

Thursday, January 8, 2026, at 11:00 a.m.
By an electronic online sale at
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

<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4629/2022-384	3,003.97	EVELYN DORIS CREWS
Legal Description: 01780001010 19-01S-14E LEG 1.02 ACRES BEG AT THE SE COR OF NE1/4 & RUN WESTWARDLY ALONG N SIDE OF PUB RD 540 FT FOR A POB & RUN W 480 FT RUN N 120 FT RUN E 304 FT RUN S 448 FT TO POB ORB 127 P 679 LESS .51 AC DESC IN ORB 225 P 328 LESS .79 AC DES IN ORB 200 P 126 WD ORD 262 P 731-33 WILL YR 84 EVERLY D CREWS PR OF THE ESTATE OF WADE B CREWS ORB 262 P 730 & 731 PR YR 84 ORB 268 P 795 ESTATE YR 85 LESS .98 AC DESC IN ORB 1879 P 441		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4632/2023-2025	1,661.68	OMEGA REHAB GROUP
Legal Description: 09470080090 04-01S-12E LEG LOTS 9 & 10 BLK 8 SUW R PK EST UNIT 3 ORB 2226 P 214 TAX DEED YR 2021		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4633/2023-1953	1,625.64	CARLOS A COLON
Legal Description: 09414170160 04-01S-12E LEG LOT 16 BLK 17 SUWANNEE RIVER PARK ESTATES UNIT 1 ORB 1221 P 68 WD YR 06		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4635/2023-1903	1,661.68	OMEGA REHAB GROUP
Legal Description: 09388120060 04-01S-12E LEG LOTS 6 & 16 BLK 12 UNIT 1 SUWANNEE RIVER PARK ESTATES ORB 2226 P 217 TAX DEED YR 2021		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4636/2023-1928	1,418.69	CHRISTY M HARP SR
Legal Description: 09397130430 04-01S-12E LEG LOT 43 & 44 BLK 13 SUW R PK EST UNIT 1 ORB 173 P 74 WD		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4637/2023-2014	1,628.20	IRVIN A & DANIDZA D CRUZ
Legal Description: 09468030110 04-01S-12E LEG LOTS 11 & 12 BLK 3 SUWANNEE RIVER PARK ESTATES UNIT 3 ORB 1224 P 291 WD YR 06		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4638/2023-2034	1,638.47	OMEGA REHAB GROUP
Legal Description: 09473120070 04-01S-12E LEG LOTS 7 & 8 BLK 12 UNIT 3 SUWANNEE RIVER PK EST ORB 2226 P 220 TAX DEED YR 2021		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4639/2023-2567	2,019.30	HARRY R CIESZYNSKI
Legal Description: 11665000030 09-03S-11E LEG 1.18 ACRES LOT 3 HARRIS PLACE ORB 2211 P 214-15 WD YR 2021		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4641/2022-1607	6,768.58	CHARLES KINARD JR ESTATE
Legal Description: 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)		
<u>Case No. TD</u>	<u>Base Opening Bid</u>	<u>Assessed Party</u>
4642/2021-1835	2,513.49	CHARLES F & MARGARET W MOORE
Legal Description: 09441010140 03-01S-12E LEG LOTS 14 & 15 BLK 1 SUW R. PK EST UNIT 2 ORB 90 P 669		

Case No. TD	Base Opening Bid	Assessed Party
4643/2023-838	1,672.07	RONALD L REEVES
Legal Description: 03494080170 13-05S-14E LEG LOTS 17 18 19 & 20 BLK 8 SOUTHEAST SUWANNEE HEIGHTS ORB 86 P 288		

Case No. TD	Base Opening Bid	Assessed Party
211023/2023-1929	1,647.75	ANTHONY J STEPANEK
Legal Description: 09397140050 04-01S-12E LEG LOT 5 BLK 14 SUW. R. PK. EST. UNIT 1 ORB 2244 P 281-84 WD YR 2021		

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