



# APPLICATION FOR TAX DEED

Section 197.502, Florida Statute



TO: Tax Collector of Okeechobee County Florida,

I, CHRISTOPHER D SMITH BANKING TRUST, hold the listed certificates tax and submit them to the tax collector.

Certificate Number	Date	Legal Description
# 220	6/1/2018	1-13-34-33-0A00-00012-J000 LOT J OF TRACT 12 WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF TRACT 12, SECTION 13 AS TO THE SOUTHERN COLONIZATION COMPANY PLAT OF TOWNSHIP 34 SOUTH, RANGE 33 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 3-3E, INCLUSIVE, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

FILED FOR RECORD  
OKEECHOBEE COUNTY, FL  
2025 MAY 15 AM 9:45  
J. L. MINTON  
CLERK OF CIRCUIT COURT  
AND COMPTROLLER

I agree to:

- . Pay all delinquent taxes,
- . Redeem all outstanding tax certificates plus interest, and
- . Pay any delinquent, omitted, or current taxes and interest covering the property.

I agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the tax certificate on which this application is based, and all other certificates of the same legal description, which are in my possession.

JOHN L. MINTON, TRUSTEE

Applicant's signature

MAY 09 2025

Date

## CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542 , Florida Statutes

513

07/19

Page 1 of 2

Part 1: Tax Deed Application Information			
Applicant	CHRISTOPHER D SMITH <i>Banking Trust</i>	Application Date	05/09/2025
Property description	1-13-34-33-0A00-00012-J000 LOT J OF TRACT 12 WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF TRACT 12, SECTION 13 AS TO THE SOUTHERN COLONIZATION	Certificate #	220
		Date certificate issued	06/01/2018

*For complete legal see attached*

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application				
Column 1 Certificate Number	Column 2 Date of Sale	Column 3 Face Amount of Cert	Column 4 Interest	Column 5 Total (Column 3 + Column 4)
220	06/01/18	280.15	289.25	569.40

Part 2 Total: 569.40

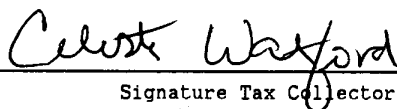
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Sale	Column 3	Column 4 Tax Collectors Fee	Column 5 Interest	Total (Col3 + Col4 + Col5)
252	06/01/19	287.06	6.25	310.02	603.33
270	06/01/20	311.15	6.25	182.79	500.19
244	06/01/21	330.52	6.25	211.52	548.29
221	06/01/22	338.46	6.25	124.35	469.06
236	06/01/23	454.05	6.25	122.59	582.89
182	06/01/24	444.29	6.25	69.95	520.49

Part 3 Total: 3224.25

Part 4: Tax Collector Certified Amounts (Lines 1-7)	
1. Cost of all Certificates in Applicant's Possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3793.65
2. Delinquent taxes paid by the applicant	405.32
3. Current taxes paid by the applicant	.00
4. Property information report fee	150.00
5. Tax Deed Application Fee	75.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instr.)	.00
7. Total Paid (Lines 1-6)	4423.97

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached

OKEECHOBEE County, Florida



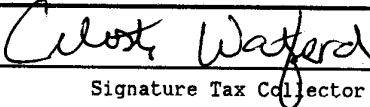
Signature Tax Collector or Designee

MAY 09 2025

Date \_\_\_\_\_, 20\_\_\_\_

Send the certification to the Clerk of Court by 10 days after the date signed. See instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8 - 15)	
8. Processing tax deed fee	60.00 + 59.00
9. Certified or registered mail charge	30.99
10. Advertising charge (see s.197.542, F.S.)	75.00
11. Recording fee for certificate of notice	17.00
12. Sheriff's Fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	209.97
14. Total Paid (line 8-13)	451.96
15. Plus one-half of the assessed value of homestead property, if applicable under s.197.502(6)(c), F.S.	0.00
16. Statutory opening bid (total of Lines 7, 14 and 15, if applicable)	4,875.93

  
 Signature Tax Collector or Designee

Date MAY 09 2025, 20\_\_

## INSTRUCTIONS

## Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filled with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1. enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector.

Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D 13.860(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

## Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.  
Line 14: Total Paid Enter the total of lines 8-13. Complete Lines 15-16, if applicable.

1-13-34-33-0A00-00012-J000      Cert. # 220

LOT J OF TRACT 12 WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2  
OF THE SOUTH 1/2 OF TRACT 12, SECTION 13 AS TO THE  
SOUTHERN COLONIZATION COMPANY PLAT OF TOWNSHIP 34  
SOUTH, RANGE 33 EAST, ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 4, PAGES 3-3E, INCLUSIVE, PUBLIC  
RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

**Celeste Watford, C.F.C.,**  
**TAX COLLECTOR OF OKEECHOBEE COUNTY**

**409 Northwest 2<sup>nd</sup> Avenue. Suite A**  
**Okeechobee, Florida 34972**

**(863) 763-3421**  
**Fax (863) 763-2426**

**Certificate Number**220

**Date of Issuance:** 06/01/2018

**Certificate Holder:** CHRISTOPHER D SMITH BANKING TRUST

Please check the following that apply to this certificate:

           Assessed nonagricultural (No sheriff's service needed)

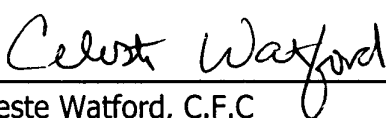
XXXXXX Assessed vacant (No Sheriff's service needed)

           Assessed homestead (Sheriff's service needed). If so, please give the latest assessed value \$.

