September 01, 2026

In accordance with F.S. 197.522(2), please serve the attached person or persons on the upcoming Tax Deed Sale which is scheduled for 11/4/2026 10:00AM . In the event these person(s) cannot be served at the address given for them, please post the following NOTICE OF APPLICATION OF TAX DEED and WARNING NOTICE at the owners last known address. A check is enclosed for the service charge.

Owner Name	**Owner Address**
DEBRA HOFFMANN REGISTERED AGENT OBO JACKSON HILL COURT LLC	3662 E PENDLEBURY DRIVE, , PALM HARBOR FL, 34685

CERTIFICATE NO.: 24-3428

If you have any questions, please call me at (352) 341-6478. Please mail the return back to me at the following address: 110 North Apopka Ave, Inverness FL, 34450. For your convenience, you may also send the return(s) via email to TaxDeeds@CitrusClerk.org.

TRACI PERRY
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

By: Tifani L White

Tifani L. White
Deputy Clerk
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APPLICATION NO: 2026-0250TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, KEYS FUNDING LLC - 7024 the holder of the following certificate has filed said certificate 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 No.: 24-3428 Year of Issuance: Jun-01-2024 Parcel ID: 18E20S13 23000

Description of Property:

JOHN HOPKINS UNREC SUB LOT 14 E 147 FT OF W 735 FT OF S 300 FT OF S 1/2 OF NW 1/4 OF SE 1/4 OF SEC 13-20-18 ----AND---- SW1/4 OF SE1/4 OF SEC 13-20-18 TITLE IN OR BK 1548 PG 261 AND 1576 PG 2218 OR BK 2334 PG 2239

Name in which assessed:

JACKSON HILL COURT LLC, DEBRA HOFFMANN REGISTERED AGENT OBO JACKSON HILL COURT LLC

All of said property being in the County of Citrus, State of Florida.

Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online, on November 4, 2026; 10:00 AM at www.citrus.realtaxdeed.com.

Dated this 1st day of September, 2026

TRACI PERRY
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

By: Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
(352) 341-6478 | taxdeeds@citrusclerk.org

WARNING!

There are unpaid taxes on property which you own or in which you have a legal interest. The property will be sold on line at www.citrus.realtaxdeed.com on November 4, 2026; 10:00 AM unless the back taxes are paid to the Tax Collector. To receive further information, contact the Clerk of Court at 110 North Apopka Ave, Inverness, FL 34450, telephone number (352) 341-6478.

To make payment, please contact the office of the Tax Collector, telephone number (352) 341-6500.

RETURN OF SERVICE

RECEIPT No: 26-017086

PERSON TO BE SERVED: DEBRA HOFFMAN REGISTERED AGENT OBO JACKSON HILL COURT LLC
SERVE/POST NO LATER THAN 10/15/2026

CORP / DBA:

ADDRESS: 3662 E PENDLEBURY DRIVE

(2nd ADDRESS)

CITY: PALM HARBOR

RECEIVED
By Tifani White at 10:52 am, 9/22/26

PLAINTIFF: IN RE JACKSON HILL COURT LLC ET AL

- VS -

DEFENDANT:

CASE No: 243428 **CSE CASE No:**

COURT NAME: CIRCUIT CITRUS **COURT DATE:** Wed, Nov 04, 2026

TYPE WRIT: WARNING/NOTICE OF APPLICATION FOR TAX DED

CITRUS COUNTY CLERK OF THE CIRCUIT COURT
TAX DEED DEPT
110 N APOPKA AVE
INVERNESS FL 34450

Received the above-named writ on September 14, 2026 at 07:11AM and served the same on September 16, 2026 at 10:25AM in PINELLAS County, Florida, as follows:

INDIVIDUAL -- Individual at place of abode

By delivering a true copy of this writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, to: DEBRA HOFFMAN REGISTERED AGENT OBO JACKSON HILL COURT LLC.

FRONT DOOR, AS 55442

BOB GUALTIERI, SHERIFF
PINELLAS COUNTY, FLORIDA

BY: ADAM SARLO

DEPUTY SHERIFF

CIVIL COSTS: FEE: $ 40.00 TOTAL DEPOSIT: $ 40.00

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Dated this 1st day of September, 2026

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CLERK OF THE CIRCUIT COURT AND COMPTROLLER
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Tifani L White

By: Tifani L. White
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To make payment, please contact the office of the Tax Collector, telephone number (352) 341-6500.

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Oper: bpeters R-260914-17000
CP04 - Civil Gov't $40.00
Total CP04 - Civil   $40.00
Total tendered       $40.00
Total payment        $40.00
Sep 14, 2026 7:11:20 AM
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