



APPLICATION FOR TAX DEED

Section 197.502, Florida Statute

R. 04/16

Rule 12D-16.002

F.A.C.

Eff 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 |
|--------------------|----------|---|
| # 722 | 6/1/2018 | 1-25-34-33-0A00-00003-M000 LOT M OF TRACT 3 WEST 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF TRACT 3, 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. SUBJECT TO AN EASEMENT OF THE SOUTH 30 FEET THEREOF FOR ROAD AND DRAINAGE PURPOSES. |




FILED FOR RECORD
OKEECHOBEE COUNTY, FL
2025 JUN -3 PM 1:10
JENNIFER A. BROWN
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.

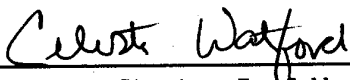

Applicant's signature

MAY 29 2025

Date

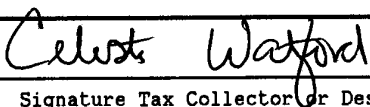
CERTIFICATION OF TAX DEED APPLICATION
Sections 197.502 and 197.542 , Florida Statutes

513
07/19
Page 1 of 2

| | | | | | |
|---|---|---------------------------------|--------------------------------|---|-------------------------------|
| Part 1: Tax Deed Application Information | | | | | |
| Applicant | JEFFREY R DAVIS | Application Date | 05/29/2025 | | |
| Property description | 1-25-34-33-0A00-00003-M000 | Certificate # | 722 | | |
| | LOT M OF TRACT 3 WEST 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF TRACT 3, SECTION 25 AS TO THE SOUTHERN COLONIZATION <i>For complete legal see attached</i> | Date certificate issued | 06/01/2018 | | |
| 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) | |
| 722 | 06/01/18 | 303.03 | 377.27 | 680.30 | |
| 831 | 06/01/19 | 295.20 | 234.68 | 529.88 | |
| 870 | 06/01/20 | 321.02 | 288.92 | 609.94 | |
| 767 | 06/01/21 | 338.66 | 213.34 | 552.00 | |
| 709 | 06/01/22 | 352.77 | .00 | 352.77 | |
| 762 | 06/01/23 | 415.37 | 149.53 | 564.90 | |
| 642 | 06/01/24 | 454.01 | 81.72 | 535.73 | |
| Part 2 Total: | | | | 3825.52 | |
| 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) |
| | | | | | |
| | | | | | |
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| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| 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) | | | | 3825.52 | |
| 2. Delinquent taxes paid by the applicant | | | | 435.71 | |
| 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) | | | | 4486.23 | |
| 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 | | | | | |
| OKEECHOBEE County, Florida | | | | | |
|  Signature Tax Collector or Designee | | | Date MAY 29 2025 , 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 | 607.59.00 |
| 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, page2) | 212.77 |
| 14. Total Paid (line 8-13) | 454.76 |
| 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) | 4,940.99 |


 Signature Tax Collector or Designee

Date **MAY 29 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

13.060(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.

1-25-34-33-0A00-00003-M000 Cert. 722

LOT M OF TRACT 3 WEST 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2
OF THE SOUTH 1/2 OF TRACT 3, 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. SUBJECT TO AN EASEMENT OF
THE SOUTH 30 FEET THEREOF FOR ROAD AND DRAINAGE
PURPOSES.

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: 722

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)

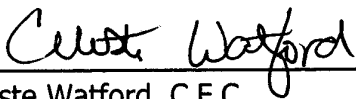
☒ XXXXXX Assessed vacant (No Sheriff's service needed)

☐ 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
Fax (863) 763-2426

Certificate Number: 722

5/29/2025

Clerk:

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

Property Owner(s):

ARANDA LUCIO JR
PO BOX 741
OKEECHOBEE, FL 34973-0741

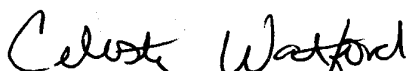
Lucio E Aranda, III, son of Lucio Aranda, Jr. deceased
1201 LINCOLN DR
MADISONVILLE, TN 37354-5921

Maria Aranda, daughter of Lucio Aranda, Jr. deceased
Address unknown

Michelle Aranda, daughter of Lucio Aranda, Jr. deceased
Address unknown

Shirley Aranda, daughter of Lucio Aranda, Jr. deceased
Address unknown

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: 2025-67
REQUESTED BY: Celeste Watford, Tax Collector
Okeechobee County, Florida
O&E Report

RECORD BOOK DESCRIPTION: The West ½ of the West ½ of the South ½ of the South ½ of Tract 3, 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; subject to an easement of the South 30 feet thereof for road and drainage purposes.

