

TAX DEED

State of Florida

County of Columbia

Cert. No. 2395 of 2018

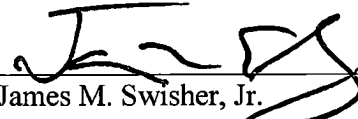
Parcel No. 09894-002

Case No. 23-25-TD

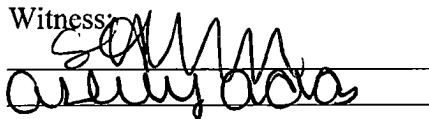
The following Tax Certificate numbered **2395** issued on **May 31, 2018** was filed in the office of the Tax Collector of this County and application made for the issuance of a Tax Deed, the applicant having paid or redeemed all other taxes or tax certificates on the land described as required by law 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 **9th** day of **October, 2023**, offered for sale as required by law for cash to the highest bidder and was sold to **B & G Art Forum, LLC.**, whose mailing address is, **1124 S. Old Bellamy Rd., High Springs, FL, 32643**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, on this 12th, day of **October, 2023**, in the County of Columbia, State of Florida, in consideration of the sum of **\$21,000.00** 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:

COMM SW COR OF SE1/4 OF SE1/4, RUN E 1270 FT, N 903.00 FT NW 186.30 FT, W 152.71 FT FOR POB, CONT W 237.79 FT, N 186.65 FT, E 237.74 FT, S 181.12 FT TO POB. WD 1072-1801, (DC PEGGY MADDOX FIVENSON 1293-1267),


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

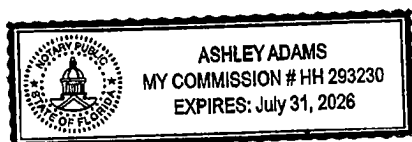
Witness:



Inst: 202312019159 Date: 10/12/2023 Time: 11:07AM
Page 1 of 3 B: 1500 P: 1738, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC ne
Deputy ClerkDoc Stamp-Deed: 147.00

State of Florida
County of Columbia

On this 12th day of **October, 2023**, 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

23-25-TD

CERTIFICATE OF CLERK

I HEREBY CERTIFY that copies of the Notice of Application for Tax Deed filed by
NANCY J SULLIVAN LIVING TRUST regarding Tax Certificate number 2395 issued
May 31, 2018 were mailed via certified/registered mail to the following persons:

Nancy J Sullivan Living Trust
20638 NW 78th Ave
Alachua, Florida 32615

Peggy A Fivenson (Estate)
20548 S US Hwy 441
High Springs, FL 32643

Carl C Summerson
P O Box 1144
High Springs, FL 32655

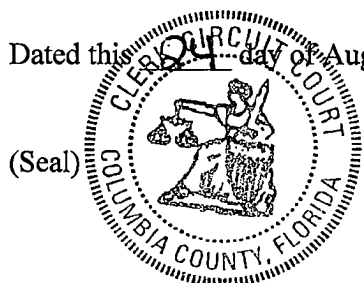
Mark Reeder
Jayla Kuntz
20490 S US Highway 441
High Springs, FL 32655

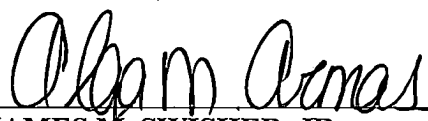
O'Leno Missionary Baptist Church
P O Box 2789
High Springs, FL 32655

Joshua Chesser
Mandi Chesser
2231 SW Old Lake City Ter
High Springs, FL 32643-1227

Tony L Parrish
Linda L Parrish
2139 SW Old Lake City Ter
High Springs, FL 32643-1227

Dated this 24 day of August 2023, at Columbia County, Florida.





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

August 30, 2023
September 6, 13, 20, 2023

or by publication on the newspaper's website, if authorized, on August 30, 2023
September 6, 13, 20, 2023

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

Todd Wilson

Sworn to and subscribed before me this 20 day of September, A.D. 2023, by Todd Wilson, who is personally known to me.

Kathleen A. Riotta
(Signature of Notary Public)



KATHLEEN A. RIOTTO
Commission # HH 282049
Expires August 20, 2026

NOTICE OF APPLICATION
FOR TAX DEED
Sec. 197.241 F.S.

Notice is hereby given that NANCY J SULLIVAN LIVING TRUST 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: 2395
Year of Issuance: 2018
File No. 23-25-TD

Description of Property: PARCEL NUMBER 09894-002 COMM SW COR OF SE1/4 OF SE1/4, RUN E 1270 FT, N 903.00 FT NW 186.30 FT, W 152.71 FT FOR POB, CONT W 237.79 FT, N 186.65 FT, E 237.74 FT, S 181.12 FT TO POB, WD 1072-1801, (DC PEGGY MADDOX FIVENSON 1293-1267).

Name(s) in which assessed: PEGGY A FIVENSON (ESTATE)

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 9th day of October, 2023 at 11:00 A.M.

JAMES M. SWISHER, JR.
CLERK OF COURTS

DATED: August 23, 2023
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 October 9th, 2023 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: August 30, September 6, 13 and 20

777360

August 30, 2023
September 6, 13, 20, 2023