           Assessed real property non-homestead (Sheriff's service required)

**Certificate holder(s) address/contact information:**

CHRISTOPHER D SMITH  
BANKING TRUST  
5057 TURNPIKE FEEDER ROAD  
FT PIERCE, FL 34951

  
\_\_\_\_\_  
Celeste Watford, C.F.C  
Tax Collector  
Okeechobee County

**Celeste Watford, C.F.C.,**  
**TAX COLLECTOR OF OKEECHOBEE COUNTY**

**409 Northwest 2<sup>nd</sup> Avenue. Suite A**  
**Okeechobee, Florida 34972**

**(863) 763-3421**  
**Fax (863) 763-2426**

**Certificate Number: 220**

**05/09/2025**

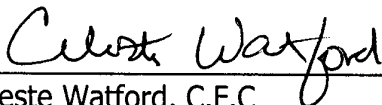
**Clerk:**

Listed below please find owner(s) of records, encumbrances, judgments and other interested parties and the mailing address.

**Property Owner(s):**

O'BRIEN W P  
O'BRIEN CLARA E  
1006 NORTH 19TH ST  
COLORADO SPRINGS, CO 80904-2849

**Mortgage, Judgments, Federal / State Tax Liens and Other Liens:**



Celeste Watford, C.F.C  
Tax Collector  
Okeechobee County

**LAKE SEARCHES LLC.**

301 S.W. 21<sup>st</sup> Street  
Okeechobee, Florida 34974

**OUR FILE NUMBER:** 2025-55

**REQUESTED BY:** Celeste Watford, Tax Collector  
Okeechobee County, Florida  
O&E Report

**RECORD BOOK DESCRIPTION:** The West ½ of the East ½ of the North ½ of the South ½ of Tract 12, Section 13, Township 34 South, Range 33 East, according to the Plat thereof recorded in Plat Book 4, Pages 3 A-D inclusive, of the Public Records of Okeechobee County, Florida.

**TAX SALE CERTIFICATE DESCRIPTION:** LOT J OF TRACT 12 WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF TRACT 12, SECTION 13 AS TO THE SOUTHERN COLONIZATION COMPANY PLAT OF TOWNSHIP 34 SOUTH, RANGE 33 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 3-3E, INCLUSIVE, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

**PROPERTY APPRAISER'S DESCRIPTION:** LOT J OF TRACT 12 WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF TRACT 12, SECTION 13 AS TO THE SOUTHERN COLONIZATION COMPANY PLAT OF TOWNSHIP 34 SOUTH, RANGE 33 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 3-3E, INCLUSIVE, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

**NOTE:** THE DESCRIPTIONS ABOVE DESCRIBE THE SAME PROPERTY CONTAINED WITHIN THIS SEARCH.

**ACCORDING TO THE LAST INSTRUMENT OF RECORD:** Apparent owner is W. P. O'BRIEN and CLARA E. O'BRIEN, his wife, by Warranty Deed dated November 4, 1976, filed February 14, 1977 as recorded in Official Record Book/File # 195, Page 47, Public Records of Okeechobee County, Florida.

	<b><u>DOCUMENT</u></b>	<b><u>O.R. BOOK/FILE #</u></b>	<b><u>PAGE</u></b>
1.)	WARRANTY DEED	195	0047

**ENCUMBRANCES:**

	<b><u>DOCUMENT</u></b>	<b><u>O.R. BOOK/FILE #</u></b>	<b><u>PAGE</u></b>
--	------------------------	--------------------------------	--------------------

NONE

**JUDGMENTS, FEDERAL AND STATE TAX LIENS AND OTHER LIENS FOR THE RECOVERY OF MONEY:**

	<b><u>DOCUMENT</u></b>	<b><u>O.R. BOOK/FILE #</u></b>	<b><u>PAGE</u></b>
--	------------------------	--------------------------------	--------------------

NONE

Said search covers that period of time extending from February 14, 1977 through and including May 13, 2025 @ 8:00 a.m.

