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

October 06, 2026

HERNANDO COUNTY SHERIFF DEPARTMENT
PO BOX 10070
BROOKSVILLE FL, 34603-0070

Re: Sheriff Service for Tax Deed #2026-0301TD

Dear Sir or Madam:

Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **THOMAS J HEDICK REGISTERED AGENT OBO PINNACLE PROPERTY SOLUTIONS 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 **11/26/2026** 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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HERNANDO COUNTY SHERIFF DEPARTMENT

BROOKSVILLE FL, 34603-0070

SERVE NO LATER THAN 11/26/2026

Case #2026-0301TD Re: Sheriff Service

October 06, 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 12/16/2026 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**
THOMAS J HEDICK REGISTERED AGENT OBO PINNACLE PROPERTY SOLUTIONS LLC	16319 CORTEZ BLVD, , BROOKSVILLE FL, 34601

CERTIFICATE NO.: 24-4080

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
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
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APPLICATION NO: 2026-0301TD

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, KEYS FUNDING LLC - 5024 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.: 24-4080 Year of Issuance: Jun-01-2024 Parcel ID: 17E18S210030 000G0 0100

Description of Property:

LEWIS COMBS SUBDIVISION PB 2 PG 10, LOT 10, 11 & 12 BLK G. ---AND--- THAT PART NW 7TH TER RD, VACATED PER CR CITY COUNCIL RES NO. 20-R-08, OR BK 3088 PG 893, ADJACENT TO S BNDRY LOT 10, 11 & 12 BLK G LEWIS COMBS SUBDIVISION PB 2 PG 10.

Name in which assessed:

PINNACLE PROPERTY SOLUTIONS LLC, THOMAS J HEDICK REGISTERED AGENT OBO PINNACLE PROPERTY SOLUTIONS 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 December 16, 2026; 10:00 AM at www.citrus.realtaxdeed.com.

Dated this 6th day of October, 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 December 16, 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.