

DIXIE COUNTY

Tax Deed Sale List

October 8, 2024, 11:00 AM

Barbie Higginbotham – CLERK OF THE CIRCUIT COURT

Please call ahead to verify availability and redemptions

Property # 1

APPLICANT: THALSA LLC AND TLSK LLC PARTNE

PARCEL ID # 22-10-13-0000-4778-0000

ASSESSED TO: Gayle Smith

Description of Property PARCEL 1:

Begin at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 10 South, Range 13 East, Dixie County, Florida, thence run North along the West line of the Northeast 1/4 of the Northwest 1/4 to the North right of way line of State Road #55 (US #19) for the Point of Beginning, thence South 88 degrees, 41 minutes, 51 seconds East along said North right of way line of 411.88 feet, thence run North 02 degrees, 49 minutes, 14 seconds West, 302.18 feet to the South right of way line of the SCL Railroad, thence North 89 degrees 46 minutes, 35 seconds West along said Railroad right of way 411.40 feet to the Forty Line, thence South 02 degrees, 49 minutes, 14 seconds East along the Forty Line 294.41 feet to the North right of way of State Road #55 (US #19) back to the Point of Beginning.

PARCEL 2:

Begin at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 10 South, Range 13 East, Dixie County, Florida, thence run North along the West line of the Northeast 1/4 of the Northwest 1/4 to the North right of way line of State Road #55 (US #19), thence South 88 degrees, 41 minutes, 51 seconds East along said North right of way line 621.88 feet to the Point of Beginning, thence continue South 88 degrees, 41 minutes, 51 seconds East along said North right of way line 720.48 feet to the East line of the Northeast 1/4 of the Northwest 1/4, thence North 02 degrees, 46 minutes, 34 seconds West along said East line of said Forty 319.84 feet to the South line of the SCL Railroad right of way line, thence North 89 degrees, 46 minutes, 35 seconds West along said South right of way line 719.87 feet, thence South 02 degrees, 49 minutes, 14 seconds East 306.14 feet to the North right of way line of State Road #55 (US #19) back to the Point of Beginning.

Case # 2024-TX-16

Certificate # 2022/775

Opening Bid: \$6,124.47

Taxes Due:

New Opening Bid:

Results of Sale:

Property # 2

APPLICANT # John Thomas Waler

PARCEL ID # 01-11-13-6778-160E-0190

ASSESSED TO: Raymond McDermott

Description of Property: THERE IS NO LEGAL DESCRIPTION OF RECORD FOR LOT 19 SPECIFICALLY. SAID LOT IS COMBINED WITH LOT 18 OF THE FOLLOWING DESCRIPTION:

Begin at the Northeast corner of Section 1, Township 11 South, Range 13 East, Dixie County, Florida; thence run South along the Section line a distance of 19.47 feet to the South right of way line of County Road #346; thence run North 89 degrees 51 minutes 50 seconds West along said right of way line 595.12 feet; then run South 0 degrees 08 minutes 01 seconds West a distance of 1400 feet to the Point of Beginning. From said Point of Beginning run North 89 degrees 51 minutes 43 seconds West a distance of 118.40 feet; then run South 0 degrees 07 minutes 05 seconds West a distance of 400 feet; then run South 89 degrees 51 minutes 41 seconds East a distance of 118.29 feet; then run North 0 degrees 08 minutes 01 seconds East a distance of 400 feet back to the Point of Beginning.

Case # 2024-TX-01

Certificate # 2020/30

Opening Bid: \$1,541.70

Taxes Due:

New Opening Bid:

Results of Sale:

Property # 3

APPLICANT # Buffalo Bill LLC

PARCEL ID # 10-10-13-4544-000A-0180

ASSESSED TO: Donna Lee

Description of Property: Lot 18, Block A, of FOREST VIEW, according to the plat thereof, as recorded in Plat Book 1, Page(s) 187, of the Public Records of Dixie County, Florida.

Case # 2024-TX-30

Certificate # 2017/344

Opening Bid: \$5,393.91

Taxes Due:

New Opening Bid:

Results of Sale:

