

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 on the 19th day of February, 2025

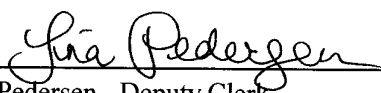
TO REDEEM THIS CERTIFICATE: The below listed redemption amount must be received in cash or certified funds made payable to: **Hernando County Tax Collector at 20 N. Main Street - Rm. 112 Brooksville, FL 34601.**

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



Tina Pedersen - Deputy Clerk





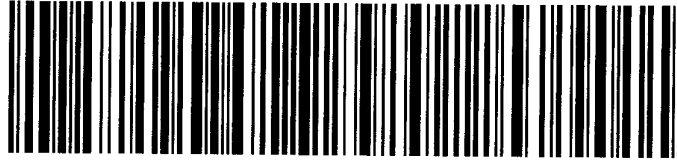
Return address:

HERNANDO COUNTY CLERK OF CIRCUIT COURT
TAX DEEDS
20 N. MAIN STREET RM 161
BROOKSVILLE FL 34601

Recipient address:

JOSEPH M BADURA-SITZLAR
555 COUNTY RD 203 UNIT C1
MILLERSBURG OH 44654

USPS CERTIFIED MAIL



9214 8901 9403 8300 0093 7450 85

USPS Tracking Label Number: 9214 8901 9403 8300 0093 7450 85

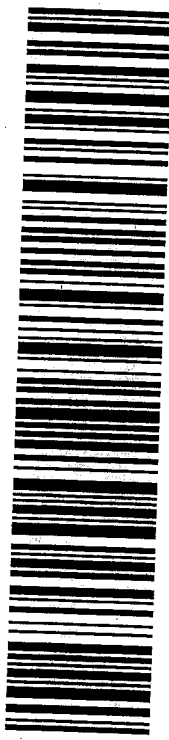
USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	12/26/2024 14:37
ORIGIN ACCEPTANCE	BROOKSVILLE,FL 34601	12/28/2024 08:34
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	12/28/2024 09:49

24-122

CERTIFIED MAIL™

Herrando County Clerk of Circuit Court
Tax Deeds
20 N. Main Street RM 161
Brooksville FL 34601

USPS CERTIFIED MAIL



9504 9004 0400 8000 0000 7400 00

24-122 TD

JOSEPH M BADURA-SITZLAR
555 COUNTY RD 203 UNIT C1
MILLERSBURG OH 44654

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441 DE 1

0001/07/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

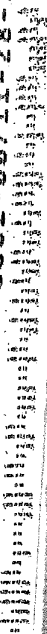
4465438291 IN02
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9326090221078830

BC:

3460128639

*0501-00711-28-21



US POSTAGE

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FIRST-CLASS MAIL
PRESRT - (MI)

\$008.10⁰

12/27/2024 ZIP 34601
043M3206716

RECEIVED
JAN 13 2025
RECS MGMT



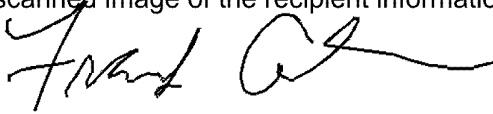
Mailer: Hernando County Clerk of Court

Date Produced: 01/14/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0093 7450 85. Our records indicate that this item was delivered on 01/13/2025 at 10:24 a.m. in BROOKSVILLE, FL 34601. The scanned image of the recipient information is provided below.

Signature of Recipient :


Frank Colson

Address of Recipient :

20 N Main

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

JOSEPH M BADURA-SITZLAR
555 COUNTY RD 203 UNIT C1
MILLERSBURG OH 44654

Customer Reference Number: C5545268.33620045

Return Reference Number 2024-122TD

USPS MAIL PIECE TRACKING NUMBER: 4204465492148901940383000093745085

MAILING DATE: 12/26/2024

DELIVERED DATE: 01/13/2025

Sale Date: 02/19/2025



MAIL PIECE DELIVERY INFORMATION:

JOSEPH M BADURA-SITZLAR
555 COUNTY RD 203 UNIT C1
MILLERSBURG OH 44654

MAIL PIECE TRACKING EVENTS:

12/26/2024 14:37	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
12/28/2024 08:34	ORIGIN ACCEPTANCE	BROOKSVILLE,FL 34601
12/28/2024 09:49	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
12/30/2024 19:36	PROCESSED THROUGH USPS FACILITY	CLEVELAND OH DISTRIBUTION CENTE 44101
12/31/2024 14:35	PROCESSED THROUGH USPS FACILITY	CLEVELAND OH DISTRIBUTION CENTE 44101
01/01/2025 16:22	PROCESSED THROUGH USPS FACILITY	CLEVELAND OH DISTRIBUTION CENTE 44101
01/04/2025 10:17	ADDRESSEE UNKNOWN	MILLERSBURG,OH 44654
01/07/2025 10:01	PROCESSED THROUGH USPS FACILITY	CLEVELAND OH DISTRIBUTION CENTE 44101
01/10/2025 07:53	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
01/11/2025 08:41	RESCHEDULED TO NEXT DELIVERY DAY	BROOKSVILLE,FL 34601
01/13/2025 10:24	DELIVERED TO ORIGINAL SENDER	BROOKSVILLE,FL 34601



Return address:

