

Thursday, May 1, 2025, at 11:00 a.m.
Suwannee County Courthouse Judicial Annex Building
218 Parshley Street
Live Oak, FL 32064

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

TAX DEED SALE SCHEDULE

REVISED 4/11/2025

Case No. TD	Base Opening Bid	Assessed Party
4418/2019-2317	3,000.00 <i>*estimated</i>	MILES & KISUN SCHUTZMAN
Legal Description: 09528080140 09-01S-12E LEG LOTS 14 & 15 BLK 8 SUWANNEE RIVER MOBILE ESTS ORB 48 P 135		
Case No. TD	Base Opening Bid	Assessed Party
4419/2018-86	1,500.00 <i>*estimated</i>	COUNTRY CREEK HOMEOWNERS ASSOCIATION OF SUWANNEE COUNTY
Legal Description: 00639004001 27-03S-15E LEG .87 ACRES (EASEMENT) COMM AT THE SW COR OF S1/2 OF NW1/4 & RUN N 02 DEG 14'18 E ALONG THE W LINE OF S1/2 OF NW1/4 300.06 FT RUN S 88 DEG 42'27 E 529.20 FT RUN S 02 DEG 06'51 W 770.92 FT TO POB RUN N 02 DEG 06'51 E 770.92 FT RUN N 62 DEG 29'30 E 68.41 FT RUN S 02 DEG 06'51 W 770.92 FT RUN N 88 DEG 39'51 W 30.00 FT MOL TO POB ORB 751 P 33-34 QCD YR 2000		
Case No. TD	Base Opening Bid	Assessed Party
4421/2018-2125	2,070.52	ZHITANG ZHU
Legal Description: 09444040240 03-01S-12E LEG LOT 24 BLK 4 SUWANNEE RIVER PARK ESTATES UNIT 2 ORB 1328 P 271-72 WD YR 07		
Case No. TD	Base Opening Bid	Assessed Party
4422/2018-2265	2,117.67	DAVID HOUCK
Legal Description: 09480200240 04-01S-12E LEG LOT 24 BLK 20 UNIT 3 SUWANNEE RIVER PARK ESTATES ORB 1623 P 369-371 WD YR 2011		
Case No. TD	Base Opening Bid	Assessed Party
4423/2018-2266	2,119.83	DAVID HOUCK
Legal Description: 09480200250 04-01S-12E LEG LOT 25 BLK 20 UNIT 3 SUWANNEE RIVER PARK ESTATES ORB 1694 P 16-17 CT YR 2012		
Case No. TD	Base Opening Bid	Assessed Party
4426/2021-1032	1,900.39	ROYLYN M CANNON JOHNSON
Legal Description: 05066000000 14-02S-13E LEG LOT 70 X 135 FT IN NW COR OF SE1/4 OF SW1/4 DB 27 P 47		
Case No. TD	Base Opening Bid	Assessed Party
4427/2018-639	2,052.15	PEARLEY JONES EST C/O ARTIE POLITE
Legal Description: 02821000000 29-03S-14E LEG 2.00 ACRES 2 A IN NW COR OF NW1/4 OF NE1/4 IN DB 9 P 307 (PROPERTY IN LAKE)		
Case No. TD	Base Opening Bid	Assessed Party
4441/2018-2815	2,035.78	JOSE A MARRERO
Legal Description: 11578590070 08-03S-11E LEG LOT 7 BLK 59 DOWLING PARK SUB. ORB 1314 P 144 WD YR 07		

Case No. TD	Base Opening Bid	Assessed Party
4446/2022-1850	2,024.34	ERMALIEE & CHARITE NELSON
Legal Description: 09407160260 04-01S-12E LEG LOT 26 BLK 16 SUWANNEE RIVER PARK ESTATES UNIT 1 ORB 1181 P 448 WD YR 06		

Case No. TD	Base Opening Bid	Assessed Party
4447/2020-264	2,087.93	HAZEL P COLANDRIA
Legal Description: 09408160300 04-01S-12E LEG LOT 30 BLK 16 UNIT 1 SUWANNEE RIVER PARK ESTATES ORB 84 P 101		

