

THE STATUTORY OPENING BID AMOUNT IS \$2,970.50

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that Sammie D or Donna G Simmons 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 159 Year of Issuance 2019

Description of Property: Parcel Number: R01771-450

Containing 19.41 Acres, more or less. Twin Rivers Preserve – Unrecorded Sub Tract #45

Commence at a concrete monument marking the Northeast Corner of Section 26, Township 2 South, Range 7 East, Taylor County, Florida, and run South 89°13'26" West, along the North boundary line of Section 26, a distance of 745.55 feet for a Point of Beginning, thence from said Point of Beginning continue South 89°13'26" West, along the North boundary line of said Section 26, a distance of 1914.56 feet to a point in the centerline of an 80 foot wide Roadway, Drainage and Utility Easement (Rogers Springs Road), thence South 32°17'57" West, along said centerline, a distance of 17.30 feet to a point, thence South 10°19'26" West, along said centerline, a distance of 427.14 feet to a point, thence leaving the centerline of said easement, run North 89°03'29" East, a distance of 2006.24 feet to a point, thence North 00°46'34" West, a distance of 427.84 feet to the Point of Beginning.

SUBJECT to an 80 foot wide Roadway, Drainage and Utility Easement (Rogers Springs Road) over and across the Westerly 40.0 feet thereof.

SUBJECT to a 15 foot wide utility easement over and across the Northerly 15 feet thereof.

SUBJECT to a 15 foot wide utility easement over and across the Easterly and Southerly 7.50 feet thereof.

SUBJECT to a conservation easement, more particularly described on separate sheets. As Described in Taylor County Official Record 603 Page 931

Names in which assessed: Vann Lvangamath

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 13th day of May, 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 April, 2024

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