TAX SALE CERTIFICATE DESCRIPTION: LOT M OF TRACT 3 WEST 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF TRACT 3, 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; SUBJECT TO AN EASEMENT OF THE SOUTH 30 FEET THEREOF FOR ROAD AND DRAINAGE PURPOSES.

PROPERTY APPRAISER'S DESCRIPTION: LOT M OF TRACT 3 WEST 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF TRACT 3, 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; SUBJECT TO AN EASEMENT OF THE SOUTH 30 FEET THEREOF FOR ROAD AND DRAINAGE PURPOSES.

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

ACCORDING TO THE LAST INSTRUMENT OF RECORD: Apparent owner is LUCIO ARANDA, JR. by Warranty Deed dated October 20, 2000, filed January 11, 2001 as recorded in Official Record Book/File # 448, Page 1700, Public Records of Okeechobee County, Florida.

| | <u>DOCUMENT</u> | <u>O.R. BOOK/FILE #</u> | <u>PAGE</u> |
|-----|--------------------------------|--------------------------------|--------------------|
| 1.) | WARRANTY DEED | 448 | 1700 |
| 2.) | OBITUARY FOR LUCIO ARANDA, JR. | | |

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:**DOCUMENT****O.R. BOOK/FILE #****PAGE**

NONE

Said search covers that period of time extending from January 11, 2001 through and including May 30, 2025 @ 8:00 a.m.

REAL ESTATE TAXES/ASSESSMENTS:

Tax ID#: 1-25-34-33-0A00-00003-M000

- 1.) Tax Certificate #722-sale of 2018 in the amount of \$303.03 sold to **JEFFREY R. DAVIS**, surrendered for Tax Deed Application.
- 2.) Tax Certificate #831-sale of 2019 in the amount of \$295.20 sold to **JEFFREY R. DAVIS**, surrendered for Tax Deed Application.
- 3.) Tax Certificate #870-sale of 2020 in the amount of \$321.02 sold to **JEFFREY R. DAVIS**, surrendered for Tax Deed Application.
- 4.) Tax Certificate #767-sale of 2021 in the amount of \$338.66 sold to **JEFFREY R. DAVIS**, surrendered for Tax Deed Application.
- 5.) Tax Certificate #709-sale of 2022 in the amount of \$352.77 sold to **JEFFREY R. DAVIS**, surrendered for Tax Deed Application.
- 6.) Tax Certificate #762-sale of 2023 in the amount of \$415.37 sold to **JEFFREY R. DAVIS**, surrendered for Tax Deed Application.
- 7.) Tax Certificate #642-sale of 2024 in the amount of \$454.01 sold to **JEFFREY R. DAVIS**, surrendered for Tax Deed Application.
- 8.) 2024 Real Estate Taxes have been paid in the amount of **\$435.71** 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.) Lucio Aranda Jr.
PO Box 741
Okeechobee, FL 34973-0741
- 2.) Lucio E. Aranda, III, son of Lucio Aranda, Jr. deceased
Address unknown

- 3.) Maria Aranda, daughter of Lucio Aranda, Jr. deceased
Address unknown
- 4.) Michelle Aranda, daughter of Lucio Aranda, Jr. deceased
Address unknown
- 5.) Shirley Aranda, daughter of Lucio Aranda, Jr. deceased
Address unknown

Sincerely,

A handwritten signature in cursive script, appearing to read "Paul Burdeshaw".

