



## 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 16, 2025

HILLSBOROUGH COUNTY SHERIFF DEPARTMENT  
PO BOX 3371  
TAMPA FL, 33601-3371

Re: Sheriff Service for Tax Deed #2025-0199TD

Dear Sir or Madam:

Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **JOANN MARY BLACK BUFFINGTON**.

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 **10/16/2025** 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  
Deputy Clerk  
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller  
(352) 341-6478 | taxdeeds@citrusclerk.org



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HILLSBOROUGH COUNTY SHERIFF DEPARTMENT  
PO BOX 3371  
TAMPA FL, 33601-3371

### SERVE NO LATER THAN 10/16/2025

Case #2025-0199TD Re: Sheriff Service

September 16, 2025

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 11/5/2025 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**

JOANN MARY BLACK BUFFINGTON

**Owner Address**

2512 MILLER WOODS COURT, , VALRICO FL, 33594

CERTIFICATE NO.: 23-0399

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: 2025-0199TD

### NOTICE OF APPLICATION FOR TAX DEED

**NOTICE IS HEREBY GIVEN**, FNA DZ LLC FBO WSFS 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.: 23-0399      Year of Issuance: Jun-01-2023      Parcel ID: 18E19S03 24110

**Description of Property:**

N1/2 OF S1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THE E 15 FT FOR RD ----AND----S1/2 OF N1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THE E 15 FT FOR RD ----AND----N1/2 OF N1/2 OF E1/2 OF NE1/4 OF NW1/4 OF SE1/4 OF SECTION 3, TOWNSHIP 19 S, RANGE 18 E AND EXCEPT THE E 15 FT FOR RD DESC IN OR BK 673 PG 1608, OR BK 680 PG 532 & OR BK 706 PG 1370

**Name in which assessed:**

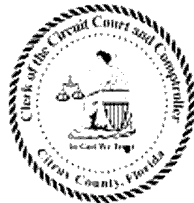
BARBARA P GORTYCH, SOPHIE M GORTYCH-CASEMENT, JOANN MARY BLACK BUFFINGTON, ANN ELIZABETH BLACK STRANDBERG, JEAN SOUTHARD BERTRAND, HAROLD E HAYES, DENNIS LYNN SOUTHARD, JAMES GORTYCH, MARGARET GORTYCH LANE, REGINA GORTYCH-MURANO, VIRGINIA GORTYCH-BARNES, ROBERT HUMPHREY, JOHN PAUL HUMPHREY, JOSEPH HUMPHREY, GARY HUMPHREY, MICHELLE ANN RIKARD-PETRICINI, TRISTRA ASHLEY RIKARD, BARBARA JO RIKARD-COPES, BETTE J FREDENBURGH-WALLER-MCGREGOR, STANLEY J FREDENBURGH JR, CLIFFORD MATTHEW HAYES, CHRISTOPHER MARK HAYES, BARBARA JEAN HAYES, BONNIE SEARS MALECKI, AUDREY SEARS-PELT, ARTHUR SEARS, THOMAS J RIKARD, SHARI RIKARD-GILL, PHILIP MCGRATH HAYES, JAMES MICHAEL HAYES, PETER JOHN HAYES, CATHY SEARS HOUGH, FANCHON SEARS-LAMBERT, ESTATE OF ARTHUR SEARS, ESTATE OF JEAN SOUTHARD BERTRAND

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 5, 2025; 10:00 AM at [www.citrus.realtaxdeed.com](http://www.citrus.realtaxdeed.com).

Dated this 16th day of September, 2025

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](mailto:taxdeeds@citrusclerk.org)

**WARNING!**

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



**HILLSBOROUGH COUNTY  
SHERIFF'S OFFICE  
CIVIL PROCESS SECTION**

**CIVIL # HS 2025-26526  
CASE # 2025-0199TD  
Court : TAX DEED COUNTY**

**DATE/TIME RECEIVED : 09/23/2025 13:57    DATE RETURNED : 09/30/2025**

**AGENCY : CITRUS COUNTY**

**TYPE OF PROCESS : TAX DEED WARNING**

**CITRUS COUNTY TAX DEEDS  
110 NORTH APOPKA AVE  
INVERNESS, FLORIDA 34450**

**HILLSBOROUGH COUNTY, FLORIDA  
250539 - JONES, GLORIA**

**RECEIVED**  
By Tifani White at 1:25 pm, 10/3/25

**PETITIONER(S)  
IN RE:**

**RESPONDENT(S)  
TAX DEED WARNING**

**SERVE TO(S)  
JOANN MARY BLACK BUFFINGTON**

**ROS RECIPIENT(S)  
CITRUS COUNTY TAX DEEDS**

|   |                                   |  |
|---|-----------------------------------|--|
| <b>JOANN MARY BLACK BUFFINGTON - SERVED</b> |                                   | <b>POSTED-TAX WARRANT [197.522(2)]</b> |
| <b>DATE/TIME:</b> 09/24/2025 10:50          | <b>BY:</b> 250539 - JONES, GLORIA |  |
| <b>ADDRESS:</b> 2512 MILLER WOODS COURT     |                                   |  |
| <b>REMARKS:</b> POSTED ON BROWN DOOR.       |                                   |  |

