

BARRY A BAKER
Clerk of the Circuit Court
Suwannee County Courthouse
200 South Ohio Avenue
Live Oak, Florida 32060

TAX DEED SALE SCHEDULE
Thursday, July 16, 2020
11:00 A.M.
Suwannee County Courthouse
Judicial Annex Bldg.
218 Parshley St.
Live Oak, FL 32064

<u>Case No. TD-</u>	<u>Assessed Party</u>	<u>Legal Description</u>	<u>Base Opening Bid</u>
200002/2015-50	DELCIMER C DEAN	00467060020 16-03S-15E LEG LOT 2 BLK 6 WELLBORN ORB 1603 P 429 WD YR 2011	\$6,746.97
200003/2015-1827	DEMETREA L & DOMONIQUE L HARDMAN	08721005000 25-03S-13E LEG 2.33 ACRES COMM AT SW COR OF SE1/4 OF NW1/4 RUN N 625.5 FT TO POB CON N 231.5 FT E 440 FT S 231.5 FT W 440 FT TO POB AND SUBJECT TO AN EASEMENT ORB 480 P 256 WD YR 94	\$2,847.31

SEE BELOW:

NOTICE TO PROSPECTIVE BIDDERS

- You must be present at the sale to place a bid.
- **SPECIAL NOTICE:** Each successful winning bidder will be required to immediately place a nonrefundable CASH deposit of \$200.00 or 5% whichever is greater with the Clerk before other properties are offered. This will be applied to the purchase price at the time of settlement. Should the winning bidder not fully settle and pay for the property and Tax Deed, this deposit will be retained by the Clerk for resale expenses, per Florida Statute 197.542(2). Be prepared with enough cash to cover the number of properties you may bid on should you be the successful bidder. The cash deposit is \$200.00 or 5% per Tax Deed Property successfully bid.
- The successful bidder must make payment within twenty-four hrs. following the sale:
The total bid, plus;
Minimal \$30.00 recording cost, plus;
State Documentary Stamps on the successful bid (70 cents per \$100 sale price)
- We will not accept personal checks, bank drafts, money orders, or certified checks. **Cash U.S. currency or Cashiers check** will be acceptable.
- A Tax Deed will be issued following the sale and settlement of payment. However, it must be recorded in our Official Records before delivery to the new owner. You will receive your deed within a few days following a sale.

THE TAX DEED IS NOT CONSIDERED TO CONVEY AN ABSOLUTE UNCLOUDED TITLE. DEPENDING ON YOUR INTENDED USE YOU MAY WISH TO INSTITUTE A QUIETING OF TITLE PROCESS THROUGH THE COURT. BIDDERS ARE RESPONSIBLE TO RESEARCH THE PROPERTIES FOR THEIR DESIRABILITY PRIOR TO PURCHASE. SALES ARE FINAL AT THE TIME OF THE SUCCESSFUL BID.

The files are not available on the Sale day you may view the files any other day with an **appointment**. Please, call the number below to make an appointment. You may call any day up until 10:00 the morning of the Tax Deed Sale to find out what has been Redeemed. Thank you for your cooperation.

Our next Tax Deed Sale is **September 3, 2020.**
(Schedule will be on our web-site suwgov.org 1 month before)

Tracy Baldwin
Deputy Clerk Administration – Tax Deeds
(386)362-0575