

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

TAX DEED SALE SCHEDULE

Thursday October 10, 2024 at 11:00 a.m.
 Suwannee County Courthouse Judicial Annex Building
 218 Parshley Street
 Live Oak, FL 32064

<u>Case No. TD</u>	<u>Assessed Party</u>	<u>Legal Description</u>	<u>Base Opening Bid</u>
4258/2018-1619	VERONA V LLC	08002000000 26-02S-13E LEG 1.00 ACRES 3 A IN SE COR OF NW1/4 OF SE1/4 BD N BY DAVIS W BY FLA RR. S BY HODGES LESS 2 A TO FOSTER. ORB 1616 P 444 TAX D YR 11 ALSO DESC AS FOLLOWS; FOR POINT OF REFERENCE COMM AT THE SE COR OF LOT 15 SHERWOOD FOREST RUN S 87 DEG W 78.53 FT RUN S 00 DEG E 364.61 FT FOR P.O.B. CONTINUE TO RUN SOUTH 225.82 FT RUN WEST 233.05 FT TO THE EAST SIDE OF RAILROAD RUN NORTHEASTERLY ALONG RAILROAD TO A POINT ON THE SOUTH BNDRY OF CITY OF LIVE OAK PROPERTY RUN EAST BACK TO POINT OF BEGINNING	2,493.13
4271/2018-1355	JAYNE E SCOTT	05692020200 23-02S-13E LEG LOTS 20 & 21 BLK B. COLLEGE HEIGHTS. ORB 356 P 130 QCD YR 89 ORB 356 P 127 PRD YR 89 ORB 1794 P 338-39 QCD YR 2014	2,255.32
4273/2020-1260	DAVID C & MOLLY C BARNETTE	09121060160 14-05S-13E LEG LOT 16 THE TIMBERS SUB UNIT 6 ORB 211 P 390 WD	3,531.49
4274/2020-1067	JEFF E SEGARS & JOSEPH CLASBY	09136030360 13-05S-13E LEG LOT 36 SUWANNEE WOODLANDS UNIT 3 ORB 224 P 145 WD ORB 490 P 607 WD YR 95	3,103.79
4275/2020-2430	ARTHUR L PETERSEN	01485860140 28-06S-15E LEG LOT 14 BLK 86 UNIT 5 THREE RIVERS ESTATES ORB 63 P 186	2,014.24
4277/2022-1247	REGINA KAREN CASTRO	06299120020 23-02S-13E LEG LOT 2 BLK 12 STRATHOMA ORB 547 P 12 WD YR 96	$\frac{1}{2}$ assessed value \$24,033.00 + Base Bid \$2,924.88 = \$26,957.88
4279/2022-1595	LUCAS & RUSSELL SLOAN	08844010320 10-04S-13E LEG 5.00 ACRES LOT 32 PHASE 1 L O ACRES ORB 1778 P 364 WD YR 2014 ORB 2360 P 66 DC YR 2022 (TONY DEAN SLOAN) ORB 2437 P 215-16 ORDER YR 2023	3,360.20
4285/2022-1717	MARK CANADA SR	09121020140 10-05S-13E LEG LOT 14 THE TIMBERS SUB UNIT 2 ORB 206 P 254 WD ORB 2046 P 58 DC YR 2018 (ZOELLEN CANADA)	2,099.68
4286/2022-1736	KENNETH JONES & SCOTT KARL PEPETA	09121060140 14-05S-13E LEG LOT 14 THE TIMBERS SUB UNIT 6 ORB 553 P 180 WD YR 98	2,045.36

4287/2022-1933 TIMOTHY B PIPKIN 09458020100 04-01S-12E LEG LOT 10 BLK
2 SUW. R. PK. EST UNIT 3 ORB 1451 P 187 WD YR 08 NOTE RP #12338912 YR 07
½ assessed value \$10,046 + Base Bid \$2,365.08 = 12,411.08

4289/2022-2440 TYLER THOMAS CARROZZA 11263001000 02-03S-11E LEG 3.48 ACRES
ALL OF THE SW1/4 OF NE1/4 THAT IS S OF THE S R/W LINE (WHICH IS 60 FT FROM CENTERLINE) OF THE L O P & G
RAILROAD & BOUNDED ON THE N BY SAID R/W & A CNTY RD ORB 865 P 51 WD YR 2001 ORB 2131 P 242-44 QCD YR 2020
NOTES NO RP# YR 2018
6,116.25