**CLERK OF COURT  
CITRUS COUNTY**



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September 16, 2025

HILLSBOROUGH COUNTY SHERIFF DEPARTMENT  
PO BOX 3371  
TAMPA FL, 33601-3371

ORIGINAL

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Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **JOANN MARY BLACK BUFFINGTON**.

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Please post a copy of the enclosed Warning Notice and Notice of Application for Tax Deed at the address provided on the letter before ~~10/16/2025 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  
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HSD CIVIL 25 SEP 23 PM 1 57



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RMS# <sup>CAB</sup> ~~25-26256~~  
 26526  
 R# V34278

Telephone: (352) 341-6424  
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HILLSBOROUGH COUNTY SHERIFF DEPARTMENT  
 PO BOX 3371  
 TAMPA FL, 33601-3371

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Case #2025-0199TD Re: Sheriff Service

September 16, 2025

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 11/5/2025 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.

|                             |  |
|-----------------------------|--|
| <u>Owner Name</u>           | <u>Owner Address</u>                       |
| JOANN MARY BLACK BUFFINGTON | 2512 MILLER WOODS COURT, VALRICO FL, 33594 |

CERTIFICATE NO.: 23-0399

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.

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By: 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

**SERVED**  
 Posted on  
 TRUE COPY BOOK  
 9/24/25  
 Month Day Year  
 Time 1050 AM PM  
 Hillsborough County, Florida  
 BY: 20280589  
 DEPUTY SHERIFF



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APPLICATION NO: 2025-0199TD

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Certificate No.: 23-0399

Year of Issuance: Jun-01-2023

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**Name in which assessed:**

BARBARA P GORTYCH, SOPHIE M GORTYCH-CASEMENT, JOANN MARY BLACK BUFFINGTON, ANN ELIZABETH BLACK STRANDBERG, JEAN SOUTHARD BERTRAND, HAROLD E HAYES, DENNIS LYNN SOUTHARD, JAMES GORTYCH, MARGARET GORTYCH LANE, REGINA GORTYCH-MURANO, VIRGINIA GORTYCH-BARNES, ROBERT HUMPHREY, JOHN PAUL HUMPHREY, JOSEPH HUMPHREY, GARY HUMPHREY, MICHELLE ANN RIKARD-PETRICINI, TRISTRA ASHLEY RIKARD, BARBARA JO RIKARD-COPES, BETTE J FREDENBURGH-WALLER-MCGREGOR, STANLEY J FREDENBURGH JR, CLIFFORD MATTHEW HAYES, CHRISTOPHER MARK HAYES, BARBARA JEAN HAYES, BONNIE SEARS MALECKI, AUDREY SEARS-PELT, ARTHUR SEARS, THOMAS J RIKARD, SHARI RIKARD-GILL, PHILIP MCGRATH HAYES, JAMES MICHAEL HAYES, PETER JOHN HAYES, CATHY SEARS HOUGH, FANCHON SEARS-LAMBERT, ESTATE OF ARTHUR SEARS, ESTATE OF JEAN SOUTHARD BERTRAND

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Dated this 16th day of September, 2025

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*Tifani L White*



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

# Check Request

T/D SALE DATE: 11/5/2025

Make Check To: HILLSBOROUGH COUNTY SHERIFF DEPARTMENT  
PO BOX 3371  
TAMPA, FL33601-3371

| <u>Tax ID</u> | <u>Cert Number</u> | <u>Applicant Disb</u> | <u>Tax Coll Disb</u> | <u>Adv Fee</u> | <u>Sheriff Fee</u> |
|---------------|--------------------|-----------------------|----------------------|----------------|--------------------|
| 2025-0199TD   | 23-0399            | \$0.00                | \$0.00               | \$0.00         | \$40.00            |

## Check Distribution Total:

| <u>Applicant Disb</u> | <u>Tax Coll Disb</u> | <u>Adv Fee</u> | <u>Sheriff Fee</u> |
|-----------------------|----------------------|----------------|--------------------|
| \$0.00                | \$0.00               | \$0.00         | \$40.00            |

Total for Check: \$40.00



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September 16, 2025

SUMTER COUNTY SHERIFF DEPARTMENT  
250 E MCCOLLUM AVENUE  
BUSHNELL FL, 33513

Re: Sheriff Service for Tax Deed #2025-0199TD

Dear Sir or Madam:

Enclosed please find copies of the Warning Notice and Notice of Application for Tax Deed letter for **ESTATE OF JEAN SOUTHARD BERTRAND**.