Case No. TD	Base Opening Bid	Assessed Party
4448/2021-990	2,402.04	DAVID F WILCOX c/o MARIE ELENA PICCIRILLO
Legal Description: 04893000005 08-02S-13E LEG .53 ACRES FOR POB COM AT THE NW COR OF SAID LOT 1 THENCE RUN N 88 DEG 51'02" E ALONG THE N LINE OF SAID LOT 1 A DISTANCE OF 131.18 FT THENCE RUN S 22 DEG 49'45" W A DISTANCE OF 258.51 FT THENCE RUN S 86 DEG 56'24" W A DISTANCE OF 113.08 FT THENCE RUN N 26 DEG 27'36" W A DISTANCE OF 70.55 FT THENCE RUN N 13 DEG 27' 45" E A DISTANCE OF 182.08 FT THENCE RUN N 88 DEG 51'02" E 71.12 FT TO POB LESS THAT PORTION LYING WITHIN LOT 1 LOMAS VERDE SUBD ORB 1246 P 26-27 QCD YR 2006		

Case No. TD	Base Opening Bid	Assessed Party
4449/2021-465	2,323.09	COLON HARDEN SR
Legal Description: 02374000000 29-02S-14E LEG .50 ACRES BEG AT INTERSECTION OF HWY ON W SIDE OF SE1/4 OF SW1/4 OF SEC & RUN S 60 FT E 100 FT S 30 FT W TO W EDGE OF SE1/4 OF SW1/4 & N TO POB ORB 1139 P 383 WD YR 05		

Case No. TD	Base Opening Bid	Assessed Party
4462/2018-2295	2,231.27	WM T & MOLLIE H MOORE
Legal Description: 09558130030 09-01S-12E LEG LOT 3 BLK 13 SUWANNEE RIVER MOBILE ESTATES		

Case No. TD	Base Opening Bid	Assessed Party
4463/2020-1459	3,005.10	TRACY SAPP
Legal Description: 08654000004 17-03S-13E LEG 1.00 ACRES E1/2 OF NW1/4 OF NW1/4 OF NW1/4 LESS THE N 528.00 FT THEREOF ORB 863 P 171 WD YR 2001		

Case No. TD	Base Opening Bid	Assessed Party
4464/2020-291	2,059.22	FRANCES BAGBY c/o ROY SQUIRES
Legal Description: 09446100170 04-01S-12E LEG LOT 17 BLK. 10 UNIT 2 SUWANNEE RIVER PK. ESTATES ORB-109 PAGE 288		

Case No. TD	Base Opening Bid	Assessed Party
4465/2020-731	2,230.66	NORMAN SHUTZMAN c/o LYNN SHUTZMAN
Legal Description: 09511060110 09-01S-12E LEG LOT 11 BLK 6 SUWANNEE RIVER MOBILE ESTS ORB 557 P 379 QCD YR 96		

Case No. TD	Base Opening Bid	Assessed Party
4466/2018-555	2,141.61	COLON HARDEN SR
Legal Description: 02443000000 31-02S-14E LEG .38 ACRES A PARCEL OF LAND 50 X 332 FT E & W IN SW CORNER OF SE1/4 OF SE1/4 ORB 1207 P 315 WD YR 06 ORB 1411 P 387 CWD YR 08		

NOTICE TO PROSPECTIVE BIDDERS

- You must be present at the sale to place a bid.
- Sales start promptly at 11:00 a.m. You must allow enough time to sign in, receive bidder number and find a seat.
- **ALL SALES ARE FINAL** at the time of the successful bid.
- Be prepared with enough cash to cover the properties you bid on should you be the successful bidder.
- Each successful bidder is required to immediately place a **non-refundable CASH Deposit of \$200.00 or 5% of bid, whichever is greater** with the Clerk before other properties are offered. The deposit will be applied to the purchase price at the time of settlement.
- If the highest bidder fails to pay the Deposit, the bidding starts over at base-bid.
- 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*)
- Only **Cash/U.S. Currency or Cashier's check** 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 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 weeks following the sale.
- You may call any day up until 9:00 a.m. the morning of the Tax Deed Sale to find out what properties have been redeemed.
- If you need to come into our office, you will need to call and make an appointment.
- Property Abstracts 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 to research 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, YOU are only paying what you paid when becoming an applicant. If you did not pay the current Year's Taxes when filling out your application, because it was not due at that time, the bill will go to the old Owners address. 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 JULY 10, 2025

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