

Thursday, August 6, 2026, at 11:00 a.m.
By an electronic online sale at
suwannee.realtaxdeed.com

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

TAX DEED SALE SCHEDULE

<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4706/2024-1088	6,027.15	Perry James & Samantha & Virginia Prince Estate
Legal Description: 04636001006 14-01S-13E LEG 2.44 ACRES BEG AT SW COR OF NW1/4 OF SW1/4 & RUN N 662.24 FT TO POB RUN E 642.48 FT N 165.56 FT W 642.48 FT S 165.56 FT TO POB ORB 151 P 298 WD ORB 314 P 728 WD YR 87 ORB 481 P 468 WD YR 94 ORB 1116 P 454 WD YR 05 ORB 1438 P 275 DC YR 08 (ROBERT S PRINCE) ORB 1471 P 83 WD YR 09 ORB 1866 P 246 DC YR 2016 (VIRGINIA RHODEN PRINCE) ORB 1878 P 371 WD YR 2016 (JTWROS) NOTE RP #12679454 YR 94 ORB 2691 P 290-94 QCD YR 2026 (WRONG DEED)		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4707/2024-1105	36,458.06	Christopher Perry
Legal Description: 04708005000 22-01S-13E LEG 2.83 ACRES FOR POB COM AT THE NW COR OF SAID SE1/4 THENCE RUN N 88 DEG 25'09 E ALONG THE N LINE OF SAID SE1/4 A DISTANCE OF 315.85 FT TO THE W R/W LINE OF CR 795 THENCE RUN S 03 DEG 03'17 W ALONG SAID W R/W LINE A DISTANCE OF 412.56 FT THENCE RUN S 88 DEG 22'09 W A DISTANCE OF 284.40 FT TO THE W LINE OF SAID SE1/4 THENCE RUN N 01 DEG 19'00 W ALONG SAID W LINE A DISTANCE OF 411.46 FT TO THE POB ORB 2026 P 387-88 WD YR 2018		
½ assessed value \$32,230.00 + 4,228.06		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4709/2024-1169	43,651.73	Shell Lee Burroughs
Legal Description: 05001030050 14-02S-13E LEG LOT 5 BLK C OAKWOOD FOREST ORB 2305 P 339 WD YR 2022 ORB 2323 P 129 CQCD YR 2022		
½ assessed value \$36,724.00 + 6,927.73		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4710/2024-1171	8,490.00	Patricia A McLauchlin Estate
Legal Description: 05001030120 14-02S-13E LEG LOT 12 BLK C OAKWOOD FOREST ORB 1553 P 438 WD YR 2010 (CLAIR MCLAUCHLIN DECEASED PER STATE RECORDS 9/24/21) (PATRICIA A MCLAUCHLIN DECEASED PER STATE RECORDS 02/26/22)		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4711/2024-1423	3,920.44	Shirley Combs Williams Estate
Legal Description: 06611340090 23-02S-13E LEG LOTS 9 & 10 BLK 34 LIVE OAK ORB 1529 P 98 WD YR 2010 (SHIRLEY COMBS WILLIAMS DECEASED PER STATE RECORDS 3/19/19)		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4712/2024-1685	5,451.68	Lavina R Arnold & Robert E Osborn Estate
Legal Description: 08600000010 12-03S-13E LEG 5.00 ACRES COMM AT NW COR OF NW 1/4 & RUN E 994.90 FT TO POB THENCE RUN S 995.41 FT W 331.48 FT N 521.34 FT E 231 FT N 474 FT E 100.60 FT TO POB ORB 315 P 435 WD YR 87		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4713/2024-2715	5,090.81	Luis Antonio Gonzalez
Legal Description: 11943002000 03-04S-11E LEG 2.28 ACRES BEG AT SW COR OF SE1/4 & RUN E 315 FT N 315 FT W 315 FT S 315 FT TO POB ORB 1678 P 61-62 WD YR 2012 ORB 1766 P 59-60 CWD YR 2014 ORB 2329 P 317-324 CFD YR 2022 ORB 2393 P 490 WD YR 2023 ORB 2394 P 425 WD YR 2023 ORB 2465 P 96 CWD YR 2024		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4784/2024-1886	5,541.63	Goike Aileen Tetreault
Legal Description: 09121010110 10-05S-13E LEG LOT 11 & 10 THE TIMBERS SUB UNIT 1 ORB 236 P 98 WD ORB 412 P 534 QCD YR 92 ORB 413 P 540 QCD YR 92 ORB 245 P 497 QCD ORB454 P 162 WD YR 93		

NOTICE TO PROSPECTIVE BIDDERS

- You **must** register online prior to sale date at <https://suwannee.realtaxdeed.com>.
- You **must** deposit enough money in your account prior to sale date to cover the properties you bid on should you be the successful bidder.
 - Deposit Deadlines:** (*weekends and legal holidays can affect deposits*)
 - ACH Deposit:** usually takes 5 business days to receive and must be in our bank the day before sale.
 - Wire Transfer:** it can take up to 3 days to receive and must be in our bank the day before sale.
 - Cash/Cashier Check (Courthouse Front Counter):** must be received before 4pm EST the day before sale.
- Sales start promptly at 11:00 a.m.
- **ALL SALES ARE FINAL** at the time of the successful bid.
- Each successful bidder's account will be deducted a **non-refundable Deposit of \$200.00 or 5% of bid, whichever is greater.** The deposit will be applied to the purchase price.
- The successful bidder must make final settlement **within twenty-four (24) hours** 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*), plus;
 - Index Fee of \$1.00 for each additional names on Deed, if exceeds allowed amount, plus;
 - Minus deposit.
- Only **Wire, Cash or Cashier's Check in the exact amount** will be acceptable for 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 §197.542(2)*.
- A Tax Deed will be issued following the full settlement of payment. However, it must be recorded in our Official Records before delivery to the new owner. Your deed will be mailed within thirty days following the sale.
- You may check online starting 30 days prior to sale at **Suwannee County Clerk of Court** or **Real Tax Deed** websites to find out what properties have not been redeemed. The list is updated weekly after posting.
- You must call and make an appointment if you need to come into our office for any reason. No appointments day of sale.
- Property Information Reports are available to view two weeks prior to sale but are not available to view on the day of the 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 for researching the properties for their desirability prior to purchase.
- It will take a FULL year for **next year's Tax Bill** to be in the winning bidder's name and address.
- As an **APPLICANT**, if no bid is made, the property will be struck back to YOU for what you paid when becoming an applicant **plus** any outstanding taxes not paid now due and all recording costs. The current Year's Taxes bill may go to the old Owners address, and it is your responsibility to contact Tax Collector to pay. If the taxes do not get paid, a Certificate will be purchased and after being held for two (2) years may come back to Tax Deed Sale.

Aryella Beeda
Deputy Clerk Administration – Tax Deeds
(386) 362-0575

OUR NEXT TAX DEED SALE WILL BE: Thursday - September 3, 2026
The Schedule is on-line one (1) month prior at SUWGOV.ORG