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#### Owner Name

ESTATE OF JEAN SOUTHARD BERTRAND

#### Owner Address

C/O ARMAND BERTRAND, 3890 WOODRIDGE  
DRIVE #241, THE VILLAGES FL, 32162

CERTIFICATE NO.: 23-0399

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Dated this 16th day of September, 2025

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SUMTER COUNTY SHERIFF'S OFFICE  
PATRICK "PAT" BREEDEN  
SUMTER COUNTY, FLORIDA



Deputy Worksheet / Return of Service

Court: CIRCUIT  
County: CITRUS COUNTY  
Court Date: 11-05-25 @ 10AM  
Plaintiff: CLERK OF COURT CITRUS COUNTY  
Defendant: ESTATE OF JEAN SOUTHARD BERTRAND  
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Document #: SCSO25CIV003216TAX  
Agency #:  
Case Number: 2025-0199TD

Attorney/Agent:  
CITRUS COUNTY CLERK OF COURT  
110 NORTH APOPKA AVE  
INVERNESS FL 34450  
352-341-6491

Serve:  
ESTATE OF JEAN SOUTHARD BERTRAND C/O  
ARMAND BERTRAND  
3890 WOODRIDGE DRIVE #241  
THE VILLAGES, FL 32162

MNI Intel Flags: None  
Current as of:

Instructions: POST PROPERTY AS DESCRIBED ON NOTICE

Received the above named Writ on 09/22/2025 at 1:50 PM and served the same on: 9/23/25 at 10:59 AM PM in Sumter County, Florida, in the manner described below: (CHECK ONE)

INDIVIDUAL SERVICE

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 ESTATE OF JEAN SOUTHARD BERTRAND C/O ARMAND BERTRAND, after the provisions set forth in Section 48.031(1)(a), Florida Statutes have been met.

POSTED

By posting a notice of Tax Deed in a conspicuous place at least 20 days prior to the date of sale pursuant to Section 197.522(2)(a), Florida Statutes, being that the Sheriff was unable to make service set forth under Chapter 48 of the Florida Statutes.

SUBSTITUTED SERVICE

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 at the within named ESTATE OF JEAN SOUTHARD BERTRAND C/O ARMAND BERTRAND's usual place of abode with a person residing therein who is fifteen (15) years of age, or older, to-wit: \_\_\_\_\_ as a member of the household and informing said person of their contents after the provisions as set forth in Section 48.031(1)(a), Florida Statutes have been met.

NOT FOUND

Received the above named Tax Deed on 09/22/2025 at 1:50 PM and returned the same UN-EXECUTED in Sumter County, Florida for the reason that after DUE DILLIGENCE to locate the named person, to wit: ESTATE OF JEAN SOUTHARD BERTRAND C/O ARMAND BERTRAND, could not be found in Sumter County, Florida, and could not be posted at least 20 days prior to the date of sale pursuant to Section 197.522(2)(a), Florida Statutes.

ATTEMPTS/NOTES: Subject no longer a resident at above assisted  
Living Family (Buffalo Crossing)

BY: C.D.P. Deputy Sheriff Signature      C.D.P. Deputy Sheriff Print Name      60483 ID #

Total Fees and Payments: \$40.00



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

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 Fax: (352) 341-6477

**POSTED**

DATE 9/23/25  
 TIME 10:59 AM

SUMTER COUNTY SHERIFF DEPARTMENT  
 250 E MCCOLLUM AVENUE  
 BUSHNELL FL, 33513

**SERVE NO LATER THAN 10/16/2025**

Case #2025-0199TD Re: Sheriff Service

September 16, 2025

Served at \_\_\_\_\_ M  
 \_\_\_\_\_, 20\_\_\_\_  
 Sheriff Pat. Breedon  
 By \_\_\_\_\_  
 Initials & I.D. #

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 11/5/2025 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**

ESTATE OF JEAN SOUTHARD BERTRAND

**Owner Address**

C/O ARMAND BERTRAND, 3890 WOODRIDGE  
 DRIVE #241, THE VILLAGES FL, 32162

CERTIFICATE NO.: 23-0399

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  
 (352) 341-6478 | taxdeeds@citrusclerk.org

SUMTER COUNTY  
 SHERIFF'S OFFICE

SEP 22 2025

1316  
 RECEIVED