4290/2022-2554 ABRAM S WILLIAMS ESTATE 11788020210 21-03S-11E LEG 4.79 ACRES
LOT 21 DOWLING OAKS UNIT TWO ORB 742 P 446 WD YR 2000 (ABRAM S WILLIAMS DECEASED PER STATE RECORDS
1/27/13) NOTES RP # 436848 & 49 YR 91
6,740.43

4292/2022-1325 JOHN C COOKS 06909710340 24-02S-13E LEG .50 ACRES
LOT 34 BLK 71. LIVE OAK. ORB 1210 P 418 WD YR 06
2,150.41

4293/2022-133 BRETT ALAN BORKLUND & JIMMY RONALD MCGOWAN JR 00812001004 10-04S-15E LEG 1.00 ACRES
FOR POB COMM AT THE INTERSECTION OF THE N R/W LINE OF 168TH STREET & THE W LINE OF SECTION RUN N 415.00 FT
RUN E 105.00 FT RUN S 415.00 FT TO THE SAID N R/W LINE OF 168 STREET RUN W 105.00 FT TO POB ORB 1126 P 234-35
WD YR 05 ORB 1920 P 134 ENHANCED LED YR 2017 ORB 2099 P 37 DC YR 2019 (SHIRLEY COLLEEN BORKLUND) ORB 2292
P 196-97 QCD YR 2022
5,462.85

4298/2022-552 LARRY F ROBINSON II 02774000000 20-03S-14E LEG 1.00 ACRES
FOR PT OF REF COM AT THE NE COR OF SAID SE1/4 OF NE1/4 THENCE RUN W ALONG THE N LINE OF SAID SE1/4 OF NE1/4
A DISTANCE OF 375.00 FT TO POB THENCE RUN S PARALLEL WITH THE E LINE OF SAID SECTION A DISTANCE OF 315.00 FT
THENCE RUN W TO THE SE COR OF THOSE LANDS DESC IN ORB 97 P 123 OF THE PUBLIC RECORDS THENCE RUN N ALONG
THE E LINE OF SAID ORB 97 P 123 & ITS NORTHERLY PROLONGATION TO SAID N LINE THENCE RUN E ALONG SAID N LINE
TO POB OR 1867 P 127 WD YR 2016 ORB 1961 P 338 QCD YR 2017 (WRONG DEED) ORB 1964 P 164 CQCD YR 2017
3,428.06

4301/2022-1557 PATRICK GARRETT 08714007001 25-03S-13E LEG 00001.00
ACRE WEST 167.20 FT OF SOUTH 291.00 FT OF E 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4 LESS THE SOUTH 30.00 FT FOR
ROAD R/W ORB 1481 P 395 QCD YR 09
1,786.38

4302/2022-2385 DELAFER VU 11016200036 14-02S-11E LEG 4.72 ACRES
LOT 36 HINES PLACE PHASE 2 ORB 2293 P 105-06 SWD YR 2022
1,291.41

4304/2022-2530 SANDRA B SHELLS LIFE ESTATE 11666000115 09-03S-11E LEG 3.51 ACRES
THE S 230 FT OF N 460 FT OF W 665.50 FT OF LOT 11 SUW ADD ORB 223 P 31 WD
4,869.97

4305/2022-2531 SANDRA SHELLS 11666000117 09-03S-11E LEG 1.00 ACRES
THE WEST 220 FT OF THE S 200 FT OF THE W 665.50 FT OF LOT 11 SUWANNEE ADDITION TO DOWLING PARK & AN
EASEMENT ORB 433 P 218 WD YR 93
1,552.05

4306/2022-2469 MICAH PLEMENS & MARISSA NOYES 11459310010 08-03S-11E LEG LOT 1 BLK
31 DOWLING PARK ORB 2105 P 63-65 WD YR 2019 (JTWROS)
3,450.00

