

Thursday, February 13, 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

Case No. TD	Base Opening Bid	Assessed Party
4395/2022-220	2,201.83	WILLMAR J OROZCO & MONTERO MADAY
Legal Description: 01014002014 16-05S-15E LEG 1.63 ACRES COM AT THE SW COR OF NE1/4 RUN N 00 DEG 28'02 W ALONG THE W LINE THEREOF 1334.02 FT RUN N 89 DEG 15'30 E 660.94 FT RUN S 00 DEG 26' 58 E 25.10 FT RUN N 88 DEG 57' 57 E 321.98 FT TO POB CON N 88 DEG 57'57 E 200.00 FT RUN S 00 DEG 25'53 E 259 FT RUN S 88 DEG 57' 57 W 50.52 FT RUN S 00 DEG 26'07 E 384.60 FT RUN S 89 DEG 15'06 W 149.50 FT RUN N 00 DEG 25'53 W 642.61 FT TO THE POB & TOGETHER & SUBJECT TO AN EASEMENT LESS & EXCEPT COM AT THE SW COR OF NE1/4 & RUN N 00 DEG 28'02 W ALONG THE W LINE THEREOF 1334.02 FT THENCE N 89 DEG 15'30 E 660.94 FT THENCE S 00 DEG 26'58 E 25.10 FT THENCE N 88 DEG 57'57 E 321.98 FT TO POB THENCE S 00 DEG 25'53 E 259.59 FT THENCE N 88 DEG 57'57 E 169.48 FT THENCE N 00 DEG 25'53 W 259.59 FT THENCE S 88 DEG 57'57 W 169.48 FT TO POB ORB 1819 P 148-151 AFD YR 2015 ORB 1856 P 127-28 WD YR 2015		

Case No. TD	Base Opening Bid	Assessed Party
4396/2018-1615	2,428.56	EILEEN A FRANKLIN
Legal Description: 07957000000 26-02S-13E LEG 1.00 ACRES A LOT 310 FT E & W BY 420 FT N & S BD N BY HENDERSON E & S BY LEE W BY GREEN & JOHNSON IN S1/2 OF SW1/4. ORB 1615 P 421 TAX DEED YR 2011 (GERALD VAN FRANKLIN DECEASED PER STATE RECORD 10/17/21)		

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