

DIXIE COUNTY

Tax Deed Sale List

February 11, 2025, 11:00 AM

Barbie Higginbotham – CLERK OF THE CIRCUIT COURT

Please call ahead to verify availability and redemptions

Property # 1

APPLICANT: AVK Real Estate LLC
PARCEL ID # 13-09-13-4053-0045-0070
ASSESSED TO: Elliot Febo/ Leslie A Diaz Febo

Description of Property Lot 7, Block 45, Forest Park Hills, an Unrecorded Subdivision being more particularly described as follows:

The East 1/5 of the West 4/5 of the North 1/2 (except there shall be an easement for Private Road and public utilities along the South 25 feet of the above described lot); of a Parcel of land lying in Section 13, Township 9 South, Range 13 East, Dixie County, Florida, being more particularly described as follows: Commence at a concrete monument at the Southwest corner of U.S. Government Lot 10, aforementioned Section 13 for a Point of Reference; thence run South 88 degrees, 49 minutes, 07 seconds East, a distance of 682.25 feet to an iron pipe; thence run North 00 degrees, 22 minutes, 03 seconds West, a distance of 658.32 feet to an iron pipe and the Point of Beginning; thence continue North 00 degrees, 22 minutes, 03 seconds West, a distance of 329.16 feet to an iron pipe; thence run South 88 degrees, 43 minutes, 19 seconds East, a distance of 608.11 feet to an iron pipe; thence run South 00 degrees, 18 minutes, 19 seconds East, a distance of 328.72 feet to an iron pipe; thence run North 88 degrees, 45 minutes, 15 seconds West, a distance of 607.66 feet to an iron pipe and the Point of Beginning.

Case # 2024-TX-50
Certificate # 2022/465
Opening Bid: \$ 1,506.65

Property # 2

APPLICANT # AVK Real Estate LLC
PARCEL ID # 13-09-13-4053-0041-0040
ASSESSED TO: Robert Burnett

Description of Property: The East 1/5 of the West 2/5 (except there shall be an easement for private road and public utilities along the South 25 ft of the above-described lot) of a parcel of land

lying in Section 13, Township 9 South, Range 13 East, Dixie County, Florida, being more particularly described as follows:

Commence at a concrete monument at the Southwest corner of U. S. Government Lot 10 in the aforementioned Section 13 for a Point of Reference; then run North 00 degrees 27'22" West, a distance of 329.5 feet to an iron pipe and the Point of Beginning; thence continue North 00 degrees 27'22" West, a distance of 329.5 feet to an iron pipe; thence run South 88 degrees 45'15" East, a distance of 632.91 feet to an iron pipe; thence run South 00 degrees 22'27" East, a distance of 329.16 feet to an iron pipe; thence run North 88 degrees 47'11" West, a distance of 632.58 feet to an iron pipe and the Point of Beginning.

(Commonly known as Lot 4, Block 41, Forest Park Hills Subdivision, an unrecorded subdivision in Dixie County, Florida)

Case # 2024-TX-51

Certificate # 2022/456

Opening Bid: \$ 2,042.15

Property # 3

APPLICANT # Rajendra INC

PARCEL ID # 13-09-13-4053-0041-0030

ASSESSED TO: Judson W Brown and Maury W Brown

Description of Property: 41-3 further described as follows; The East 1/3 of West 3/5 of North 1/2 (Except there shall be an easement for Private Road and public utilities along the South 25 feet of the above described lot) of a Parcel of land lying in Section 13, Township 9 South, Range 13 East, Dixie County, Florida: Being more particularly described as follows: Commence at a concrete monument at the Southwest corner of U.S. Government Lot 10 aforementioned Section 13 for a Point of Reference; Thence run North 0 degrees 27 minutes 22 seconds West a distance of 329.5 feet to an iron pipe and the Point of Beginning; thence continue North 0 degrees 27 minutes 22 seconds West a distance of 329.5 feet to an iron pipe; thence run South 88 degrees 45 minutes 15 seconds East, a distance of 632.91 feet to an iron pipe; thence run South 0 degrees 22 minutes 27 seconds East a distance of 329.16 feet to an iron pipe; thence run North 88 degrees 47 minutes 11 seconds West a distance of 632.58 feet to an iron pipe; and the Point of Beginning. (a/k/a Lot 3, Block 41, Forest Park Hills, Unrecorded)

Case # 2024-TX-52

Certificate # 2018/488

Opening Bid: \$ 22,254.75

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