Paul Burdeshaw

6.00
24.50

Corporate Warranty Deed

OR 0448 PAGE 1700

This Indenture, made this 20th day of October
A.D. 2000 . Between

C F S PROPERTIES, INC.

whose post office address is: 24080 NW 144th AVE
OKEECHOBEE, FL 34972a corporation existing under the laws of the
State of FLORIDA , Grantor and
LUCIO ARANDA, JR.Documentary Stamps paid in the amount of
\$ 24.50
Sales Intangible Tax paid in the amount
of \$ - -
Sharon Robertson, Clerk of Circuit Court
Okeechobee County, Florida
By: Charles F. Svirk, Jr. D.C.
Date: 1-11-2001whose post office address is: P.O. BOX 741
OKEECHOBEE, FLORIDA 34973Grantees' Tax Id # :
Grantor.Witnesseth, that the said Grantor, for and in consideration of the sum of (Ten & NO/100)
Dollars, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said Grantee forever, the following described land, situate, lying and being in the County of
OKEECHOBEE , State of Florida, to wit:THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF
TRACT 3, SECTION 25, TOWNSHIP 34 SOUTH, RANGE 33 EAST,
OKEECHOBEE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 4, PAGES 3A-D, INCLUSIVE OF THE OKEECHOBEE
COUNTY PUBLIC RECORDS.SUBJECT TO AN EASEMENT OF THE SOUTH 30 FEET THEREOF FOR ROAD AND
DRAINAGE PURPOSES.Subject to covenants, restrictions and easements of record. Subject
also to taxes for 2000 and subsequent years.

Parcel Identification Number: 1-25-34-33-0A00-00003-M000

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful
claims of all persons whomsoever.In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly
authorized officer and caused its corporate seal to be affixed the day and year first above written.

C F S PROPERTIES, INC.

Signed and Sealed in Our Presence:

By:

CHARLES F. SVIRK, JR.
Its PRESIDENTWitness Present: Sylvia UpcombLasha BoreeWitness Print Name: Lasha BoreeState of Florida
County of Okeechobee

346808

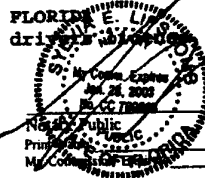
FILED FOR RECORD
OKEECHOBEE COUNTY, FL

2001 JAN 11 PM 12:30

SHARON ROBERTSON
CLERK OF CIRCUIT COURT

The foregoing instrument was acknowledged before me this 20th day of October

2000 by

of CHARLES F. SVIRK, JR., PRESIDENT
C F S PROPERTIES, INC.a corporation existing under the laws of the State of
He/She is personally known to me or has producedon behalf of the corporation.
as identification.PREPARED BY: SUSIE BURK
RECORD & RETURN TO:
Okee-Tantie Title Company, Inc.
105 North West 6th Street
Okeechobee, Florida 34972

File No:16679

Lucio E Aranda Jr Obituary

Okeechobee - Lucio Aranda, Jr. died February 20, 2018. He was born March 20, 1959 in Pearsall, Texas. A resident of Okeechobee since 1976 having come from the Treasure Coast, he was of the Catholic faith. He was an avid fisherman.

Mr. Aranda is survived by his companion of ten years, Karen Black, of Okeechobee; son, Lucio E. Aranda III (Kathy); daughters, Maria Aranda, all of Madisonville, Tennessee, Michelle Aranda, of Mims, FL, and Shirley Aranda, of Merritt Island, FL; thirteen grandchildren and one on the way; parents, Lucio and Lucia Aranda, of Pearsall, TX; siblings, Domingo Aranda, of Ft. Pierce, Rosa Aguilar (Juan), Emilio Aranda, Benito Aranda, all of Okeechobee, Ricardo Aranda (Laura), of Crestwood, KY, Janie Gonzales (Tony), of Pearsall, TX, and Mary Aranda, of Jackson, TN; a host of aunts, uncles, nieces, nephews, cousins, and friends; and niece and caretaker, Cynthia Ortiz, of Okeechobee.

Visitation will be 4 p.m. to 6 p.m. Saturday, February 24, 2018 at Buxton & Bass Okeechobee Funeral Home. Burial will be held at Frio County Cemetery in Pearsall, Texas.