

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

REVISED/UPDATED on April 12, 2024

TAX DEED SALE SCHEDULE

Thursday May 9, 2024

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> |
|----------------------------|------------------------------|--|--------------------------------|
| 4210/2019-629 | GEORGE L BURNHAM JR | 02646002000 09-03S-14E LEG 1.57 ACRES COMM. AT NE COR. OF NW1/4 OF NW1/4 & RUN W. ALONG N. LINE 98.07 FT FOR POB CON 481.41 FT TO E BNDRY OF CO RD THENCE RUN SE ALONG RD 424.93 FT N 35 DEG E 179.43 FT TO N LINE OF SECTION TO POB ORB 1804 P 245 TD YR 2015 | \$2,450.06 |
| 4209/2021-451 | SUSAN LEE FORSYTHE | 02251001010 20-02S-14E LEG 1.19 ACRES S 122.7FT OF N 670FT OF NE1/4 OF SW1/4 & E 24 FT OF S 646.80 FT OF NE1/4 OF SW1/4 LESS W 994 FT ORB 735 P 14-15 WD YR 2000 NOTE RP#775264 YR 2000 | \$6,929.08 |
| 4198/2018-1937 | PHILLIP NORTON JR | 09121010190 10-05S-13E LEG LOT 19 THE TIMBERS SUB UNIT 1 ORB 1643 P 322 QCD YR 2012 | \$3,079.12 |
| 4201/2019-388 | JIMMIE BROWN | 01510880320 29-06S-15E LEG LOT 32 BLK 88 3 RIVERS ESTATES UNIT 6 ORB 1724 P 240 QCD YR 2013 | \$2,218.73 |
| 4203/2019-193 | ABRAHAM DELEON RECINOS | 00930002015 04-05S-15E LEG LOT 15 BLK 2 MINI FARM COUNTRY ESTATES UNIT 1 ORB 1864 P 316 WD YR 2016 | \$2,033.38 |
| 4206/2020-2695 | PHAM DE DINH & NGOC NGUYEN | 09792010020 33-01S-12E LEG 5.35 ACRES LOT 2 FALMOUTH ACRES SUB DIV ORB 1268 P 191 WD YR 06 | \$4,195.70 |
| 4207/2020-871 | JEAN-RONALD GEFFRARD | 09121010070 10-05S-13E LEG LOT 7 THE TIMBERS-SUB UNIT 1 ORB 1221 P 42-43 WD YR 06 | \$2,368.07 |

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 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 Cashier's 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.

You may call any day up until 10:00 the morning of the Tax Deed Sale to find out what has been **Redeemed**. If you need to come in please call to make an appointment. Files are not available to look at the day of the sale. Thank you for your cooperation.

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.

KNOW THAT AS A PURCHASER IT TAKES A FULL YEAR FOR THE NEXT YEARS BILL TO BE IN YOUR NAME AND ADDRESS. AS AN APPLICANT IF NO BID YOU ARE ONLY PAYING WHAT YOU PAID WHEN BECOMING AN APPLICANT SO, IF YOU DIDN'T PAY CURRENT YEAR TAXES WHEN FILLING OUT YOUR APPLICATION BECAUSE IT WASN'T DUE AT THAT TIME THE BILL ALSO WILL GO TO THE OLD OWNERS ADDRESS. IF IT DOES NOT GET PAID A CERTIFICATE WILL BE PURCHASED AND AFTER HELD 2 YEARS MAY COME BACK TO A TAX DEED SALE.

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

THIS TAX DEED SALE WILL BE HELD AT THE ADDRESS ABOVE. IF THE HIGHEST BIDDER FAILS TO PAY THE DEPOSIT THE BIDDING STARTS OVER AT BASE-BID. THANKS FOR YOUR COOPERATION.

**OUR NEXT TAX DEED SALE WILL BE 7/11/2024
THE SCHEDULE IS ON-LINE ONE MONTH PRIOR @
SUWGOV.ORG.**