

DOUG CHORVAT, JR.  
CLERK OF CIRCUIT COURT - HERNANDO COUNTY  
20 N. Main Street - RM# 161 - Tax Deed Division  
Brooksville, Florida 34601  
Phone: 352-540-6772 Fax: 352-754-4243

## CERTIFICATE OF MAILING AFFIDAVIT

TDA # ..... 2024-122TD  
TAX CERTIFICATE NO..... 22-0360700  
ISSUED ON ..... 05/31/2022  
CERTIFICATE HOLDER ... TLGFY LLC  
SALE DATE ..... February 19, 2025 at 10:00 AM

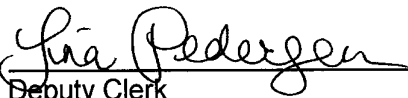
I, DOUG CHORVAT JR., Clerk of the Circuit Court of the above state and county, do hereby certify that a copy of the NOTICE OF APPLICATION FOR TAX DEED AND THE WARNING NOTICE LETTER were mailed certified, registered and/or regular mail on or before the 30th DAY OF DECEMBER, 2024 to the following:

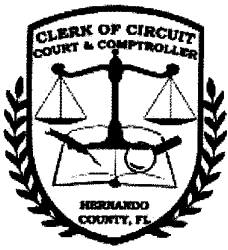
TLGFY LLC - C/O CAPITAL ONE NA AS COLL ASSIGNE, PO BOX 669139, DALLAS, TX 75266-9139  
JOSEPH M BADURA-SITZLAR - 1246 BUCKHURST DR, SPRING HILL, FL 34609-2156  
JOSEPH M BADURA-SITZLAR - 396/48-49 M12 KASETSIN SOI 2, PATTAYA  
JOSEPH M BADURA-SITZLAR - 555 COUNTY RD 203 UNIT C1, MILLERSBURG, OH 44654

In witness whereof, I have hereunto set my hand and official seal this 30th day of December 2024.

DOUG CHORVAT, JR.  
Clerk of Circuit Court  
Hernando County, FL



By:   
Deputy Clerk  
Tax Deed Division



DOUG CHORVAT, JR.  
CLERK OF CIRCUIT COURT - HERNANDO COUNTY  
20 N. Main Street - RM# 165 - Tax Deed Division  
Brooksville, Florida 34601  
Phone: 352-540-6772 Fax: 352-754-4243

**NOTICE OF APPLICATION FOR TAX DEED**

**WARNING!**

**THERE ARE UNPAID TAXES ON THE PROPERTY WHICH YOU OWN OR HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 19TH DAY OF FEBRUARY, 2025 UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT OR TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF THE CIRCUIT COURT AT 20 NORTH MAIN ST. ROOM 165, BROOKSVILLE, FLORIDA, 34601, OR BY TELEPHONE (352) 540-6772.**

**NOTICE IS HEREBY GIVEN**, that **TLGFY LLC**, the holder of the following certificate(s) has filed an application 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 Number:** 22-0360700

**Year of Issuance:** 2022

**TDA #:** 2024-122TD

**Parcel ID:** R17 223 19 1780 0690 0080

**Description of Property:**

GARDEN GROVE BLK 69 LOT 8 AND THAT PART OF VACATED 9TH AVE ( NOW NICHOLAS AVE) AS DES IN  
ORB 103 PG 78  
KEY# 00938748

**Assessed To:**

JOSEPH M BADURA-SITZLAR - 1246 BUCKHURST DR , SPRING HILL, FL 34609-2156

Unless the above referenced tax certificates are redeemed according to Florida law, the property described above shall be sold to the highest bidder pursuant to an online auction at [www.hernando.realtaxdeed.com](http://www.hernando.realtaxdeed.com) on the 19th day of February, 2025

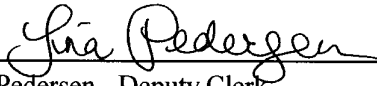
**TO REDEEM THIS CERTIFICATE:** The below listed redemption amount must be received in cash or certified funds made payable to: **Hernando County Tax Collector at 20 N. Main Street - Rm. 112 Brooksville, FL 34601.**

PUBLISH: 1/17/2025, 1/24/2025, 1/31/2025, 2/7/2025

BASE BID AMOUNT: 4,977.00

REDEMPTION AMOUNT: 4,983.25

Dated this 30th day of December, 2024

  
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Tina Pedersen - Deputy Clerk