4308/2022-964 DONALD PERRY LIFE ESTATE 04708006000 22-01S-13E LEG 20.00
ACRES FOR PT OF REF COM AT THE NE COR OF THE S1/2 OF THE NE1/4 OF SAID SEC RUN S 01 DEG 36'39 E ALONG THE E
LINE OF SAID SECTION A DIS- TANCE 585.69 FT TO THE POB CONT S 01 DEG 36'39 E ALONG THE E LINE OF SAID SECTION
22 A DISTANCE 1154.17 FT RUN S 88 DEG 25'26 W 443.88 FT RUN N 43 DEG 50'55 W 563.62 FT TO A PT ON THE S LINE OF
SAID S1/2 OF THE NE1/4 RUN N 01 DEG 36'39 W 738.63 FT RUN N 88 DEG 31'44 E 822.75 FT TO THE POB TOGETHER WITH
AN EASEMENT ORB 1822 P 413-16 SWD YR 2014 ORB 1915 P 279-81 ENHANCED LED YR 2016 REMAIN- DER PERSONS
BRUCE LEE PERRY & JAMES KEITH PERRY (JTWROS) ORB 2104 P 39 DC YR 2019 (MARGUERITE GAIL PERRY)
1,249.85

4309/2022-1194 TERRAY F SUGGS TRUSTEE & KATHY S FOXWORTH GARRELL 05973180020 23-02S-13E LEG LOTS 2 & 3
BLK 18 NW DIVISION ORB 528 P 355 WD YR 96 ORB 603 P 386 DEED YR 97 ORB 2139 P 193-94 ORDER YR 2020 ORB 2291 P
380-81 ORDER YR 2022
2,355.46

4310/2022-1145 PHYLLIS GWENETT BELL ESTATE & COLUMBUS LAMAR 05568090020 22-02S-13E LEG LOTS 2 & 3
BLK 9 FRUITLAND ADD ORB 540 P 219 WD YR 96 ORB 1858 P 257 DC YR 2015 (PHYLLIS GWENETT SANDERS BELL) NOTE
RP #12627442 YR 13
2,114.00

4312/2022-1132 RUBY MITCHELL BRADLEY 05494110010 22-02S-13E LEG LOT 1 BLK
11. RR ADD. ORB 77 P 64 & A PARCEL OF LAND DESC IN ORB 352 P 716 QCD YR 89 CONT .08 AC ORB 436 P 645-647 PRD
YR 93 ORB 1338 P 142-48 QCD YR 07 ORB 1453 P 185 QCD YR 08 ORB 1453 P 186 QCD YR 08
1,743.54

4314/2022-1360 JAMES S KIRBY ESTATE C/O JAMES KIRBY 07147030030 24-02S-13E LEG LOT 3 BLK C
BRYSON'S ADD. ORB 1718 P 17 DC YR 13 (JAMES S KIRBY)
2,873.65

4315/2022-1366 JOHN KASICKY 07191000000 24-02S-13E LEG 1.90 ACRES
LOT BEG 705 FT S OF NW COR OF NW1/4 OF NE1/4 & RUN E 165 FT S 495 FT W 165 FT N 495 FT TO POB. ORB 106 P 462
2,305.72

4316/2022-408 HAROLD E MATTAIR 01911002000 34-01S-14E LEG 1.22 ACRES
THE MATTAIR FAMILY CEMETERY DES AS FOLLOW: FOR POINT OF REFERENCE COMM AT NW COR OF NW1/4 OF SE1/4
RUN E 52.68 FT TO POB THENCE CONT E A DISTANCE OF 150.16 FT THENCE RUN SOUTH A DISTANCE OF 344.97 FT
THENCE RUN S 85 DEG W A DISTANCE OF 155.38 FT THENCE RUN N A DISTANCE OF 352.35 FT TO POB AS SHOWN ON
SURVEY PREPARED BE J. SHERMAN FRIER PROF. LAND SURVEYOR FL CERTIFICATE NO. 2245 ON NOVEMBER 18 1986 ORB
332 P 268 QCD YR 91
1,113.34

4317/2018-2331 DANIEL CRAPPS 09792000000 33-01S-12E LEG 00001.29
ACRES ALL OF SE1/4 OF NE1/4 SOUTH OF HIGHWAY ORB 950 P 452 WD YR 03
3,361.89

4318/2018-1372 ROSETTA & HELEN HARRIS 05824180020 23-02S-13E LEG LOTS 2 &
N1/2 OF LOT 3 BLK R SLATE'S ADD.
3,454.41

4319/2022-1594 MATTHEW A CLOUD 08843005002 02-04S-13E LEG 5.23 ACRES
W1/2 OF W1/2 OF NE1/4 OF NW1/4 LESS THE S 628.84 FT THEREOF & LESS EXISTING RD R/W ORB 2291 P 77-78 WD YR
2022
2,735.78

