

DIXIE COUNTY

Tax Deed Sale List

November 08, 2022 – 11:00 AM

Barbie Higginbotham – CLERK OF THE CIRCUIT COURT

<u>APPLICANT #</u>	<u>PARCEL ID #</u>	<u>ASSESSED TO</u>
Citrus Capital Holdings, LLC	18-10-13-0000-4662-0100	Troy Dwane Rogers

Description of Property: BEGIN AT THE NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 13 EAST, AND EAST ALONG THE FORTY LINES A DISTANCE OF 1421 FEET FOR A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 254 FEET TO A POINT 100 FEET NORTH OF THE ACL RAILROAD RIGHT-OF-WAY, THEN RUN SOUTHEASTERLY PARALLEL TO SAID RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 100 FEET, THEN RUN NORTH TO FORTY LINE, THEN RUN WEST 100 FEET BACK TO THE POINT OF BEGINNING. ALSO BEGINNING AT THE NW CORNER OF THE SW 1/4 OF SW 1/4 OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 13 EAST AND RUN EAST ON FORTY LINE A DISTANCE OF 1421 FEET, THENCE RUN SOUTH A DISTANCE OF 354 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY, THENCE RUN SOUTHEASTERLY ALONG THE ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY A DISTANCE OF 100 FEET FOR A POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING RUN NORTHWESTERLY ALONG THE NORTH LINE OF SAID ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY A DISTANCE OF 100 FEET (THIS POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DEEDED TO AL PARKER AND WIFE, L.V. PARKER, AND RECORDED IN DEED RECORD BOOK 23, PAGE 231, PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA), THENCE RUN NORTH A DISTANCE OF 100 FEET, THENCE RUN SOUTHEASTERLY ON A LINE PARALLEL TO THE SOUTH LINE HEREOF A DISTANCE OF 100 FEET, THENCE RUN SOUTH A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. ALL THE ABOVE BEING LOCATED AND SITUATED IN THE SE 1/4 OF SW 1/4 OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 13 EAST, DIXIE COUNTY, FLORIDA.

Case # 2022-TX-35

Certificate # 2020/753

Opening Bid: \$3,184.01

2022 Taxes Due: \$204.43

New Opening Bid: \$3,388.44

Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
Citrus Capital Holdings, LLC Andrews, Robert J Andrews, William F Andrews II	19-08-14-6888-0001-0280	Michael Raymond

Description of Property: TRACT 28 OF ED'S ACRES, AN UNRECORDED SUBDIVISION IN DIXIE COUNTY, FLORIDA. BEGIN AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 14 EAST, DIXIE COUNTY, FLORIDA. RUN THENCE SOUTH 87 DEG. 58' 25" WEST 1687.42 FEET; THENCE SOUTH 89 DEG. 24' 16" WEST 493.32 FEET; THENCE NORTH 15 DEG. 12' 26" EAST 464.98 FEET; THENCE NORTH 27 DEG. 26' 52" EAST 362.99 FEET; THENCE NORTH 33 DEG. 02' 56" EAST 319.99 FEET; THENCE NORTH 61 DEG. 13' 35" EAST 293.01 FEET; THENCE NORTH 41 DEG. 42' 46" EAST 300.00 FEET; THENCE NORTH 50 DEG. 33' 02" EAST 185.00 FEET; THENCE NORTH 46 DEG. 31' 59" EAST 292.00 FEET; THENCE NORTH 40 DEG. 13' 45" EAST 513.00 FEET; THENCE NORTH 32 DEG. 44' 01" EAST 38.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 32 DEG. 44' 01" EAST 100.00 FEET; THENCE NORTH 69 DEG. 20' 18" WEST 660.03 FEET; THENCE SOUTH 09 DEG. 47' 18" WEST 98.31 FEET; THENCE SOUTH 31 DEG. 03' 20" WEST 1.26 FEET; THENCE SOUTH 69 DEG. 20' 18" EAST 620.79 FEET TO THE POINT OF BEGINNING. AND ALL THE LANDS LYING BETWEEN THE HERETOFORE DESCRIBED LANDS AND THE WATERS OF THE SUWANNEE RIVER, ALL LYING AND BEING IN DIXIE COUNTY, FLORIDA.

Case # 2022- TX-41
Certificate #2020/759
 Opening Bid: \$6,320.17
 2022 Taxes Due: \$768.33
New Opening Bid: \$7,088.50
 Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
Citrus Capital Holdings, LLC	26-09-13-4462-0000-0290	Robert Nickolls

Description of Property: LOT 29, FOX RUN SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 152, OF THE PUBLIC RECORDS OF DIXIE COUTY, FLORIDA. TOGETHER WITH A 1987 FLEE MOBILE HOME BEARING ID NO. GAFLSH2AG4037053 AND GAFLSH2BG40347053 SITUATED THEREON.

Case # 2022-TX-38
Certificate # 2020/1225
 Opening Bid: \$2,546.35
 2022 Taxes Due: \$565.07
New Opening Bid: \$3,111.42
 Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
Citrus Capital Holdings, LLC Olivia Hoecker	26-09-13-4464-0000-0120	Eleanor M Goldfarb c/o

Description of Property: LOT 12, HURST, SPENCER SUBDIVISION, AN UNRECORDED SUBDIVISION, AND FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 13 EAST, AND RUN SOUTH 89 DEG. 11' 39" WEST ALONG THE NORTH LINE OF SAID SECTION 26, 45.5 FEET TO THE WEST RIGHT OF WAY OF STATE ROAD NO. 349; THENCE RUN SOUTH 0 DEG. 52' 33" EAST ALONG SAID RIGHT OF WAY, 1320.45 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26, AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEG. 10' 35" WEST ALONG SAID SOUTH LINE 292.3 FEET; THENCE RUN NORTH 0 DEG. 52' 33" WEST, 149.52 FEET; THENCE RUN NORTH 89 DEG. 10' 35" EAST, 292.3 FEET, TO THE WEST RIGHT OF WAY OF STATE ROAD 349; THENCE RUN SOUTH 00 DEG. 52' 33" EAST ALONG SAID RIGHT OF WAY, 149.5 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 13 EAST, DIXIE COUNTY, FLORIDA

Case # 2022-TX-37

Certificate # 2020/1228

Opening Bid: \$6,017.11

Taxes Due:

New Opening Bid:

Results of Sale:

REDEEMED ON OCTOBER 28, 2022