

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

TAX DEED SALE SCHEDULE
Thursday November 2, 2023
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>
2305/2021-632	JOHN V & CANDACE D ESPOSITO	03166002010 22-04S-14E LEG 15.00 ACRES FOR PT OF REF COM AT THE NW COR OF SAID SECTION THENCE RUN S 00 DEG 13'57" E ALONG THE W LINE OF SAID SECTION A DISTANCE OF 228.33 FT TO THE POB THENCE RUN N 89 DEG 31'01" E A DISTANCE OF 1007.73 FT THENCE RUN S 00 DEG 13'57" E A DISTANCE OF 645.05 FT THENCE RUN S 89 DEG 08'14" W A DISTANCE OF 1007.78 FT TO SAID W LINE THENCE RUN N 00 DEG 13' 57" W ALONG SAID W LINE A DISTANCE OF 651.73 FT TO THE POB SUBJECT TO EXISTING CNTY RD R/W ORB 2088 P 295-96 WD YR 2019	\$3,821.46
2306/2021-664	EUGENE & ARMELE FRITZ	03299001004 03-05S-14E LEG 10.03 ACRES FOR PT OF REF COMM AT THE SE COR OF SEC 3 RUN N 00 DEG 15'36 W ALONG THE EAST LINE OF SEC 3 639.09 FT TO THE POB RUN S 88 DEG 56'25 W 782.64 FT RUN S 00 DEG 15'36 E 559.74 FT RUN S 88 DEG 53'33 W 695.59 FT RUN N 01 DEG 15'36 W 590.33 FT RUN N 88 DEG 56'25 E 1478.22 FT TO EAST LINE OF SEC 3 RUN S 00 DEG 15'36 E ALONG EAST LINE 30 FT TO THE POB & EASEMENT ORB 1196 P 177-178 WD YR 06	\$3,058.92
2307/2021-682	PETER A. BAILEY & CAROL F. HYMAN & NEVILLE A. BAILEY & DENISE E. BAILEY & JACQUELINE C. BAILEY	03363000205 11-05S-14E LEG 7.67 ACRES LOT 5 HAWKINS ESTATES PHASE 2 ORB 1202 P 306 WD YR 06 ORB 1584 P 482-483 QCD YR 2010 ORB 1745 P 420 DC YR 2013 (CLARENCE E BAILEY) COND ON LAND FOR GAS PIPELINE	\$2,220.62
2311/2021-2075	JOANN W. BROWN	09897003030 10-02S-12E LEG 8.00 ACRES E1/2 OF NW1/4 OF NE1/4 OF SW1/4 & S1/2 OF SW1/4 OF SE1/4 OF NW1/4 LESS & EXCEPT THE E 264 FT OF S1/2 OF SW1/4 OF SE1/4 OF NW1/4 ORB 561 P 362 WD YR 96 ORB 2067 P 219 DC YR 2019 (JOHN ALFRED BROWN)	\$2,732.29

2317/2021-2502 LAUREEN E. ROBINSON 11870009200 29-03S-11E LEG 15.00 ACRES FOR P.O.R. COMM AT NE COR OF SECT. RUN S 89 DEG 06'27 W 1326.77 FT RUN S 00 DEG 48'21 E 1324.29 FT RUN S 89 DEG 15'52 W 1325.98 FT RUN S 00 DEG 48'41 E 1327.64 FT RUN S 00 DEG 48'28 E 1327.55 FT RUN S 89 DEG 28'14 W 1314.72 FT TO THE P.O.B. RUN S 89 DEG 28'14 W 899.28 FT TO A POINT ON THE EASTERLY LINE OF 237TH DRIVE RUN N 00 DEG 00'11 E ALONG SAID R/W A DISTANCE OF 655.47 FT RUN N 89 DEG 15'36 E 889.99 FT RUN S 00 DEG 48'28 E 658.72 FT TO THE P.O.B. AND AN EASEMENT ORB 1198 P 253-254 WD YR 06 \$1,976.10

4175/2021-463 TARPON IV, LLC 02320002000 25-02S-14E LEG 17.00 ACRES FOR P.O.R. COMM AT THE SW COR OF THE SW1/4 OF NW1/4 RUN S 01 DEG 01' 46 E ALONG THE W LINE OF SAID SEC. 25 A DISTANCE OF 153.26 FT TO THE P.O.B. RUN N 88 DEG 20'37 E 523.52 FT RUN N 01 DEG 01'46 E 455.00 FT RUN N 88 DEG 20'37 E 621.37 FT RUN S 00 DEG 55'38 E 855.27 FT S 88 DEG 19'17 W 1143.37 FT TO SAID WEST LINE OF SECTION 25 RUN N 01 DEG 01'46 W 400.70 FT TO P.O.B. AND AN EASEMENT ORB 1603 P 186 TAX DEED YR 2011 \$7,454.11

4178/2021-1509 TAMMY ANN CLAYTON 08631002000 14-03S-13E LEG 5.00 ACRES S1/2 OF SE1/4 OF SE1/4 OF NW1/4 ORB 480 P 327 WD YR 94 NOTE RP #12650654 & 655 YR 98. ½ assess value \$34,568.50 + Base-bid \$3,951.83 = \$38,520.33

4180/2021-940 CURTIS STOVER ESTATE 04635001005 14-01S-13E LEG 5.98 ACRES FOR POB COMM AT SE COR OF SE1/4 OF NE1/4 THENCE RUN S 89 DEG 28'55 W ALONG THE S LINE OF SAID SE1/4 OF NE1/4 A DISTANCE OF 293.97 FT RUN N 00 DEG 18'31 E A DISTANCE OF 889. 03 FT TO THE N LINE OF SAID S2/3 THENCE RUN N 89 DEG 24'52 E ALONG SAID N LINE A DISTANCE OF 293.96 FT TO THE E LINE OF SAID SECTION 14 THENCE RUN S 00 DEG 18'31 W ALONG SAID E LINE A DISTANCE OF 889.38 FT TO THE POB ORB 856 P 21-22 WD YR 2001 (CURTIS STOVER DECEASED PER STATE RECORDS 6/16/17) NOTES NO RP# YR 05 \$5,971.25

4182/2021-924 REBECCA PARSON HUNT & PEGGY PARSON & RICHARD PARSON & ETALS 04591000000 08-01S-13E LEG 10.00 ACRES NW1/4 OF SW1/4 OF SE1/4 & THE E 30 FT OF THE E1/2 OF E1/2 OF SE1/4 OF SW1/4 ORB 1500 P 131 ORDER YR 09 (CAROL PARSON DECEASED PER. STATE RECORDS 7/2/22) WAYNETTE PARSON TURNER & RONALD PARSON & TIMOTHY PARSON ORB 2405 P 85-865 WD YR 2023 \$3,674.18

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 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.

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 1/4/2024
THE SCHEDULE IS ON-LINE ONE MONTH PRIOR @
SUWGOV.ORG.**