

Thursday, January 8, 2026, at 11:00 a.m.  
By an electronic online sale at  
[suwannee.realtaxdeed.com](http://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

*Revised 01/05/2025*

<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
211023/2023-1929	1,647.75	ANTHONY J STEPANEK
<b>Legal Description:</b>	09397140050 04-01S-12E	LEG LOT 5 BLK 14 SUW. R. PK. EST. UNIT 1 ORB 2244 P 281-84 WD YR 2021
<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4632/2023-2025	1,661.68	OMEGA REHAB GROUP
<b>Legal Description:</b>	09470080090 04-01S-12E	LEG LOTS 9 & 10 BLK 8 SUW R PK EST UNIT 3 ORB 2226 P 214 TAX DEED YR 2021
<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4633/2023-1953	1,625.64	CARLOS A COLON
<b>Legal Description:</b>	09414170160 04-01S-12E	LEG LOT 16 BLK 17 SUWANNEE RIVER PARK ESTATES UNIT 1 ORB 1221 P 68 WD YR 06
<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4635/2023-1903	1,661.68	OMEGA REHAB GROUP
<b>Legal Description:</b>	09388120060 04-01S-12E	LEG LOTS 6 & 16 BLK 12 UNIT 1 SUWANNEE RIVER PARK ESTATES ORB 2226 P 217 TAX DEED YR 2021
<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4636/2023-1928	1,418.69	CHRISTY M HARP SR
<b>Legal Description:</b>	09397130430 04-01S-12E	LEG LOT 43 & 44 BLK 13 SUW R PK EST UNIT 1 ORB 173 P 74 WD
<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4637/2023-2014	1,628.20	IRVIN A & DANIDZA D CRUZ
<b>Legal Description:</b>	09468030110 04-01S-12E	LEG LOTS 11 & 12 BLK 3 SUWANNEE RIVER PARK ESTATES UNIT 3 ORB 1224 P 291 WD YR 06
<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4638/2023-2034	1,638.47	OMEGA REHAB GROUP
<b>Legal Description:</b>	09473120070 04-01S-12E	LEG LOTS 7 & 8 BLK 12 UNIT 3 SUWANNEE RIVER PK EST ORB 2226 P 220 TAX DEED YR 2021
<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4641/2022-1607	6,768.58	CHARLES KINARD JR ESTATE
<b>Legal Description:</b>	08894000010 08-04S-13E	LEG 4.00 ACRES LOT 1 BIG OAKS SUB-DIV ORB 1360 P 78 WD YR 2007 (CHARLES KINARD DECEASED PER STATE RECORDS 1/21/21)
<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4642/2021-1835	2,513.49	CHARLES F & MARGARET W MOORE
<b>Legal Description:</b>	09441010140 03-01S-12E	LEG LOTS 14 & 15 BLK 1 SUW R. PK EST UNIT 2 ORB 90 P 669
<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4643/2023-838	1,672.07	RONALD L REEVES
<b>Legal Description:</b>	03494080170 13-05S-14E	LEG LOTS 17 18 19 & 20 BLK 8 SOUTHEAST SUWANNEE HEIGHTS ORB 86 P 288

## **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:**

**ACH Deposit:** January 2, 2026

**Wire Transfer:** January 6, 2026

**Cash/Cashier Check – Counter Deposit:** January 7, 2026, before 4pm EST

- 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: March 5, 2026**

**The Schedule is on-line one (1) month prior at SUWGOV.ORG**