**REAL ESTATE TAXES/ASSESSMENTS:**

Tax ID#: 1-13-34-33-0A00-00012-J000

- 1.) Tax Certificate #220-sale of 2018 in the amount of \$280.15 sold to **CHRISTOPHER D SMITH BANKING TRUST**, surrendered for Tax Deed Application.
- 2.) Tax Certificate #252-sale of 2019 in the amount of \$287.06 sold to **KAREN SMITH ESPLING BANKING TRUST**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$603.33**.
- 3.) Tax Certificate #270-sale of 2020 in the amount of \$311.15 sold to **ROGER & VIRGINIA LAVIGNE**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$500.19**.
- 4.) Tax Certificate #244-sale of 2021 in the amount of \$330.52 sold to **NORMAN CAPITAL PARTNERS, LLC**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$548.29**.
- 5.) Tax Certificate #221-sale of 2022 in the amount of \$338.46 sold to **ROGER & VIRGINIA LAVIGNE**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$469.06**.
- 6.) Tax Certificate #236-sale of 2023 in the amount of \$454.05 sold to **MHF RETIREMENT TRUST**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$582.89**.
- 7.) Tax Certificate #182-sale of 2024 in the amount of \$444.29 sold to **ROGER & VIRGINIS LAVIGNE**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$520.49**.
- 8.) 2024 Real Estate Taxes have been paid in the amount of **\$405.32** by **CHRISTOPHER D SMITH BANKING TRUST**.
- 9.) Special Assessment Firetaxes prior to 1992 and any supplemental years since (according to the Board of County Commissioners records) have been paid. Subsequent years are now included on the real estate tax bill.

**PERSONS TO BE NOTIFIED BY THE CLERK OF COURT:**

- 1.) W P O'Brien  
Clara E. O'Brien  
1006 North 19<sup>th</sup> Street  
Colorado Springs, CO 80904-2849



Sincerely,

A handwritten signature in black ink, appearing to read "Paul Burdeshaw". The script is cursive and fluid, with the first name "Paul" being more prominent than the last name.

Paul Burdeshaw

195 PAGE 47

181 4829

REVIEW ROUTE	
ACCOUNTING	ALLOCATIONS
LEGAL DESC	FINAL REVIEW

RECORDING COSTS  
 Deed \$4.00  
 Doc. Stamp 19.50  
 Sur Tax 7.15  
 \$30.65

## WARRANTY DEED

THIS INDENTURE, made this 4th day of November, A.D., 1976  
 between Viking Communities Corp., formerly known as Southern Colonization Company, a corporation under  
 the laws of Florida, party of the first part, grantor, and

W. P. O'BRIEN AND CLARA E. O'BRIEN, his wife  
 1006 North 19th Street  
 Colorado Springs, CO 80904

party of the second part, grantees; WITNESSETH, that the said party of the first part, for and in consideration  
 of the sum of Ten dollars and other good and valuable consideration to it in hand paid by the party of the  
 second part, the receipt whereof is acknowledged, has granted, bargained and sold to the said party of the  
 second part, his heirs and assigns, forever, the following described real property situate, lying and being in the  
 County of Okechobee, State of Florida in Township 34 South, Range 33 East, according to the plat thereof  
 recorded in Plat Book 4 at pages 3A-D inclusive of the Okechobee County Public Records, more particularly  
 described as follows:

The West  $\frac{1}{4}$  of the East  $\frac{1}{4}$  of the North  $\frac{1}{4}$  of the South  $\frac{1}{4}$   
 of TRACT 12, SECTION 13.

Subject to taxes for the current year, conditions, restrictions, easements and reservations of record and to a  
 reservation of all oil, gas and mineral rights. Grantor reserves the right to plat the land without the joinder or  
 consent of Grantees and to make engineering alterations to any existing or subsequent plat.

And the said party of the first part does hereby fully warrant title to said land, and will defend the same  
 against the lawful claims of all persons whomsoever. Wherever the context of this deed so requires or admits,  
 the singular shall denote the plural, and vice versa, the masculine shall denote the feminine and vice versa, and  
 the natural person shall denote the corporation. IN WITNESS WHEREOF, the said party of the first part has  
 hereunto set its hand and seal the day and year above written.

VIKING COMMUNITIES CORP.

By

Attest:

STATE OF FLORIDA, COUNTY OF DADE:

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer  
 oaths and take acknowledgements the persons signing this deed, known to me in their representative capacities  
 as such officers of Viking Communities Corp. and who acknowledged before me that they executed the same  
 freely and voluntarily for the purposes therein expressed as and for the act of said corporation.

WITNESS my hand and official seal at Miami, this 4th day of November, 1976

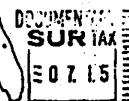
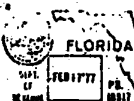
THIS INSTRUMENT WAS PREPARED BY:

HERMAN T. 1325  
 Attorney at Law  
 133 N.E. 77th Street  
 Miami, Florida 33138

Notary Public, State of Florida at Large  
 My commission expires: 11/1/78



2 4 2 9 6 2  
 8 4 2 2 9 6 2



FILED FOR RECORD  
 OKECHOBEE COUNTY, FLA.  
 1977 FEB 14 AM 11:23  
 CLIF BETTS, JR.  
 CLERK OF CIRCUIT COURT

948881

195 PAGE 47

INDEXED &amp; VERIFIED

DIRECT

INDIRECT

**Book 195 Page 48 Was Missing**