



# 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
# 297	6/1/2018	1-14-34-33-0A00-00026-A000 LOT A OF TRACT 26 EAST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF TRACT 26, SECTION 14 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  
JAMES 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.

**MAY 09 2025**

**JOHN L. MINTON, TRUSTEE**

Applicant's signature

Date

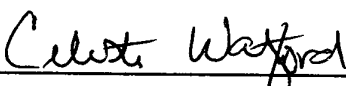
## CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542 , Florida Statutes

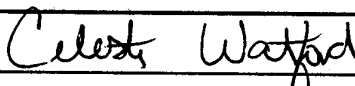
513

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	1-14-34-33-0A00-00026-A000		Certificate #	297	
	LOT A OF TRACT 26		Date certificate issued	06/01/2018	
	EAST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF TRACT 26, SECTION 14 AS TO THE SOUTHERN COLONIZATION		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)	
297	06/01/18	284.21	358.10	642.31	
Part 2 Total:				642.31	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Sale	Column 3 Face Amount of Cert	Column 4 Tax Collectors Fee	Column 5 Interest	Total (Col3 + Col4 + Col5)
338	06/01/19	468.34	6.25	231.83	706.42
363	06/01/20	315.97	6.25	284.37	606.59
322	06/01/21	335.66	6.25	214.81	556.72
278	06/01/22	345.96	6.25	186.82	539.03
295	06/01/23	443.44	6.25	139.68	589.37
248	06/01/24	460.51	6.25	82.89	549.65
Part 3 Total:				3547.78	
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)				4190.09	
2. Delinquent taxes paid by the applicant				421.14	
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)				4836.23	
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					
<div style="text-align: right;">OKEECHOBEE County, Florida</div> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div>             Signature Tax Collector or Designee         </div> <div>           Date <b>MAY 09 2025</b>, 20____         </div> </div>					

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 <sup>00</sup> + 89. <sup>00</sup>
9. Certified or registered mail charge	20.66
10. Advertising charge (see s.197.542, F.S.)	75. <sup>00</sup>
11. Recording fee for certificate of notice	17. <sup>00</sup>
12. Sheriff's Fees	0. <sup>00</sup>
13. Interest (see Clerk of Court Instructions, page 2)	228.06
14. Total Paid (line 8-13)	459.72
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)	5295.95
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">             Signature Tax Collector or Designee         </div> <div style="text-align: center;">           Date <b>MAY 09 2025</b>, 20____         </div> </div>	

## 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 13.060(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.

1-14-34-33-0A00-00026-A000      Cert. # 297

LOT A OF TRACT 26 EAST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2  
OF THE NORTH 1/2 OF TRACT 26, SECTION 14 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 297

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)

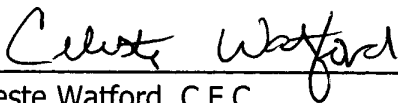
XXXXXX Assessed vacant (No Sheriff's service needed)

\_\_\_\_\_ 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: 297**

**05/09/2025**

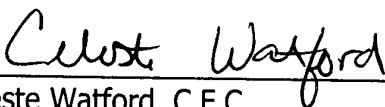
**Clerk:**

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

**Property Owner(s):**

HAMMETT VETA W  
C/O JAMES A ADAMS EXECUTOR  
P O BOX 1270  
TOCCOA, GA 30577

**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:** 2025-59

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

**RECORD BOOK DESCRIPTION:** The East ½ of the East ½ of the North ½ of the North ½ of Tract 26, Section 14, Township 34 South, Range 33 East, according to the plat thereof recorded in Plat Book 4 at Pages 3A-D, inclusive of the Okeechobee County Public Records.

**TAX SALE CERTIFICATE DESCRIPTION:** LOT A OF TRACT 26 EAST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF TRACT 26, SECTION 14 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 A OF TRACT 26 EAST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF TRACT 26, SECTION 14 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 VETA W. HAMMETT by Warranty Deed dated November 24, 1982, filed December 28, 1982 as recorded in Official Record Book/File # 252, Page 549, Public Records of Okeechobee County, Florida.

<u>DOCUMENT</u>	<u>O.R. BOOK/FILE #</u>	<u>PAGE</u>
1.) WARRANTY DEED	252	0549

**ENCUMBRANCES:**

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

NONE

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

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

NONE

Said search covers that period of time extending from December 28, 1982 through and including May 13, 2025 @ 8:00 a.m.

