

**MARK WIGGINS, TAX COLLECTOR**

**OFFICE OF THE TAX COLLECTOR**

Taylor County • Post Office Box 30  
Perry, Florida 32348-0030

**Property Tax Office**  
Taylor County Courthouse

**Phone 850-838-3580**  
Fax 850-838-3543

**\*\*NOTICE OF REDEMPTION\*\***

Date: September 18, 2024

To: Clerk of Court Taylor County

Re: Tax Deed Application Number: 5065

Dated: June 17, 2024

Parcel: R06367-521

Property Owner: Mabel Fombu

Certificate# 2022-724

Clerk of Court TDA Number: 24-046

Please be advised that all delinquent taxes and subsequent interest and fees collected in conjunction with the above referenced tax deed application have been paid, stopping the tax deed application process. These funds will be refunded to the applicant listed below.

Applicant: Mikon Financial Services Inc.



*Forest Capital of the South*



THE STATUTORY OPENING BID AMOUNT IS \$2,197.52

**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, that Mikon Financial Services, Inc. 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 724 Year of Issuance 2022

Description of Property:

Parcel Number R06367-521

**LEG 0005.00 ACRES – WARRIOR CREEK SUB – LOT 21 – OR 360-899  
SECTION 23 TOWNSHIP 06 RANGE 07**

Names in which assessed: MABEL FOMBU

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 2<sup>nd</sup> floor in the Taylor County, FL courthouse on the 21st day of October 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 13th day of September 2024

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



**RESEARCH EXPRESS TITLE, LLC**

Phone: 850-570-0808  
orders@researchexpresstitle.com

**TDA No.**

**24 - 046**

Name(s): MABEL FOMBU

Address: LOT 21 WARRIOR CREEK, Perry, Florida 32348 County: Taylor

Research Express File #: 154793 Searched by: BF

Customer order #: 2022.724 ✓ Search Type: 20 YR TAX SEARCH

Date Searched: 06/21/2024 Effective Date of Search: 06/17/2024

Record Title Holder: Mabel Fombu

Grantor: Woodland III

Book/Page: 360/899 Dated: 10/11/1995 Recorded : 10/27/1995

Conveyed by: Warranty Deed

Legal Description: Lot 21, Warrior Creek Subdivision, Plat Book 1, pages 174A-174E

Mortgage Holder: no open mortgages found

Judgments Or Liens: NONE FOUND

Tax ID# 06367-521 ✓

Total Assessed Value: \$19,850.00 Homestead Exemption no

NOTES: \_

**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

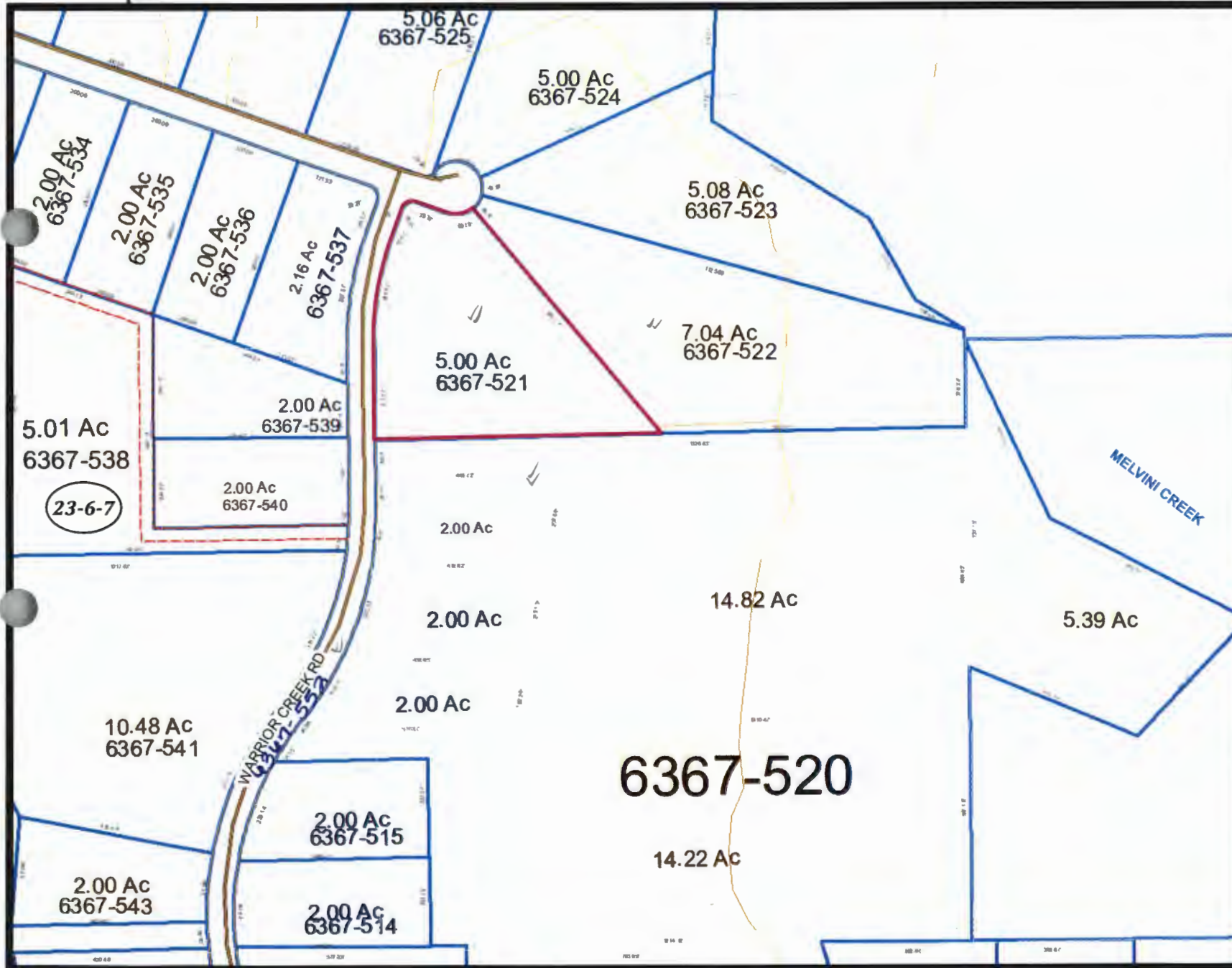


IDA NO.

24-046

Shawna Beach, C.F.A.  
 Taylor County Property Appraiser  
 For Assessment Purposes Only  
 www.taylorcountypa.com

Feet  
 0 4590 180



**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.