4321/2022-1679	JORGE ALEXIS NEGRIN GUZMAN & MARITZA ACOSTA UNIT I RIVER SPRINGS ORB 2150 P 215 WD YR 2020	09106010100	06-05S-13E	LEG LOT 10	1,870.19
4323/2021-1750	MARK I & JULIA L BROWN CAMP O THE SUWANNEE ORB 192 P 198 CONTRACT FOR DEED	09221000850	36-05S-13E	LEG LOT 85	1,130.13
4324/2022-1782	SOUTHEAST REGIONAL REALTY CORPORATION CAMP O THE SUWANNEE ORB 1619 P 180 WD YR 2011	09222001200	36-05S-13E	LEG LOT 120	1,746.14
4325/2022-1784	JILL D MOORE & ETAL 145 CAMP-O-THE SUWANNEE ORB 591 P 071-074 ORDER YR 97 ORB 603 P 262 WD YR 97 ORB 603 P 264 WD YR 97	09222001440	36-05S-13E	LEG LOTS 144 & 145	1,537.39
4326/2022-1944	DEZERENE TOWNSEND & COURTNEY JAMES ARTHUR (JTWROS) 1 2 3 4 BLK 10 SUWANNEE RIVER PARK ESTATES UNIT 3 ORB 1182 P 317-19 WD YR 06	09473100010	04-01S-12E	LEG LOTS 1 2 3 4	1,620.30
4327/2022-1798	JAMES W RHODES & R GALE RHODES JR & 8 BLK 5 UNIT 1 SUWANNEE RIVER PARK ESTS. ORB 69 P 125	09341050050	09-01S-12E	LEG LOTS 5 6 7 & 8	1,466.65
4328/2022-1912	JESSIE CHAIRES & 34 BLK 9 SUW R PK EST UNIT 2 ORB 2290 P 405 TAX DEED YR 2022	09446090320	03-01S-12E	LEG LOTS 32 33 & 34	1,623.96
4329/2022-1825	RUTH M RUTLAND 31-32-33 BLK 12 SUW. R. PK. EST UNIT 1 ORB 115 P 275 7-3	09389120310	04-01S-12E	LEG LOT 12	1,737.95
4330/2022-1954	BARBARA C EASTOM & 26 BLK 11 SUWANNEE RIVER PARK ESTATES UNIT 3 ORB 1704 P 165-166 ORDER YR 2013	09473110240	04-01S-12E	LEG LOTS 24 25 & 26	1,515.75
4332/2022-1960	JESSIE CHAIRES & 16 BLK 13 SUW R PK EST UNIT 3 ORB 2290 P 408 TAX DEED YR 2022	09474130140	04-01S-12E	LEG LOT 14 15 & 16	1,630.97
4333/2022-1990	PATRICK HOUSLIN BLK 4 SUWANNEE RIVER MOBILE ESTATES ORB 997 P 119-26 ORDER YR 04 ORB 1197 P 225-228 WD YR 06	09497040080	09-01S-12E	LEG LOTS 8 9 10	1,431.74
4334/2022-2000	JESSIE CHAIRES BLK 8 SUWANNEE RIVER MOBILE ESTATES ORB 2290 P 432 TAX DEED YR 2022	09524080050	09-01S-12E	LEG LOTS 5 & 6	1,657.96
4336/2022-2335	ALVIN THOMAS III RIOS SUB ORB 2076 P 482-83 WD YR 2019	10897030470	24-01S-11E	LEG LOT 47	2,076.36
4337/2022-2336	GARY LEE EDGENS RIOS SUB ORB 864 P 228 WD YR 2001	10897030480	24-01S-11E	LEG LOT 48	1,522.29

4338/2022-2358 JASON G HOLIFIELD RIVER ROAD MANOR ORB 2279 P 80 QCD YR 2021	10981100410 11-02S-11E LEG LOT 41	1,967.02
4340/2021-2404 COURTNEY COMBEE BAKER 11 BLK 47 DOWLING PARK ORB 2064 P 33 WD YR 2019	11532470090 08-03S-11E LEG LOTS 9 10	1,603.95
4341/2021-2343 BARBARA HEATH JUDD COMM AT SW COR OF NE1/4 OF NE1/4 THENCE RUN E A DISTANCE OF 264 FT TO POB THENCE RUN N 330 FT THENCE RUN W 132 FT THENCE RUN S 330 FT THENCE RUN E 132 FT TO POB ORB 1084 P 488 WD YR 04 ORB 2057 P 140 DC YR 2019 (ISABELLE D PARRIS) ORB 2057 P 141-43 PRD YR 2019 ORB 2057 P 144 -45 QCD YR 2019 ORB 2057 P 146-47 QCD YR 2019 ORB 2057 P 148-49 QCD YR 2019	11241002000 01-03S-11E LEG 1.00 ACRES	1,322.44
4342/2021-2434 ANTHONY MARTI & OLA ADEDEJI 11 BLK 74 DOWLING PARK ORB 2071 P 70-72 WD YR 2019	11610740060 08-03S-11E LEG LOT 6 7 8 &	1,723.67
4343/2021-2394 MERION ROAD INVESTMENTS LLC 11 13 14 BLK 38 DOWLING PARK ORB 2202 P 69-70 WD YR 2021	11504380030 08-03S-11E LEG LOTS 3 4 10	1,954.22
4344/2021-2514 CHARLA K SNOW QUIALWOOD SUB DIV ORB 468 P 442 WD YR 94	11918000240 03-04S-11E LEG LOT 24	2,255.11
4345/2022-2584 THOMAS O'DONNELL CHARLES SPRINGS RIVER EST UNIT II ORB 2035 P 142-43 WD YR 2018	11870000380 30-03S-11E LEG LOT 38	2,174.20
4346/2022-2589 GREG & CLARITY S RUSINEK CHARLES SPRGS RIVER EST UNIT 1 ORB 1276 P 370 WD YR 06	11870001360 05-04S-11E LEG LOT 36	2,873.87
4347/2022-708 JESSICA CHERY & JEFFREY LOUIS CHARLES 20 & 21 BLK 8 SUWANNEE MANOR ORB 1160 P 400 WD YR 05 ORB 2185 P 255-57 WD YR 2021 (JTWROS) ORB 2185 P 259 DC YR 2021 (MARIE Y GEFFRARD)	03394080110 13-05S-14E LEG LOTS 11 12	1,395.91
4349/2022-868 DARRY LYNN MOSLEY LIFE ESTATE 1 2 3 & 4 BLK 2 BRANFORD ORB 273 P 19-20 AFD YR 85 ORB 588 P 406 WD YR 97 ORB 941 P 414 WD YR 03 ORB 1090 P 80 QCD YR 04 ORB 1269 P 13 DC YR 06 (DORRIS MURRAY) ORB 1627 P 417 QCD YR 2011 ORB 1645 P 129 QCD LED YR 2012 ORB 2209 P 85 DC YR 2021 (CHARLENE T RENSHAW) ORB 2209 P 88 QCD YR 2021 REMAINDER PERSON: GELNDA SUE HUDSON	03994020011 17-06S-14E LEG W1/2 LOTS	$\frac{1}{2}$ assessed value \$26,359.50 + Base Bid \$4,075.59 = 30,435.09
4351/2022-973 JENNIFER S LEMIRE & GREGORY SANNIZZARO & ETALS BEG AT INTERSECTION OF S R/W OF RD S-795 & W BNDRY OF SE1/4 OF NW1/4 & RUN E 22 FT CON S 420 FT E 100 FT TO POB CON E 110 FT N 420 FT TO RD R/W W 110 FT S TO POB ORB 140 P 778 2-3 ORB 397 P 397 JTWROS YR 91 ORB 651 P 266 YR 98 ORB 1111 P 291-92 WD YR 05 ORB 1119 P 51-52 QCD YR 05 ORB 1653 P 479-482 LED ORB 1767 P 204-06 WD YR 2014 ORB 1844 P 157-58 QCD YR 2018 ORDER OF SUMMARY YR 2018 HEATHER LEEANN SANNIZZARO & MASON LEE JACKSON III & JENNIFER SPRAGUE ORB 2045 P 180 DC YR 2018 (HELEN MAE SANNIZZARO) ORB 2060 P 159-60 QCD YR 2019 ORB 2069 P 260- 64 ORDER YR 2019 ORB 2081 P 302-03 QCD YR 2019	04809002000 35-01S-13E LEG 1.03 ACRES	6,281.95

4352/2022-1035 DAWN MICHELLE & KATHRYN ANN ATCHLEY 05001020040 14-02S-13E LEG LOT 4 BLK B
OAKWOOD FOREST ORB 1683 P 9-10 WD YR 2012 ORB 2025 P 420-21 QCD YR 2018 NOTE RP#243200 & 370801
3,599.66

