

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

TAX DEED SALE SCHEDULE
Thursday, November 7, 2019
11:00 A.M.
Suwannee County Courthouse
Judicial Annex Bldg.
218 Parshley St.
Live Oak, FL 32064

<u>Case No. TD-</u>	<u>Assessed Party</u>	<u>Legal Description</u>	<u>Base Opening Bid</u>
190002/2012-664	PERCY MAE MITCHELL C/O BETTY MITCHELL	02550000000 03-03S-14E LEG ONE LOT BOUNDED N BY R/W OF SAL RR R/W E BY WILLIAM PATRICK LOT S BY STATE RD US 90 & W BY AMANDA MALONE LOT ORB 58 P 489	\$6,266.91
190003/2016-2085	LEE ANDREW & DESSIE MAE JOHNSON	09221000780 36-05S-13E LEG LOT 78 CAMP O THE SUWANNEE ORB 163 P 763 WD	\$2,255.19
3636/2017-2058	ROBERT W SMITH ESTATE	09138003000 15-05S-13E LEG 12.60 ACRES THE W 415.16 FT OF E 1660.52 FT OF W3/4 OF N1/2 OF NW1/4 ORB 314 P 663 QCD YR 95	\$2,770.97

NOTICE TO PROSPECTIVE BIDDERS

- You must be present at the sale to place a bid.
- **SPECIAL NOTICE:** Each successful winning bidder will be required to immediately place a nonrefundable CASH deposit of \$200.00 or 5% whichever is greater with the Clerk before other properties are offered. This will be applied to the purchase price at the time of 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 Statute 197.542(2). Be prepared with enough cash to cover the number of properties you may bid on should you be the successful bidder. The cash deposit is \$200.00 or 5% per Tax Deed Property successfully bid.
- The successful bidder must make payment within twenty-four hrs. 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)
- We will not accept personal checks, bank drafts, money orders, or certified checks. **Cash U.S. currency or Cashiers check** will be acceptable.
- 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 days following a 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. SALES ARE FINAL AT THE TIME OF THE SUCCESSFUL BID.

The files are not available on the Sale day you may view the files any other day with an **appointment**. Please, call the number below to make an appointment. You may call any day up until 10:00 the morning of the Tax Deed Sale to find out what has been Redeemed. Thank you for your cooperation.

Our next Tax Deed Sale is January 9, 2019.

Tracy Baldwin
Deputy Clerk Administration – Tax Deeds
(386)362-0575