

DIXIE COUNTY

Tax Deed Sale List

November 28, 2023 – 11:00 AM

Barbie Higginbotham – CLERK OF THE CIRCUIT COURT

Please call ahead to verify availability and redemptions

<u>APPLICANT #</u>	<u>PARCEL ID #</u>	<u>ASSESSED TO</u>
ABRTL, LLC & AM Cert, LLC Part Citibank	13-10-13-4584-0000-0080	Terry W. Kilburn

Description of Property: LOTS 8, 9 AND 10 OF SUWANNEE RIVER OAKS, AN UNRECORDED SUBDIVISION IN DIXIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF GOVERNMENT LOT 7, SECTION 13, TOWNSHIP 10 SOUTH, RANGE 13 EAST, DIXIE COUNTY, FLORIDA AND RUN ON THE NORTH LINE OF SAID SOUTH 1/2 OF GOVERNMENT LOT 6 AND 7, SOUTH 87 DEGREES 00' 48" WEST 619.36 FEET; THENCE RUN SOUTH 30 DEGREES 24' 40" EAST 1151.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE SAL RAILROAD; THENCE RUN ON THE RIGHT-OF-WAY LINE NORTH 60 DEGREES 52' 34" EAST 499.02 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ON THE RIGHT-OF WAY LINE NORTH 60 DEGREES 52' 34" EAST 218 FEET; THENCE RUN NORTH 30 DEGREES 24' 40" WEST 300 FEET; THENCE RUN SOUTH 60 DEGREES 52' 34" WEST 218 FEET; THENCE RUN SOUTH 30 DEGREES 24' 40" EAST 30 FEET TO THE POINT OF BEGINNING.

Case # 2025-TX-53

Certificate # 2021/420

Opening Bid: \$8,100.37

Taxes Due:

New Opening Bid:

Results of Sale:

<u>APPLICANT #</u>	<u>PARCEL ID #</u>	<u>ASSESSED TO</u>
THALSA, LLC & TLSK, LLC Partner	16-10-13-0000-4618-0400	Ashley Long

Description of Property: BEGIN AT THE NW CORNER OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 13 EAST, THEN RUN SOUTH 0 DEGREES, 53 MINUTES, 05 SECONDS, EAST 1,050.00 FEET; THENCE RUN EAST 1,010.00 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 0 DEGREES, 53 MINUTES, 05 SECONDS, WEST 345.75 FEET TO THE SOUTH R/W LINE OF COUNTY ROAD; THENCE RUN NORTH 89 DEGREES, 56 MINUTES, 06 SECONDS, EAST ALONG COUNTY ROAD; 165.0 FEET; THENCE RUN SOUTH 0 DEGREES, 53 MINUTES, 05 SECONDS, EAST, 345.80 FEET; THENCE RUN WEST 165.0 FEET BACK TO THE POINT OF BEGINNING. ALL OF SAID LANDS BEING LOCATED IN THE NW 1/4 OF THE NW 1/4, SECTION 16, TOWNSHIP 10 SOUTH, RANGE 12, EAST.

Case #2023-TX-55

Certificate # 2021/582 **HOMESTEAD**

Opening Bid: \$54,585.24

Taxes Due:

New Opening Bid:

Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
ABRTL, LLC & AM CERT, LLC Part Citibank	11-12-10-C529-00F1-0203	John Vanzyck

Description of Property: UNIT NO. 203, BUILDING F, PHASE TWO, PARKING SPACE BLD. F-C2, AND STORAGE UNIT BLD. F-SC2, OF EGRET LANDING CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF. AS RECORDED IN OFFICIAL RECORDS BOOK 334, PAGE(S) 597, AND ANY AMENDMENTS THERETO, IF ANY, OF THE PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IF ANY.

Case # 2023-TX-66

Certificate # 2021/332

Opening Bid: \$9,211.61

Taxes Due:

New Opening Bid:

Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
THALSA, LLC & TLSK, LLC Partner	13-10-13-4584-0000-0050	Terry W. Kilburn

Description of Property: LOT 5, SUWANNEE RIVER OAKS, AN UNRECORDED SUBDIVISION, LYING IN THE SOUTH 1/2 OF GOVERNMENT LOT 6 AND 7, IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 13 EAST, DIXIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH HALF (S1/2) OF GOVERNMENT LOT 7, SECTION 13, TOWNSHIP 10 SOUTH, RANGE 13 EAST, AND RUN ON THE NORTH LINE OF SAID SOUTH HALF OF GOVERNMENT LOT 7, NORTH 87 DEGREES 00' 48" EAST, 188.25 FEET; THENCE RUN SOUTH 30 DEGREES 24' 40" EAST, 495.82 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 30 DEGREES 24' 40" EAST, 100 FEET; THENCE RUN NORTH 65 DEGREES 35' 08" EAST, 243.55 FEET TO THE WATER'S EDGE OF SUWANNEE RIVER; THENCE RUN ON WATER'S EDGE, NORTH 30 DEGREES 24' 40" WEST 90 FEET; THENCE RUN SOUTH 67 DEGREES 54' 51" WEST 244.80 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 13 EAST, DIXIE COUNTY, FLORIDA. TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS FROM STATE ROAD NO. 349, AS DESCRIBED IN OFFICIAL RECORDS BOOK 64, PAGES 197 THROUGH 199, PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA.

