

**NOTICE OF APPLICATION FOR TAX DEED**

**TAX DEED FILE NO. 2026 TXD 077**

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 # 1473 Date of Issuance May 29, 2019

Parcel #: **00-00-078-013-10769-000**

Description of Property:

**Magnolia Gardens  
Block A Lot 46  
OR 13 P 710 & OR 70 P 272  
OR 422 P 589 OR 480 P 206/212  
OR 503 P 361**

Name in which assessed Pleasant Valley LLC  
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: \$ 2,214.43**

**REDEMPTION AMOUNT: \$ 2,237.68**