

TAX DEED

State of Florida

County of Columbia

Cert. No. **238 of 2018**

Parcel No. **00882-000**

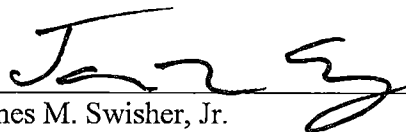
Case No. **25-58-TD**

The following Tax Certificate numbered **238** issued on **May 31, 2018** was filed in the office of the Tax Collector of this County and application made for the issuance of a Tax Deed, the applicant having paid or redeemed all other taxes or tax certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the **16th** day of **June, 2025**, offered for sale as required by law for cash to the highest bidder and was sold to **OM Naragana Trapaga Deitenbeck** whose mailing address is **20624 NW County Road 236, High Springs, Florida 32643** being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, on this 19, day of **June, 2025**, in the County of Columbia, State of Florida, in consideration of the sum of **\$17,000.00** being the amount paid pursuant to the Laws of Florida, does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

LOT 35 UNIT 12 THREE RIVERS ESTATES. ORB 341-217.

Inst: 202512014263 Date: 06/20/2025 Time: 12:50PM
Page 1 of 3 B: 1543 P: 62, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 119.00



James M. Swisher, Jr.
Clerk of the Circuit Court
Columbia County, Florida

Witness:

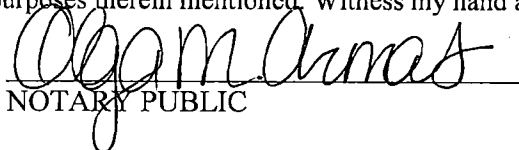
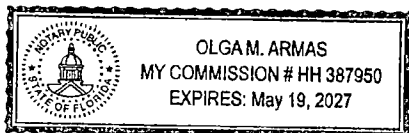


Address:

173 NE Hernando Ave Lake City, FL 32055.
173 NE Hernando Ave Lake City, FL 32055.

State of Florida
County of Columbia

On this ____ day of **June 19, 2025**, before me personally appeared James M. Swisher, Jr., Clerk of Circuit Court in and for Columbia County Florida, known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned. Witness my hand and official seal date aforesaid.


NOTARY PUBLIC

25-58-TD

CERTIFICATE OF CLERK

I HEREBY CERTIFY that copies of the Notice of Application for Tax Deed filed by **BETTY RODRIGUEZ** regarding Tax Certificate number 238 issued May 31, 2018 were mailed via certified/registered mail to the following persons:

Betty Rodriguez
9790 66th St. N. Lot 133
Pinellas Park, Florida 33782

Allen S. Brown
Celia S. Brown & Kathleen Brown
100 N Hearthstone way, Apt 1184
Chandler, AZ 85226

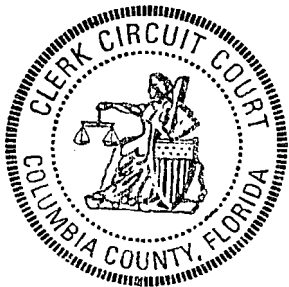
James Ponce
1166 SW Newark Dr
Fort White, F L32038


Phillip Scott Barcia
384 SW Reno Way
Fort White, FL 32038

Christopher Thalman
13007 Brown Bark Trail
Clermont, FL 34711

Dated this 30 day of April 2025, at Columbia County, Florida.

(Seal)





JAMES M. SWISHER, JR.
CLERK OF COURT

THE LAKE CITY REPORTER
Lake City, Columbia County, Florida

Legal Copy
As Published

STATE OF FLORIDA,
COUNTY OF: COLUMBIA COUNTY

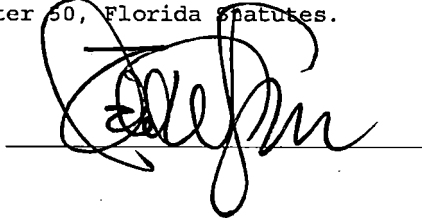
Before the undersigned authority personally appeared Todd Wilson, who on oath says that he or she is Publisher of the Lake City Reporter, a newspaper published at Lake City in Columbia County, Florida; that the attached copy of advertisement, being a

in the matter of Legal Notice of Application for Tax Deed

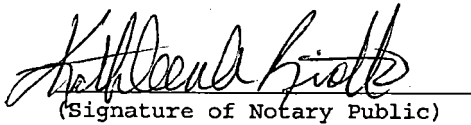
in the _____ Court, was published in said newspaper by print in the issues of May 14, 21, 28, 2025
June 4, 2025

or by publication on the newspaper's website, if authorized, on May 14, 21, 28, 2025
June 4, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this 4 day of June, A.D. 2025, by Todd Wilson, who is personally known to me.


(Signature of Notary Public)



KATHLEENA. RIOTTO
Commission # HH 282049
Expires August 20, 2026

NOTICE OF APPLICATION FOR TAX DEED

Notice is hereby given that BETTY RODRIGUEZ the holder of the following certificate has filed said certificate for a Tax Deed to be issued thereon. The certificate number and year of issuance, the description of the property and name in which it was assessed is as follows:

Certificate Number: 238
Year of Issuance: 2018
File No. 25-58-TD
Description of Property: PARCEL NUMBER 00882-000
LOT 35 UNIT 12 THREE RIVERS ESTATES. ORB 341-217.

Name(s) in which assessed: ALLEN S BROWN, CELIA S BROWN, KATHLEEN BROWN
All of said property being in the County of Columbia, State of Florida. Unless said certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at the Columbia County Courthouse on Monday the 16th day of June 2025 at 11:00 A.M.

JAMES M. SWISHER, JR.
CLERK OF COURTS
DATED: April 29, 2025
WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN; IN WHICH YOU HAVE AN INTEREST IN OR THE PROPERTY IS CONTIGUOUS TO YOUR PROPERTY (NEIGHBORING YOUR PROPERTY). THE PROPERTY WITH THE UNPAID TAXES WILL BE SOLD AT PUBLIC AUCTION ON June 16, 2025 AT 11:00 AM, UNLESS BACK TAXES ARE PAID. TO MAKE ARRANGEMENTS FOR PAYMENT, OR TO RECEIVE FURTHER INFORMATION, PLEASE CONTACT THE TAX COLLECTORS OFFICE, 135 NE HERNANDO AVE., STE 125, LAKE CITY, FL 32055. PHONE (386)758-1172.

Dates of Publication:
May 14, 21, 28, June 4

863656
May 14, 21, 28, 2025
June 4, 2025