HERNANDO COUNTY CLERK OF CIRCUIT COURT
TAX DEEDS
20 N. MAIN STREET RM 161
BROOKSVILLE FL 34601

Recipient address:

TLGFY LLC
PO BOX 669139
DALLAS TX 75266-9139

USPS CERTIFIED MAIL



9214 8901 9403 8393 7444 08

USPS Tracking Label Number: 9214 8901 9403 8393 7444 08

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE, FL 34601	12/26/2024 14:37

24-122



Return address:

HERNANDO COUNTY CLERK OF CIRCUIT COURT
TAX DEEDS
20 N. MAIN STREET RM 161
BROOKSVILLE FL 34601

Recipient address:

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

USPS CERTIFIED MAIL



9214 8901 9403 8393 7444 15

USPS Tracking Label Number: 9214 8901 9403 8393 7444 15

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601	12/26/2024 14:37
ORIGIN ACCEPTANCE	BROOKSVILLE,FL 34601	12/28/2024 12:54
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	12/28/2024 14:09
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	12/30/2024 01:00

24-122



Mailer: Hernando County Clerk of Court

Date Produced: 12/31/2024

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8393 7444 15. Our records indicate that this item was delivered on 12/30/2024 at 01:20 p.m. in SPRING HILL, FL 34609. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

**1246 BUCKHURST DR,
SPRING HILL, FL 34609**

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

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This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

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

Customer Reference Number: C5545268.33619978

Return Reference Number 2024-122TD

USPS MAIL PIECE TRACKING NUMBER: 4203460921569214890194038393744415

MAILING DATE: 12/26/2024

DELIVERED DATE: 12/30/2024

Sale Date: 02/19/2025

MAIL PIECE DELIVERY INFORMATION:

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

MAIL PIECE TRACKING EVENTS:

12/26/2024 14:37	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BROOKSVILLE,FL 34601
12/28/2024 12:54	ORIGIN ACCEPTANCE	BROOKSVILLE,FL 34601
12/28/2024 14:09	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
12/30/2024 01:00	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
12/30/2024 13:20	DELIVERED LEFT WITH INDIVIDUAL	SPRING HILL,FL 34609

From: [Joe Sitzlar](#)
To: [Tina Pedersen](#)
Subject: Re: Tax deed sales
Date: Wednesday, December 18, 2024 10:02:19 AM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

OK Thank You so much for keeping me updated, I will pay them off before the sale date.

On Wed, Dec 18, 2024, 2:58 AM Tina Pedersen <tpedersen@hernandoclerk.org> wrote:

Hi Joe,

I wanted to let you know that we did receive that payment we were waiting for in today's mail. Both properties will definitely be on the 2/19/25 sale list.

Thanks again for patience!

Tina Pedersen
Official Records | Senior Customer Service Specialist
Office of Doug Chorvat Jr., Clerk of Circuit Court and Comptroller
Phone: (352)540-6772 | Email: tpedersen@hernandoclerk.org
[20 N Main Street, Brooksville, FL 34601](#)
[Visit our Website](#) | [Facebook](#) | [Twitter](#) | [How are we doing?](#) | [Property Fraud Alert](#)

NOTICE:

Please note: Florida has a very broad Public Records Law. Most written communications to or from the Clerk's Office are public records available to anyone upon request. Your e-mail, including your e-mail address, may therefore, be subject to public disclosure.

From: Tina Pedersen
Sent: Tuesday, December 17, 2024 8:22 AM
To: Joe Sitzlar <joe@sitzlarenterprises.com>
Cc: Ariel Rodriguez <ARodriguez@hernandoclerk.org>
Subject: RE: Tax deed sales

Good morning Joe,

For 18002 Nicholas Ave (Key # 938748), this one is scheduled for the 2/19/25 tax deed auction. We will start processing the regular and certified mail end of this month so you should receive the notice in the next few weeks. We are also mailing a notice to your address in Thailand which you provided to me back in September (396/48-49 M12, Kasetsin [SOI 2 Pattaya Thailand](#)).

For the property on Roosevelt Ave (Key # 198397) we are still waiting to receive funds from the applicant to schedule the sale date. It will most likely be on the 2/19/25 sale date as well.

Please let me know if you have any other questions. Happy Holidays!

Tina Pedersen

Official Records | Senior Customer Service Specialist

Office of Doug Chorvat Jr., Clerk of Circuit Court and Comptroller

Phone: (352)540-6772 | Email: tpedersen@hernandoclerk.org

[20 N Main Street, Brooksville, FL 34601](#)

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From: Joe Sitzlar <joe@sitzlarenterprises.com>
Sent: Tuesday, December 17, 2024 4:52 AM
To: Tina Pedersen <tpedersen@hernandoclerk.org>
Subject: Fwd: Tax deed sales

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tina

Can you tell me if you have scheduled a sale date yet, I have over half the money and scrambling to get the rest of it before sale of properties. Thank You

Joe

----- Forwarded message -----

From: **Joe Sitzlar** <joe@sitzlarenterprises.com>

Date: Tue, Sep 3, 2024, 10:56 PM

Subject: Tax deed sales

To: <tpedersen@hernandoclerk.org>

Hi Tina,

Could you please tell me what date the following properties are scheduled to be sold.

I'm about to lose them and trying desperately to get money to save them.

Key# 198379 the other property is parcel # R1722319178006900080 [18002 Nicholas Ave Brooksville FL 33604](#)

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