Property # 4

APPLICANT # Mikon Financial Services Inc and Ocean Bank

PARCEL ID # 13-10-13-4585-0000-0030

ASSESSED TO: Tracie Halbrook and Patrick Shea

Description of Property: Lot 3, Suwannee River Old Town, an Unrecorded Subdivision in Section 13, Township 10 South, Range 13 East, Dixie County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 13, Township 10 South, Range 13 East, Dixie County, Florida for the Point of Commencement; thence South 89 degrees, 48 minutes, 58 seconds East, along the section line, a distance of 1842.81 feet to the Easterly right of way line of Nature Coast Trail State Park; thence North 89 degrees, 48 minutes, 07 seconds East along said section line, a distance of 166.78 feet; thence South 89 degrees, 41 minutes, 36 seconds East along said section line, a distance of 43.80 feet; thence North 89 degrees, 54 minutes, 25 seconds East along said section line, a distance of 284.86 feet to the Point of Beginning; thence North 00 degrees, 15 minutes, 37 seconds East, a distance of 219.78 feet; thence North 89 degrees, 54 minutes, 59 seconds East, a distance of 64.61 feet; thence South 67 degrees, 12 minutes, 41 seconds East, a distance of 38.28 feet; thence South 00 degrees, 15 minutes, 11 seconds West a distance of 204.89 feet to the section line; thence South 89 degrees, 54 minutes, 25 seconds West along said section line, a distance of 100.00 feet back to the Point of Beginning.

Together with an easement for ingress and egress over and across the following described property:
Description of common area and road right of way:

Begin at the Southwest corner of Section 13, Township 10 South, Range 13 East, Dixie County, Florida for the Point of Commencement; thence South 89 degrees, 48 minutes, 58 seconds East along the section line, a distance of 1842.81 feet to the Easterly right of way line of Nature Coast Trail State Park for the Point of Beginning; thence North 60 degrees, 58 minutes, 23 seconds East along said right of way line, a distance of 626.76 feet; thence South 60 degrees, 46 minutes, 38 seconds East, a distance of 169.86 feet; thence North 89 degrees, 51 minutes, 54 seconds East, a distance of 199.91 feet; thence North 60 degrees, 34 minutes, 24 seconds East, a distance of 122.10 feet; thence North 89 degrees, 54 minutes, 01 seconds East, a distance of 515.78 feet; thence North 89 degrees, 55 minutes, 03 seconds East, a distance of 299.73 feet; thence North 89 degrees, 55 minutes, 10 seconds East, a distance of 100.02 feet; thence North 89 degrees, 58 minutes, 02 seconds 99.96 feet; thence South 71 degrees, 56 minutes, 13 seconds East, a distance of 222.39 feet; thence South 26 degrees 10 minutes, 48 seconds East, a distance of 66.76 feet; thence South 13 degrees, 00 minutes, 58 seconds East, a distance of 42.85 feet to the beginning of a curve concave to the Northeast and having a radius of 100.00 feet; thence run Southeasterly along said

curve through a central angle of 75 degrees, 53 minutes, 41 seconds an arc distance of 132.46 feet to the end of said curve; thence South 88 degrees, 54 minutes, 38 seconds East, a distance of 225.00 feet; thence South 01 degrees, 05 minutes, 22 seconds West, a distance of 26.47 feet to the said section line; thence South 89 degrees, 53 minutes, 11 seconds West along said section line, a distance of 306.53 feet; thence North 29 degrees, 57 minutes, 51 seconds West, a distance of 80.34 feet; thence North 15 degrees, 36 minutes, 33 seconds West, a distance of 79.87 feet; thence North 30 degrees, 12 minutes, 16 seconds West, a distance of 33.03 feet; thence North 77 degrees, 53 minutes, 40 seconds West, a distance of 212.70 feet; thence South 89 degrees, 51 minutes, 50 seconds West, a distance of 200.12 feet; thence South 89 degrees, 44 minutes, 29 seconds West, a distance of 100.00 feet; thence South 89 degrees, 57 minutes, 28 seconds West, a distance of 399.59 feet; thence South 89 degrees, 56 minutes, 26 seconds West, a distance of 300.02 feet; thence South 60 degrees, 48 minutes, 26 seconds West, a distance of 103.89 feet; thence South 64 degrees, 16 minutes, 07 seconds West, a distance of 87.02 feet; thence South 72 degrees, 31 minutes, 06 seconds West, a distance of 54.51 feet; thence North 70 degrees, 45 minutes, 20 seconds West, a distance of 48.39 feet; thence North 59 degrees, 47 minutes, 02 seconds West, a distance of 121.03 feet; thence North 67 degrees, 12 minutes, 41 seconds West 69.06 feet; thence South 89 degrees, 54 minutes, 59 seconds West, a distance of 64.61 feet; thence South 65 degrees, 39 minutes, 08 seconds West, a distance of 182.48 feet; thence South 56 degrees, 09 minutes, 43 seconds West, a distance of 107.01 feet; thence South 35 degrees, 16 minutes, 35 seconds West, a distance of 55.48 feet; thence South 01 degrees, 52 minutes, 31 seconds East, a distance of 40.15 feet to the said section line and the North line of Lot 1, Olde Property Information Report Towne Commerce Center 1st Addition; thence continue South 01 degrees, 52 minutes, 31 seconds East, a distance of 399.95 feet to the North right of way line of Olde Towne Boulevard; thence South 89 degrees, 54 minutes, 41 seconds West, along said right of way line, a distance of 48.80 feet to the Southwest corner of said Lot 1; thence North 01 degrees, 09 minutes, 30 seconds West, a distance of 400.14 feet to the Northwest corner of said Lot 1 and to the said South line of Section 13; thence South 89 degrees, 48 minutes, 07 seconds West along said section line, a distance of 166.78 feet back to the Point of Beginning.