4353/2021-191 MARIE SAINT LOUIS & JOSEPH JOSSENER 00930002006 04-05S-15E LEG LOT 6 BLK 2
MINI FARMS COUNTRY ESTATES UNIT I ORB 1205 P 49 WD YR 06
1,632.13

4354/2022-350 LINDSEY LEWIS 01539630030 32-06S-15E LEG LOT 3 BLK
63 UNIT 2 THREE RIVERS ESTATES ORB 421 P 637 WD YR 92 ORB 1893 P 494-96 QCD YR 2016 ORB 2111 P 109-13 QCD YR
2019
1,815.45

4355/2022-452 LARRY C SR & BARBARA L BROWN 02190002000 18-02S-14E LEG 4.00 ACRES
S1/2 OF W1/2 OF E1/2 OF SW1/4 OF SE1/4 & AN EASEMENT ORB 341 P 587 WD YR 89 ORB 645 P 205 CQCD YR 98 LESS &
EXCEPT THE N 135.16 FT THEREOF ORB 2202 P 458-59 WD YR 2021
2,175.40

4356/2022-521 KEVIN PITTMAN 02559003010 03-03S-14E LEG 5.99 ACRES
FOR POB COM AT THE NE COR OF SAID NW 1/4 RUN S 18 DEG 52'54 W 1095.11 FT TO THE NORTHERLY R/W LINE OF
SEABOARD COAST LINE RAILROAD RUN N 57 DEG 56'18 W ALONG SAID NORTHERLY LINE A DISTANCE OF 128 FT RUN N 18
DEG 52'54 E 1095.11 FT RUN N 88 DEG 37'16' E ALONG THE N LINE OF SAID NW1/4 A DISTANCE OF 351.02 FT TO POB &
TOGETHER WITH AN EASEMENT ORB 1512 P 434 WD YR 09 ORB 1521 P 434 WD YR 09 ORB 1521 P 151-152 CWD YR 09
3,066.16

4357/2022-526 JESSIE CHAIRES 02580000000 03-03S-14E LEG .75 ACRES
A LOT BD N BY RR E BY LOCKLAIR S BY KING. ORB 96 P 476 HOUSTON ORB 2290 P 398 TAX DEED YR 2022
1,379.43

4358/2018-1361 THITA ANGELES WOOD 05763030010 23-02S-13E LEG LOT 3 BLK C
SLATES ADD. ORB 581 P 076 WD YR 97
2,774.44

4368/2022-1669 JOHN CHARLES & BARBARA J GENAUX 09081030170 02-05S-13E LEG LOT 17 BLK
C BRANNEN FARMS ORB 535 P 443 WD YR 96 ORB 1443 P 10 QCD YR 08 NOTES RP #12121664 & 665 YR 03
½ assessed value\$44,016.00 + Base Bid \$4,633.82 = 48,649.82

4369/2022-1711 SPENCE & VILMA OMAN 09121010040 10-05S-13E LEG LOT 4 THE
TIMBERS UNIT I ORB 1918 P 145 WD YR 2016 (JTWFRS) NOTE RP #12761954 & 952 YR 17
½ assessed value\$29,966.00 + Base Bid \$2,453.04= 29,419.40

4372/2022-2095 JORGE LOPEZ LIFE ESTATE 09897002000 10-02S-12E LEG 1.37 ACRES
N 500.00 FT OF THE E 120.00 FT OF E1/2 OF SE1/4 OF NE1/4 ORB 1784 P 442-43 WD YR 2014 REMAINDER PERSON
SHENANDOAH DAIRY INC NOTE RP#243498
5,782.27

4373/2022-2114 JIMME RAY CUNNINGHAM 09975000003 18-02S-12E LEG 2.17 ACRES
THE S 420.00 FT OF THE NE1/4 OF SE1/4 OF SE1/4 LESS THE E 225.00 FT & LESS THE W 210.00 FT THEREOF LESS THE S
25.00 FT THEREOF LYING IN CNTY RD R/W ORB 916 P 154 WD YR 2002 ORB 934 P 343-44 CWD YR 2002
3,421.99

