

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

**TAX DEED SALE SCHEDULE**

**Thursday, April 12, 2018**  
**11:00 A.M.**  
**Suwannee County Courthouse**  
**Judicial Annex Bldg.**  
**218 Parshley St.**  
**Live Oak, FL 32064**

| <b><u>Case No. TD-</u></b> | <b><u>Assessed Party</u></b> | <b><u>Legal Description</u></b>  | <b><u>Base Opening Bid</u></b> |
|----------------------------|------------------------------|--|--------------------------------|
| 3305/2015-1265             | LAURA E DURBIN               | 05253000741 20-02S-13E LEG 00000.60 ACRES BEG AT NW COR OF TRACT 74 & RUN E 224.33 FT FOR POB CON E 224.33 FT S 330.27 FT W 224.39 FT N 330.19 FT TO POB ORB 249 P 040-043 AG FOR DEED SUBJECT TO EASEMENT OVER N 30 FT THEREOF FOR INGRESS & EGRESS ORB 290 P861-862 WD YR 86 ORB 523 P 408-411 WILL YR 96 LESS 1.10 ACRES DESC IN ORB 1455 P 326 YR 09 ORB 1493 P 351-352 QCD YR 09 ORB 1493 P 354 DC YR 09 (JAMES ELMER DURBIN) NOTES RP#402373, RP#587422 & 587423 YR 94 | \$1,859.83                     |
| 3308/2013-3025             | CELINE PAQUIN                | 11882000111 34-03S-11E LEG 5.10 ACRES FOR POB COMM AT THE NW COR OF S1/2 OF S1/2 OF NW 1/4 OF NW1/4 RUN N 89 DEG 16'50" E 443.77 FT RUN S 01 DEG 25'45" E 500.73 FT RUN S 89 DEG 15'20" W 443.51 FT RUN N 01 DEG 25'31" W 500.93 FT TO THE POB LESS & EXCEPT THAT PORTION LYING IN BEULAH RD RESERVING THE S 30.00 FT FOR INGRESS & EGRESS ORB 1222 P 441-42 WD YR 06  | \$2,877.16                     |
| 3309/2013-3026             | CELINE PAQUIN                | 11882000120 34-03S-11E LEG 5.10 ACRES FOR POB COMM AT THE NW COR OF S1/2 OF S1/2 OF NW1/4 OF NW1/4 THENCE RUN N 89 DEG 16'50 E 887.54 FT THENCE RUN S 01 DEG 21'58 E 500.53 FT THENCE RUN S 89 DEG 15'20 W 887.02 FT TO THE WEST LINE OF SEC 34 THENCE RUN N 01DEG 25'31 W 500.93 FT TO THE POB TOGETHER WITH A 30 FT EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE ABOVE DESCRIBED PARCEL & LESS THE W 443.77 FT THEREOF ORB 1222 P 441-442 WD YR 06                  | \$2,877.16                     |

## 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 if you are short your deposit the bidding starts over at base-bid and you will not be able to bid for the remaining sale. Subsequent taxes may be added to this tax deed list for the sale if we were unable to add them at the time the schedule was put on the web site.
- 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.

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