

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

**TAX DEED SALE SCHEDULE**

Thursday December 5, 2024 at 11:00 a.m.  
 Suwannee County Courthouse Judicial Annex Building  
 218 Parshley Street  
 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>
4385/2018-61	BLUMENTHAL PROPERTIES 13317 NO 2 BLK 20 & RUN S 107 FT W 130 FT N 107 FT E 130 FT TO POB ORB 1777 P 358 TD YR 2014	00525200021 16-03S-15E LEG BEG AT NE COR LOT	2,086.00
4386/2022-795	GEORGE SEVIE c/o EVELYN FEDUSKA 21 IN BLK. 9 SOUTHEAST SUW. HEIGHTS ORB 95 P 594	03497090080 13-05S-14E LEG LOTS 8 9 10 11 19 20	2,714.78
4387/2022-2398	ALBAN WILSON HINES PLACE PHASE 3 ORB 2293 P 272-73 SWD YR 2022	11016300060 23-02S-11E LEG 4.72 ACRES LOT 60	2,006.65
4388/2020-123	FRANK & HELEN LAMPONE c/o CAROL SAZAMA SUW R PK EST UNIT 2 ORB 190 P 30 WD 7-3	09444050330 03-01S-12E LEG LOTS 33 & 34 BLK 5	2,459.51
4389/2021-1900	RALPH B SLONE 2 SUWANNEE RIVER PARK ESTATES ORB 714 P 452 WD YR 99	09450110290 04-01S-12E LEG LOT 29 BLK 11 UNIT	2,039.38
4390/2020-298	TROY ROBERT HETFIELD R PK EST UNIT 2 ORB 381 P 65 QCD YR 90	09451110280 04-01S-12E LEG LOT 28 BLK 11 SUW	2,066.49
4391/2021-1790	JOHN D & WILMA E CLEM 1 SUWANNEE RIVER PARK ESTATES ORB-107-P-783	09391130140 04-01S-12E LEG LOT 14 BLK 13 UNIT	2,002.98
4392/2018-2256	COLON HARDEN SR 19 SUW R PK EST UNIT 3 ORB 1042 P 24 WD YR 04	09475190080 04-01S-12E LEG LOTS 8 9 & 10 BLK	2,910.27
4393/2021-1124	MARY F BROWN ESTATE c/o PHYL BROWN LOT 11 BLK 3 FRUITLAND ADD ORB 147 P 612 WD ORB 866 P 162 WD YR 01	05545030120 22-02S-13E LEG LOTS 12 & E1/2 OF	2,393.52
4397/2019-2239	COLON HARDEN SR EST ORB 1042 P 24 WD YR 04	09473100210 04-01S-12E LEG LOTS 21 & 22 BLK 10 UNIT 3 SUW R PK	2,364.13
4398/2019-2240	JAMES P BACON, JR UNIT 3 ORB 928 P 63-64 WD YR 2002	09473100230 04-01S-12E LEG LOTS 23 BLK 10 SUW R MOBILE EST	2,364.13

## **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 payment **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*)
- 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.
- If you need to come into our office, you will need to call and make an appointment.
- 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 TBA**  
**The Schedule is on-line one (1) month prior at SUWGOV.ORG**