4374/2022-2193	CHRISTOPHER MARTIN	10262000051 13-03S-12E LEG 5.04 ACRES
S1/2 OF LOT 5-S PECAN RIDGE MORE PARTICULARLY DESC AS FOR PT OF REF COMM AT THE NW COR OF SE1/4 RUN N 89 DEG 05'14 E ALONG THE N LINE OF SAID SE1/4 A DISTANCE OF 666.90 FT THENCE RUN S 00 DEG 49'33 E A DISTANCE OF 1568.64 FT TO POB RUN N 89 DEG 05'28 E A DISTANCE OF 1218.04 FT THENCE RUN S 00 DEG 48' 08 E A DISTANCE OF 360.00 FT RUN S 89 DEG 05'28 W A DISTANCE OF 1217.89 FT THENCE RUN N 00 DEG 49' 33 W A DISTANCE OF 360.00 FT TO POB RESERVING THE W 30.00 FT OF SAID PARCEL FOR INGRESS & EGRES ORB 2154 P 441 WD YR 2020 ORB 2226 P 494-97 SWD YR 2021		
		5,318.19
4375/2022-2258	GERALD COLSON	10636000160 16-04S-12E LEG 5.00 ACRES
LOT 16 PEACOCK TRACT ALSO DESC AS COMM AT THE SW COR OF NE1/4 OF SW1/4 OF SEC 16 AND RUN E 74.40 FT TO THE POB THENCE FROM SAID POB CONT E 335.60 FT TO THE CENTERLINE OF A 60 FT RD EASEMENT THENCE RUN N 00 DEG 48'30 W ALONG THE CENTER LINE 649.99 FT THENCE RUN S 89 DEG 44'30 W ALONG SAID CENTER LINE 335.60 FT THENCE RUN S 00 DEG 48' 30 E 648.52 FT TO POB LESS & EXCEPT A 30 FT STRIP ALONG THE N & E SIDE FOR A RD EASEMENT SAID PARCEL LOCATED IN THE N1/2 OF SW1/4 OF SEC 16 ORB 1255 P 228-29 WD YR 06 ORB 1405 P 271 QCD YR 08 ORB 2189 P 125-26 PRD YR 2021 (WRONG DEED)		
		2,713.39
4376/2022-2229	EARLENE V HINGSON	10512004000 02-04S-12E LEG 11.71
ACRES E 675.76 FT OF S 756.79 FT OF SE1/4 OF NW1/4 LESS RD R/W ORB 182 P 782 WD ORB 506 P 261 AFF YR 96 (BOBBY WORTH HINGSON SR DECEASED 7-26-2023 PER STATE RECORDS) NOTES RP#693321 YR 96 RP #12558495 & 496 YR 10		
		<i>½ assessed value \$13,374.00 + Base Bid \$3,710.22 = 17,084.22</i>
4377/2022-2526	STEVEN LAMBERT ESTATE	11648890110 08-03S-11E LEG LOTS 11 &
12 BLK 89 DOWLING PARK ORB 1917 P 211-12 WD YR 2016 (STEVEN LAMBERT DECEASED PER STATE RECORDS 8/8/2017)		
		5,730.34
4379/2022-1236	WILLIE JAMES WILLIAMS & TERESA BURNETT	06210420070 23-02S-13E LEG LOT 7 BLK
42. REESE ADD. ORB 858 P 165 TD YR 2001		
		8,433.68
4380/2022-1407	PENDER NEWKIRK CUST TC 09 LLC	07582020060 26-02S-13E LEG LOTS 6 &
13 BLK B. OAKHURST ADD ORB 1734 P 300 TD YR 2013		
		17,628.37
4381/2022-296	MARIE HINES	01375001090 21-06S-15E LEG 2.31 ACRES
LOT 109 TRI-RIVER FARMS ORB 444 P 603 WD YR 92 ORB 833 P 364 WD YR 2001 (WRONG DEED) ORB 1448 P 125 CWD YR 08 NOTE RP#168851		
		3,393.61
4382/2022-340	JAMES RYAN LEWIS	01513900260 29-06S-15E LEG LOT 26 BLK
90 THREE RIVERS ESTATE UNIT 7 ORB 1793 P 79-80 QCD YR 2014 NOTES RP# 671903 YR 96		
		3,459.95
4384/2020-613	MRS ELMORE FEJES	11498370010 08-03S-11E LEG LOT 1 BLK
37 DOWLING PARK ORB ORB 1407 P 147 WD YR 08		
		1,658.20

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