Case # 2023-TX-70

Certificate # 2021/419

Opening Bid: \$9,266.10

Taxes Due:

New Opening Bid:

Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
ABRTL, LLC & AM Cert, LLC Part Citibank	22-09-13-4350-0000-0010	Andrew William English & Amy Angelica English

Description of Property: PARCEL #1 IN HIDE-AWAY WOODS SUBDIVISION, AN UNRECORDED SUBDIVISION, BEING A PART OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 13 EAST, DIXIE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 13 EAST, DIXIE COUNTY, FLORIDA; THENCE RUN N 88 DEGREES 30' 20" E, 751 FEET TO A C.M.; THENCE RUN S 01 DEGREE 17' 11" E. 870.17 FEET TO A C.M.; THENCE RUN S 88 DEGREES 51' 31" W. 208.71 FEET TO A C.M. FOR THE POINT OF BEGINNING; THENCE RUN S 01 DEGREE 17' 11" E 208.71 FEET TO A C.M.; THENC RUN S 88 DEGREES 51' 31" W 292.29 FEET TO THE CENTER OF ROAD; THENCE RUN N 01 DEGREE 17' 11" W ALONG THE CENTER OF ROAD 206.10 FEET; THENCE RUN N 88 DEGREES 30' 20" E. 292.29 FEET BACK TO THE POINT OF BEGINNING. SUBJECT TO 25 FEET ALONG THE WEST SIDE FOR ROAD EASEMENT. TOGETHER WITH A 1999 MERIT DOUBLEWIDE MOBILE HOME ID NOS. FLHMBC145442977A AND FLHMBC 145442977B, TITLE NOS. 77730565 AND 77730571

Case # 2023-TX-68
Certificate # 2021/724
 Opening Bid: \$5,029.18
 Taxes Due:
 New Opening Bid:
 Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
THALSA, LLC & TLSK, LLC Partner	35-10-13-0000-5618-0200	Ruth Hatch

Description of Property: COMMENCING AT THE S.E. CORNER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 13 EAST, THENCE RUN NORTH 0 DEGREES 33' 49" WEST ALONG THE EAST LINE OF SAID SECTION 35, 1331.74 FEET, THENCE RUN NORTH 0 DEGREES 36' 22" WEST ALONG SAID SECTION LINE 1366.83 FEET, THENCE RUN NORTH 0 DGREES 57' 35" WEST ALONG SAID SECTION LINE 758.5 FEET, THENCE RUN NORTH 87 DEGREES 37' 43" WEST 44.2 FEET, THENCE RUN SOUTH 26 DEGREES 14' 17" WEST 188.22 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 26 DEGREES 14' 17" WEST 188.22 FEET, THENCE RUN NORTH 87 DEGREES 36' 22" WEST 1049.84 FEET TO THE EASTERLY RIGHT OF WAY OF STATE ROAD NO. 349 (100' R/W) THENCE RUN NORTH 26 DEGREES 14' 17"EAST ALONG SAID RIGHT OF WAY 188 FEET, THENCE RUN SOUTH 87 DEGREES 37' 02" EAST 1049.92 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 35, TOWNSHIP 10 SOUTH, RANGE 13 EAST, DIXIE COUNTY, FLORIDA.

Case # 2023-TX-69
Certificate # 2021/1290 HOMESTEAD
 Opening Bid: \$19,897.62
 Taxes Due:
 New Opening Bid:
 Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
ABRTL, LLC & AM Cert, LLC Part Citibank	07-08-14-6850-0000-0310	Jason C. Meal

Description of Property: LOT 31, OF SHANNON OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 160, OF THE PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN YEAR: 2009, MAKE: LIVE OAK HOMES, SIZE: SINGLE-WIDE MOBILE HOME, VIN NUMBER(S) LOHGA10911266; AND TITLE NUMBER(S) 104041705. AND TOGETHER WITH THAT CERTAIN YEAR: 1963, MAKE: VAGABOND, SIZE: SINGLE-WIDE MOBILE HOME, VIN NUMBER(S) GSA2289, AND TITLE NUMBER(S) 9166552.

Case # 2023-TX-67

Certificate # 2021/205 **HOMESTEAD**

Opening Bid: \$28,995.77

Taxes Due:

New Opening Bid:

Results of Sale: