

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:
MAY 9, 2024. THE SCHEDULE IS ON-LINE ONE MONTH
PRIOR @ SUWGOV.ORG.**