



APPLICATION FOR TAX DEED

Section 197.502, Florida Statute

R 04/16
 .6.002
 F.A.C.
 f 04/16

TO: Tax Collector of Okeechobee County Florida,

I, JEFFREY R DAVIS, hold the listed
 certificates tax and submit them to the tax collector.



Certificate Number	Date	Legal Description
# 712	6/1/2018	1-25-34-33-0A00-00001-B000 LOT B OF TRACT 1 WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF TRACT 1, SECTION 25 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 JUN -3 PM 1:10
 JEROLD D. BRANT
 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.

Applicant's signature

MAY 29 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	JEFFREY R DAVIS	Application Date	05/29/2025
Property description	1-25-34-33-0A00-00001-B000	Certificate #	712
	LOT B OF TRACT 1	Date certificate issued	06/01/2018
	WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF TRACT 1, SECTION 25 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)
712	06/01/18	281.38	350.32	631.70
823	06/01/19	271.08	215.50	486.58
860	06/01/20	293.22	263.90	557.12
756	06/01/21	310.20	195.41	505.61
698	06/01/22	323.37	.00	323.37
751	06/01/23	366.43	131.91	498.34
631	06/01/24	397.83	34.80	432.63

Part 2 Total: 3435.35

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)

Part 3 Total: .00

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)	3435.35
2. Delinquent taxes paid by the applicant	371.25
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)	4031.60

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

Celste Wayford

Signature Tax Collector or Designee

MAY 29 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	20.66
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, page2)	191.85
14. Total Paid (line 8-13)	423.51
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)	4455.11

Signature Celene Watford Date MAY 29 2025, 20__
 Signature Tax Collector or Designee

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.

1-25-34-33-0A00-00001-B000 Cert. 712

LOT B OF TRACT 1 WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF
THE NORTH 1/2 OF TRACT 1, SECTION 25 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 2nd Avenue. Suite A
Okeechobee, Florida 34972

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

Certificate Number: 712

Date of Issuance: 06/01/2018

Certificate Holder: JEFFREY R DAVIS

Please check the following that apply to this certificate:

☐ Assessed nonagricultural (No sheriff's service needed)

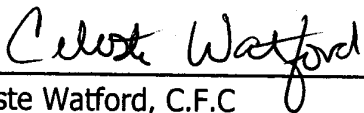
☒ Assessed vacant (No Sheriff's service needed)

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

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

Certificate holder(s) address/contact information:

JEFFREY R DAVIS
14678 NW 270TH ST
OKEECHOBEE, FL 34972



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

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

409 Northwest 2nd Avenue. Suite A
Okeechobee, Florida 34972

(863) 763-3421
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Certificate Number: 712

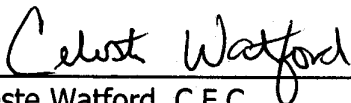
05/29/2025

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

Property Owner(s):

TOMAS DAVID A
4882 SANTIAGO DR
LA PALMA, CA 90623-1401

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



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

LAKE SEARCHES LLC.

301 S.W. 21st Street
Okeechobee, Florida 34974

OUR FILE NUMBER: 2025-65

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 North ½ of Tract 1, Section 25, 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 B OF TRACT 1 WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF TRACT 1, SECTION 25 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 B OF TRACT 1 WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF TRACT 1, SECTION 25 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 **DAVID A. TOMAS** by Warranty Deed dated June 29, 1983, filed July 26, 1983 as recorded in Official Record Book/File # 256, Page 254, Public Records of Okeechobee County, Florida.

	<u>DOCUMENT</u>	<u>O.R. BOOK/FILE #</u>	<u>PAGE</u>
1.)	WARRANTY DEED	256	0254

ENCUMBRANCES:

	<u>DOCUMENT</u>	<u>O.R. BOOK/FILE #</u>	<u>PAGE</u>
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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>
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NONE

Said search covers that period of time extending from July 26, 1983 through and including May 30, 2025 @ 8:00 a.m.

REAL ESTATE TAXES/ASSESSMENTS:

Tax ID#: 1-25-34-33-0A00-00001-B000

- 1.) Tax Certificate #712-sale of 2018 in the amount of \$281.38 sold to **JEFFREY R. DAVIS**, surrendered for Tax Deed Application.
- 2.) Tax Certificate #823-sale of 2019 in the amount of \$271.08 sold to **JEFFREY R. DAVIS**, surrendered for Tax Deed Application.
- 3.) Tax Certificate #860-sale of 2020 in the amount of \$293.22 sold to **JEFFREY R. DAVIS**, surrendered for Tax Deed Application.
- 4.) Tax Certificate #756-sale of 2021 in the amount of \$310.20 sold to **JEFFREY R. DAVIS**, surrendered for Tax Deed Application.
- 5.) Tax Certificate #698-sale of 2022 in the amount of \$323.37 sold to **JEFFREY R. DAVIS**, surrendered for Tax Deed Application.
- 6.) Tax Certificate #751-sale of 2023 in the amount of \$366.43 sold to **JEFFREY R. DAVIS**, surrendered for Tax Deed Application.
- 7.) Tax Certificate #631-sale of 2024 in the amount of \$397.83 sold to **JEFFREY R. DAVIS**, surrendered for Tax Deed Application.
- 8.) 2024 Real Estate Taxes have been paid in the amount of \$371.25 by **JEFFREY R. DAVIS**.
- 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.) David A. Tomas
4882 Santiago Dr
Palma, CA 90623-1401

Sincerely,



Paul Burdeshaw

53 256 254

REVIEW ROUTE	
ACCOUNTING	ALLOCATIONS
LEGAL DESC.	FINAL REVIEW

RECORDING COSTS
 \$8009045
 Deed \$ 5.00
 Doc. Stamps 27.00
 Sur Tax
 \$ 32.00

WARRANTY DEED

THIS INDENTURE, MADE THIS 29th day of June A.D., 1983
 between Communities Financial Corporation, formerly known as Viking Communities Corp., a corporation under the laws of Florida, party of the first part, grantor, and

David A. Tomas
 4882 Santiago Drive
 La Palma, CA 90623

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:

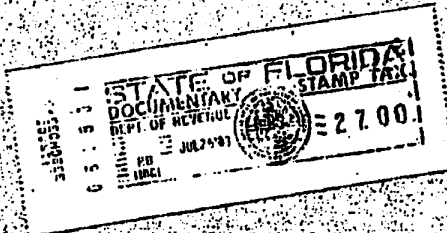
The West 1/2 of the East 1/2 of the North 1/2 of the North 1/2 of TRACT #1, SECTION 25

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, FLA.
 1983 JUL 26 AM 8:48
 CLIF BETTS, JR.
 CLERK OF CIRCUIT COURT

COMMUNITIES FINANCIAL CORPORATION

By [Signature] President
 Attest [Signature] Secretary



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 Communities Financial Corporation, 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 corporations.

WITNESS my hand and official seal at Miami, this 29th day of June 1983

[Signature]
 Notary Public, State of Florida at Large

THIS INSTRUMENT WAS PREPARED BY:

BEATRICE B. WERNER
 335 Biscayne Boulevard
 Miami, Florida 33137

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES MAY 13 1985
 BONDED THRU GENERAL INS. UNDERWRITERS

AD 17842