**REAL ESTATE TAXES/ASSESSMENTS:**

Tax ID#: 1-14-34-33-0A00-00026-A000

- 1.) Tax Certificate #297-sale of 2018 in the amount of \$284.21 sold to **CHRISTOPHER D SMITH BANKING TRUST**, surrendered for Tax Deed Application.
- 2.) Tax Certificate #338-sale of 2019 in the amount of \$468.34 sold to **BEAMIF A LLC**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$706.42**.
- 3.) Tax Certificate #363-sale of 2020 in the amount of \$315.97 sold to **MATHON TAX CERT 2019, LLC & U.S. CENTURY BANK**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$606.59**.
- 4.) Tax Certificate #322-sale of 2021 in the amount of \$335.66 sold to **NORMAN CAPITAL PARTNERS, LLC**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$556.72**.
- 5.) Tax Certificate #278-sale of 2022 in the amount of \$345.96 sold to **MATHON TAX CERT 2019, LLC & U.S. CENTURY BANK**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$539.03**.
- 6.) Tax Certificate #295-sale of 2023 in the amount of \$443.44 sold to **MHF RETIREMENT TRUST**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$589.37**.
- 7.) Tax Certificate #248-sale of 2024 in the amount of \$460.51 sold to **7 POOCHES, INC IRA AND DANIEL BERMAN**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$549.65**.
- 8.) 2024 Real Estate Taxes have been paid in the amount of **\$421.14** 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.) Veta W. Hammett  
c/o James A. Adams Executor  
P.O. Box 1270  
Toccoa, GA 30577

Sincerely,

Paul Burdeshaw

*Paul Burdeshaw*



888 252 PAGE 549

18105304

REVIEW ROUTE	
ACCOUNTING	ALLOCATIONS
LEGAL DESC.	FINAL REVIEW

## RECORDING COSTS

Deed \$ 5.00  
 Doc. Stamps 29.25  
 Ser Tax  
**\$34.25**

## WARRANTY DEED

THIS INDENTURE, MADE THIS 24th day of November, A.D., 1982  
 between Communities Financial Corporation, formerly known as Viking Communities Corp., a corporation under the laws of  
 Florida, party of the first part, grantor, and  
 Veta W. Hammett  
 811 Penn Avenue  
 Atlanta, GA 30308

party of the second part, grantee, WITNESSETH, that the said parties 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, have 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 Okaloosa, 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 Okaloosa County Public Records, more particularly described as follows:

The East 1/4 of the East 1/4 of the North 1/4 of the North 1/4 of TRACT 26, SECTION 14.

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 agrees to complete the improvements promised to Grantee, and to do so reserves the right for itself, its employees and agents to go upon the land for such purposes. Grantor reserves the right to plat the land without the joinder or consent of Grantee and to make engineering alterations to any existing or subsequent plat. And the said parties of the first part do 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 parties of the first part have hereunto set their hand and seal the day and year above written.

FILED FOR RECORD  
OKALOOSA COUNTY, FL.

1982 DEC 28 AM 11:48

CLIF BETTS, JR.  
CLERK OF CIRCUIT COURT

COMMUNITIES FINANCIAL CORPORATION

By *[Signature]*  
PresidentAttest *[Signature]*

151356

## 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 acknowledgments, the persons signing this deed, known to me in their representative capacities as such officers of Communities Financial Corporation, and who acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed and for the act of said corporation.

WITNESS my hand and official seal at Miami, this 24th day of November, 1982

*[Signature]*  
 Notary Public, State of Florida in Large

## THIS INSTRUMENT WAS PREPARED BY:

BEATRICE B. WERNER  
 555 Biscayne Boulevard  
 Miami, Florida 33137

NOTARY PUBLIC, STATE OF FLORIDA IN LARGE  
 MY COMMISSION EXPIRES MAY 30, 1983  
 RECORD THIS INSTRUMENT IN LARGE

252

549

Parcel: << 1-14-34-33-0A00-00026-A000 (3020) >>

Owner & Property Info

Result: 1 of 1

Owner	HAMMETT VETA W C/O JAMES A ADAMS EXECUTOR P O BOX 1270 TOCCOA, GA 30577		
Site	17226 NW 292ND ST OKEECHOBEE		
Desc*	LOT A OF TRACT 26 EAST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF TRACT 26, SECTION 14 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, INCLUS ...more>>>		
Area	1.25 AC	S/T/R	14-34-33
Use Code**	VACANT (0000)	Tax District	30 - County (South Florida WMD)

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$15,405	Mkt Land	\$16,325
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$15,405	Just	\$16,325
Class	\$0	Class	\$0
Appraised	\$15,405	Appraised	\$16,325
SOH/10% Cap	\$8,822	SOH/10% Cap	\$9,084
Assessed	\$6,583	Assessed	\$7,241
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$6,583 other:\$6,583 school:\$15,405	Total Taxable	county:\$7,241 other:\$7,241 school:\$16,325

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

▼ Sales History

Sale Date	Sale Price	Bk/Pg	Deed	V/I	Qual (Codes)	RCode
11/24/1982	\$6,500	252 / 549	N/A	V	U	

▼ Building Characteristics

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
NONE					

▼ Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
140VK1	VIKING 1 (MKT)	0.850 AC	1.0000/1.0000 1.0000/ /	\$14,500 /AC	\$12,325
140VK6	LOW ACRES (MKT)	0.400 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$4,000

Search Result: 1 of 1