

THE STATUTORY OPENING BID AMOUNT IS \$2,648.99

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that Shirley R. Pickford, Trustee of the Shirley R. Pickford Rev. Trust the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number, year of issuance, description of the property and the names in which the property was assessed are as follows:

Certificate Number 980 Year of Issuance 2020

Description of Property:

Parcel Number R06562-312

**LEG 0001.00 ACRES – ADAMS BEACH OAKS – LOT 45 BLK B – OR 280-193
SECTION 04 TOWNSHIP 07 RANGE 07**

Names in which assessed: Pedro Cavazos Jr. & Maria S. Cavazos

Said property being in the County of Taylor, State of Florida.

Unless such certificate is redeemed according to law, the property described shall be sold to the highest bidder in the Courtroom on the 2nd floor in the Taylor County, FL courthouse on the 12th day of August, 2024 at 11:00 a.m.

**** To participate in the bidding, you must be prepared to pay a NON-REFUNDABLE \$200.00 CASH deposit immediately following the sale of each parcel in which you are the highest bidder. ****

Dated this 8th day of July, 2024

Signature: Gary Knowles
Gary Knowles
Clerk of Circuit Court
Taylor County, Florida





TDA No.

24 - 025

RESEARCH EXPRESS TITLE, LLC

Phone: 850-570-0808

orders@researchexpresstitle.com

Name(s): PEDRO CAVAZOS, JR. AND MARIA CAVAZOS
Address: POMPANO PLACE, Perry, Florida 32348 County: Taylor
Research Express File #: 154551 Searched by: FJY
Customer order #: 2020.980, Search Type: 20 YR TAX SEARCH
Date Searched: 5/20/24 Effective Date of Search: 5/9/24

Record Title Holder: PEDRO CAVAZOS, JR. AND MARIA CAVAZOS, H/W
Grantor: DEMETRIO ARRENDO III AND RAQUEL ARRENDONDO, H/W
Book/Page: 280/193 Dated: 10/18/90 Recorded : 10/23/90
Conveyed by: WD

Legal Description: LOT 45, BLK B, ADAMS BEACH OAKS, PLAT BK 1, PG 157

Mortgage Holder: NO RECORD

Judgments Or Liens:

1) HOA LIENS (6) IN FAVOR OF BEACH AREA COMMUNITY ASSN., INC. OF TAYLOR COUNTY, FLORIDA: 740/315, 776/348, 794/73, 810/40, 838/703 AND 853/938

Tax ID# 06562-312

END OF REPORT

"This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report." Property information report prepared for: TAYLOR CO- MARK WIGGINS, TAX COLLECTOR



- Legend**
- County Limits
 - City Limits
 - PAVED
 - GRADED
 - DIRT Roads
 - CONSERVATION
 - DRAINAGE
 - ROADWAY
 - STRUCTURE
 - UTILITY
 - SECTIONS
 - FORTY QUARTER SECTION
 - TWRNRG
 - Parcel Lines
 - Parcels
 - CREEK/CANAL
 - RIVER

NOTE: This product has been compiled from the most accurate source data from Taylor County. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Taylor County and the Taylor County Property Appraiser assume no responsibility for any use of the information contained herein or any loss resulting therefrom.