

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 9/2/2025***

<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4536/2019-683	2,980.17	SONJA J SANDERS
<b>Legal Description:</b> 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		
<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4537/2018-2777	2,918.04	COLON HARDEN
<b>Legal Description:</b> 11437250010 08-03S-11E LEG LOTS 1 & 2 BLK 25 DOWLING PARK ORB 992 P 32 WD YR 03		
<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4538/2018-2781	2,353.73	DEMARIAS W BROWN
<b>Legal Description:</b> 11468330050 08-03S-11E LEG LOTS 5 & 6 BLK 33. DOWLING PARK. DB 122 P 364		
<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4555/2023-475	4,638.90	TRACY RENEE BANKS
<b>Legal Description:</b> 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		
<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4556/2023-533	6,056.96	CATHERN HILDA RACE
<b>Legal Description:</b> 02552000050 03-03S-14E LEG LOT 5 CONNOR'S PARK ORB 2382 P 240 WD YR 2023		
<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4557/2023-540	6,222.05	GREG COHEN
<b>Legal Description:</b> 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		
<b>Case No. TD</b>	<b>Base Opening Bid</b>	<b>Assessed Party</b>
4574/2023-2487	8,072.18	PATRICIA F BILLINGS ESTATE
<b>Legal Description:</b> 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)		

## **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**