

Thursday, March 6, 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 March 3, 2025

Case No. TD	Base Opening Bid	Assessed Party
4399/2022-1180	2,207.48	TIMOTHY TWIGGS C/O CORINE TWIGGS
Legal Description: 05882080011 23-02S-13E LEG PART OF LOTS 1 & 2 BLK H ADD NORTHWEST DIVISION MORE PARTICULARLY DESC AS FOLLOWS: FOR POB COMM AT THE NE COR OF SAID LOT 2 THENCE RUN S 24 DEG 54'58 W A DISTANCE OF 36.00 FT THENCE RUN N 64 DEG 54'02 W A DISTANCE OF 80.00 FT THENCE RUN N 24 DEG 54' 58 E A DISTANCE OF 17.86 FT THENCE RUN N 64 DEG 34'38 W A DISTANCE OF 80.00 FT TO THE E R/W LINE OF SCRIVEN AVE THENCE RUN N 24 DEG 54'58 E ALONG SAID E R/W LINE A DISTANCE OF 74.36 FT TO S R/W LINE OF WINDERWEEDLE ST THENCE RUN N 89 DEG 67'06 E ALONG SAID S R/W LINE A DISTANCE OF 65.46 FT RUN S 01 DEG 02'42 W 93.61 FT RUN S 64 DEG 54' 02 E 62.78 FT TO THE POB ORB 732 P 185 WD YR 99		
4401/2019-460	3,102.31	VERONA V LLC
Legal Description: 01909000010 34-01S-14E LEG 1.00 ACRES FOR POB COMM AT THE SE COR OF NW1/4 OF SE1/4 RUN W 330.00 FT RUN N APPROX 131.00 FT RUN E 330.00 FT RUN S APPROX 131.00 FT TO POB ORB 1603 P 183 TAX DEED YR 2011		
4402/2018-2106	2,058.86	SUMM INVESTMENT INC
Legal Description: 09415180110 04-01S-12E LEG LOT 11 BLK 18 SUWANNEE RIVER PARK ESTATES UNIT 1 ORB 1195 P 374 TD YR 06		
4403/2019-673	2,968.96	CONSECO FINANCE SERVICING CORP
Legal Description: 02863001000 31-03S-14E LEG 1.00 ACRES THE S 210.00 FT OF THE N 420.00 FT OF THE W 210.00 FT OF THE SE1/4 OF SW1/4 ORB 361 P 260 WD YR 92 ORB 506 P 363 WD YR 95 ORB 506 P 364 QCD YR 95 ORB 832 P 468 QCD YR 2001 ORB 907 P 211 WD YR 02		
4404/2019-2093	2,465.54	CONSUMER PROPERTIES INC
Legal Description: 09368100250 04-01S-12E LEG LOT 25 & 26 BLK 10 SUWANNEE RIVER PARK ESTATES UNIT 1 ORB 1368 P 264 WD YR 07		
4405/2021-1770	2,044.00	KATHERINE P TRIANO
Legal Description: 09349070130 09-01S-12E LEG LOT 13 BLK 7 SUWANNEE RIVER PARK ESTS UNIT 1 ORB 309 P 314 DC YR 87		
4406/2021-749	2,052.85	BOATRIGHT LAVAGHN 1/3 INT & ESTATE FRANCES V MOORE 1/3 INT & ESTATE PERRY J BOATRIGHT 1/3 INT
Legal Description: 03447110230 13-05S-14E LEG LOTS 23 & 24 BLK 11 SUWANNEE ESTATES SUB DIV. ORB 1597 P 479-480 ORDER YR 2011 ORB 1660 P 332 DC YR 2012 (PERRY JIM BOATRIGHT) ORB 1908 P 151 DC YR 2023 (FRANCES VIRGINIA MOORE)		
4407/2021-771	2,246.69	JAMES F & MARY J MCKENNA
Legal Description: 03491080050 13-05S-14E LEG LOTS 5 6 7 & 8 BLK 8 SOUTHEAST SUWANNEE HEIGHTS ORB 82 P 141		
4408/2022-2121	5,962.40	CARRIE LEEANN BROWN
Legal Description: 09993010090 20-02S-12E LEG 2.51 ACRES LOT 9 BLK 1 GOLDEN GLEN LESS THE N 275 FT THEREOF ORB 2094 P 227 WD YR 2019 ORB 2375 P 48-49 WD YR 2023 ORB 2378 P 188 QCD YR 2023		

Case No. TD	Base Opening Bid	Assessed Party
4410/2022-2529	7,090.38	ALICE KAHLE LIFE ESTATE
Legal Description: 11666000113 09-03S-11E LEG 2.24 ACRES W 665.50 FT OF LOT 11 SUWANNEE ADD ORB 97 P 554 ORB 181 P 36 & 37 LESS THE N 460 FT ORB 223 P 29-33 L EST WD LESS THE S 200 FT OF W 220 FT OF W 665.50 FT OF LOT 11 SUWANNEE ADDITION REMAINDER PERSON SANDRA B SHELLS ORB 507 P 218 WD YR 95		

Case No. TD	Base Opening Bid	Assessed Party
4412/2022-699	3,191.77	GERALD C CLEMANS
Legal Description: 03380010230 13-05S-14E LEG LOTS 23 & 24 BLOCK 1 SUWANNEE MANOR ORB 1890 P 486-87 QCD YR 2016		

Case No. TD	Base Opening Bid	Assessed Party
4413/2022-175	35,729.85	ERIC K SCHUHMAN
Legal Description: 00924020380 03-05S-15E LEG 4.00 ACRES LOT 38 FLORIDA HILLS PHASE 2 ORB 1102 P 491 WD YR 04 <i>½ assessed value \$62,034 + Base Bid \$3,935.53 + current taxes</i>		

Case No. TD	Base Opening Bid	Assessed Party
4416/2020-2229	1,532.51	BLUMENTHAL PROPERTIES 13317 NO
Legal Description: 07965000000 26-02S-13E LEG A LOT DESCRIBED AS: BEGINNING ON THE WEST SIDE OF R/W OF LIVE OAK & GULF RAILROAD 139.00 FT SOUTH WARD FROM WHERE THE W LINE OF SAID R/W INTERSECTS THE EAST SIDE OF NW1/4 OF SE1/4 RUN W TO THE LAND OF A. LEE HUMPHREYS RUN S 90.00 FT RUN E TO SAID R/W RUN NORTHEAST ALONG SAID R/W TO THE P.O.B. DB FF P 284 ORB 143 P 172 ORB 1080 P 283-84 WD YR 05 ORB 1118 P 163-64 CWD YR 05 ORB 1163 P 407-08 CWD YR 05 ORB 1931 P 190 TD YR 2017		

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;
 - 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 May 1, 2025.

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