Case # 2024-TX-31

Certificate # 2022/479

Opening Bid: \$ 1,774.16

Taxes Due:

New Opening Bid:

Results of Sale:

Property # 5

APPLICANT # Mikon Financial Services Inc and Ocean Bank

PARCEL ID # 09-10-12-2108-0016-0021

ASSESSED TO: Glenda Sue Gainey

Description of Property: Begin at the Southwest corner of Block 16 Gaulden's Addition to Cross City, Florida, for the point of beginning (in the Southwest 1/4 of Northeast 1/4 of Section 9, Township 10 South, Range 12 East); thence run South to the said forty line; thence run East 145 feet along said forty line; thence run North to the South line of Block 16 Gaulden's Addition to Cross City, Florida; thence run West along the South line of Gaulden's Addition to Cross City 145 feet back to the Southwest corner of Gaulden's Addition to Cross City, Florida, this being back to the point of beginning. All of the above being located and situated in Section 9, Township 10 South, Range 12 East.

Case # 2024-TX-32

Certificate # 2022/282

Opening Bid: \$12,205.15 HOMESTEAD

Taxes Due:

New Opening Bid:

Results of Sale:

Property # 6

APPLICANT # Mikon Financial Services Inc and Ocean Bank

PARCEL ID # 28-09-13-4474-0000-0381

ASSESSED TO: Jermaine Jermel Curtis

Description of Property: Begin at the Northwest corner of Lot #38, Squirrel Hammock Subdivision, according to the plat thereof recorded in Plat Book 1, page 178, public records of Dixie County, Florida as a Point of Beginning; thence run North 89 degrees 36'40" East, along the North boundary of said Lot 38, 423.84 feet; thence run South 00 degrees 40'21" East, 448.12 feet to the center of an existing drainage canal; thence run North 41 degrees 09'59" West along the center of said drainage canal a distance of 251.58 feet; thence run North 64 degrees 28'11" West along the center of said drainage canal, a distance of 269.24 feet and to the East boundary of Indian Drive; thence run North 08 degrees 43'36" West, a distance of 140.52 feet along the East boundary of Indian Drive and to the Point of Beginning. SUBJECT TO a 40 foot wide easement, from canal centerline, all across the Southerly boundary of above described parcel in favor of Dixie County for operation and maintenance of existing drainage canal.

ALSO SUBJECT TO a 30 foot wide easement for ingress and egress over and across the North 30 feet of the above described lands as shown in Official Record Book 132, Page 746 and Official Records Book 204, Page 145, of the Public Records of Dixie County, Florida.

Case # 2024-TX-34

Certificate # 2022/1147

Opening Bid: \$2,836.81

Taxes Due:

New Opening Bid:

Results of Sale:

Property # 7-REDEEMED

APPLICANT # Mikon Financial Services Inc and Ocean Bank

PARCEL ID # 21-13-12-3428-0001-0120

ASSESSED TO: Coleman Leslie and Dawn Leslie

Description of Property: A parcel of land lying in Section 21, Township 13 South, Range 12 East, Dixie County, Florida, being more particularly described as follows:

Begin at NE corner of NE 1/4 of NE 1/4 of Section 21, Township 13 South, Range 12 East, Dixie County, Florida, and run south 2 degrees 56'13" East, 440.11 feet, thence run North 32 degrees 50'23" West, 73.40 feet; thence run South 86 degrees 59'05" West, 462.18 feet; thence run south 3 degrees 00'55" East, 40 feet; thence run North 86 degrees 59'05" East, a distance of 100 feet to the Point of Beginning; from said P.O.B. run North 86 degrees 59'05" East, a distance of 80 feet; thence South 48 degrees 20'55" East, a distance of 28.28 feet; thence run South 3 degrees 00' 55" East, a distance of 55 feet; thence run South 86 degrees 59'05" West, a distance of 100 feet; thence run North 3 degrees 00'55" West, a distance of 75 feet and to the Point of Beginning.

The above described parcel being Parcel # 12 in that certain unrecorded subdivision named Parrott Cove Addition, as surveyed by Herbert Raker on April 24, 1971 and revied by Sharold A. Langston on August 15, 1985.

Case # 2024-TX-40

Certificate # 2022/748

Opening Bid: \$2,099.87

Taxes Due:

New Opening Bid:

Results of Sale: