

Thursday, September 4, 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 8/15/2025

Case No. TD	Base Opening Bid	Assessed Party
4536/2019-683	2,980.17	SONJA J SANDERS
Legal Description: 02877005000 32-03S-14E LEG 1.50 ACRES BEG 604 FT W & 50 FT N OF SE COR OF NW1/4 OF NE 1/4 FOR A POB CON N ALONG E SIDE OF RD 200 FT E 350 FT TO CENTER OF CANAL SW TO A POINT DUE E OF POB THENCE W 300 FT TO POB ORB 606 P 77-82 ORDER & WILL YR 97		
Case No. TD	Base Opening Bid	Assessed Party
4537/2018-2777	2,918.04	COLON HARDEN
Legal Description: 11437250010 08-03S-11E LEG LOTS 1 & 2 BLK 25 DOWLING PARK ORB 992 P 32 WD YR 03		
Case No. TD	Base Opening Bid	Assessed Party
4538/2018-2781	2,353.73	DEMARIAS W BROWN
Legal Description: 11468330050 08-03S-11E LEG LOTS 5 & 6 BLK 33. DOWLING PARK. DB 122 P 364		
Case No. TD	Base Opening Bid	Assessed Party
4541/2023-1310	15,332.65	PAUL LIBIS
Legal Description: 06291080060 23-02S-13E LEG LOT 6 & 8 BLK 8 STRATHOMA & THE W 10 FT OF LOT 10 BLK 8 STRATHOMA ORB 1367 P 285 WD YR 07		
Case No. TD	Base Opening Bid	Assessed Party
4555/2023-475	4,638.90	TRACY RENEE BANKS
Legal Description: 02251001000 20-02S-14E LEG 2.90 ACRES S 363.02 FT OF N 547 FT OF NE1/4 OF SW1/4 LESS W 994 FT ORB 2059 P 360 WD YR 2019 NOTE RP#168140 & 168141		
Case No. TD	Base Opening Bid	Assessed Party
4556/2023-533	6,056.96	CATHERN HILDA RACE
Legal Description: 02552000050 03-03S-14E LEG LOT 5 CONNOR'S PARK ORB 2382 P 240 WD YR 2023		
Case No. TD	Base Opening Bid	Assessed Party
4557/2023-540	6,222.05	GREG COHEN
Legal Description: 02567000000 03-03S-14E LEG 1.00 ACRES FOR POB COMM AT THE NORTHWESTERLY COR OF LOT 24 CONNORS PARK THENCE RUN S 45 DEG 32' 59 W ALONG THE NORTHWESTERLY LINE OF SAID LOT 24 A DISTANCE OF 285 FT THENCE RUN N 00 DEG 46' 50 W A DISTANCE OF 334.98 FT TO THE SOUTHERLY R/W LINE OF US HWY 90 THENCE RUN S 56 DEG 56' 44 E ALONG SAID SOUTHERLY R/W LINE A DISTANCE OF 248.18 FT TO POB ORB 1680 P 342-343 QCD YR 2012		
Case No. TD	Base Opening Bid	Assessed Party
4562/2023-310	2,577.04	BRENDA, SARAH & ASHLEY DAVIS
Legal Description: 01375000830 20-06S-15E LEG 4.85 ACRES LOT 83 TRI-RIVER FARMS ORB 201 P 301 WD ORB 200 P 94 WD ORB 427 P 507 WD YR 92 ORB 1353 P 256-57 WD YR 07 (JTWROS) ORB 2273 P 395 DC YR 2022 (WAYNE NEAL BRITTEN) ORB 2273 P 396 DC YR 2022 (WILMA KATHLEEN BRITTEN) (EFFIE BEUKEMA DECEASED PER STATE RECORDS 7/8/19)		
Case No. TD	Base Opening Bid	Assessed Party
4565/2023-481	3,824.70	SAMANTHA & WILLIAM P SMYTHE & GERALDINE MAYNARD (JTWROS)
Legal Description: 02279010030 21-02S-14E LEG 1.00 ACRE LOT 3 OAKWOOD ESTATES UNIT I ORB 849 P 390 WD YR 2001 ORB 1829 P 383 QCD YR 2015		

Case No. TD	Base Opening Bid	Assessed Party
4569/2023-541	1,393.75	BOBBY LEE OMANS
Legal Description: 02572001010 03-03S-14E LEG .56 ACRES COMM AT SE COR OF SE1/4 OF NW1/4 & RUN S 88 DEG 31'50 W 440 FT N 00 DEG 05'24 W 396.23 FT TO POB CONT N 00 DEG 05'24 W 93.11 FT N 72 DEG 19'19 E 266.88 FT N 23 DEG 33'57 E 199.56 FT TO S R/W LINE OF US 90 SAID R/W BEING IN A CURVE CONCAVED NE HAVING A RADIUS OF 7699.43 FT RUN ALONG AND AROUND SAID CURVE A CHORD BEARING & DIST OF S 57 DEG 30'12 E 30.37 FT S 23 DEG 33'57 W 365.79 FT S 88 DEG 31'50 W 213.36 FT TO POB ORB 1735 P 291-92 WD YR 2013 ORB 2541 P 402-03 QCD PRD YR 2025		
Case No. TD	Base Opening Bid	Assessed Party
4573/2023-2385	3,465.97	DALLAS MINTO
Legal Description: 10866006000 36-04S-12E LEG 3.00 ACRES W1/2 OF NE1/4 OF NW1/4 OF NE1/4 LESS & EXCEPT BEG AT NW COR OF E1/2 OF THE NW1/4 OF THE NE1/4 THENCE RUN E 210 FT THENCE RUN S 420 FT THENCE RUN W 210 FT THENCE RUN N 420 FT TO POB ORB 405 P 637 WD YR 91 ORB 1443 P 266-267 WD YR 08 ORB 2258 P 1 DC YR 2021 (CARL R WELLS) ORB 2455 P 216 QCD YR 2023		
Case No. TD	Base Opening Bid	Assessed Party
4574/2023-2487	8,072.18	PATRICIA F BILLINGS ESTATE
Legal Description: 11341130070 05-03S-11E LEG LOT 7 BLK C RIVERWOOD UNIT I ORB 943 P 451 WD YR 2003 ORB 1650 P 21-22 WD-LIFE EST YR 2012 ORB 2360 P 44-45 ENHANCED LED YR 2022 (DOROTHY FRYER MARVICK DECEASED PER STATE RECORDS 11/11/22) (PATRICIA FRYER BILLINGS DECEASED PER STATE RECORDS 06/07/24)		
Case No. TD	Base Opening Bid	Assessed Party
4575/2023-2672	12,114.20	MATTHEW D YAGER
Legal Description: 11996003230 28-04S-11E LEG LOT 23 SUWANNEE RIDGE UNIT 3 ORB 493 P 399 WD YR 95 ORB 1610 P 442-443 QCD YR 2011 ORB 2270 P 88-91 ORDER YR 2021 ORB 2282 P 30-33 AMENDED ORDER YR 2021 ORB 2291 P 414-17 QCD YR 2022 ORB 2291 P 418-19 QCD YR 2022		
Case No. TD	Base Opening Bid	Assessed Party
4577/2023-966	13,275.68	RYAN & RONNIE D NORRIS
Legal Description: 04434002001 33-06S-14E LEG 25.05 ACRES FOR P.O.B COMMENCE AT THE NW COR OF S1/2 OF NW1/4 OF NE1/4 RUN N 89 DEG 05'29 E 1359.72 FT RUN N 00 DEG 36'10 W 661.68 FT RUN N 89 DEG 03'54 E 60.00 FT RUN S 00 DEG 36'10 E 879.43 FT RUN N 87 DEG 47'17 W 654.27 FT RUN S 04 DEG 39'54 E 977.33 FT RUN S 89 DEG 07'36 W 836.42 FT RUN N 00 DEG 33'19 W 1156.85 FT TO THE P.O.B ORB 1626 P 424-425 WD YR 2011 (JTWROS) NOTES RP#12645909 & 910 YR 14		

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;
 - Indexing Fees \$1.00 (*per additional names over four on Deed*);
 - 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.
- You must call and make an appointment if you need to come into our office for any reason.
- 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: November 6, 2025

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