

NOTICE OF APPLICATION FOR TAX DEED

TAX DEED FILE NO. 2026 TXD 076

NOTICE IS HEREBY GIVEN, that AVK Real Estate LLC
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 the names in which it was assessed are as follows:

Certificate # 1472 Date of Issuance May 29, 2019

Parcel #: **00-00-078-013-10766-000**

Description of Property:

**Magnolia Gardens
Block A Lot 43
DB 60 P 20**

Name in which assessed James I Chelf
said property being in the County of Wakulla, State of Florida. Unless such certificate
shall be redeemed according to law the property described in such certificate shall be sold
to the highest bidder in the courthouse lobby on the April 22, 2026
at 10:00 A.M.

***All bidders must pre-register in the OR Dept. by 9:45 am to participate in the sale. ***

Dated: February 11 2026

Signature: Greg James, Clerk

By: C. Reed, Deputy Clerk

Clerk of the Circuit Court, Wakulla County, Florida

STATUTORY OPENING BID AMOUNT: \$ 2,188.50

REDEMPTION AMOUNT: \$ 2,211.75