

DIXIE COUNTY

Tax Deed Sale List

September 27, 2022 – 11:00 AM

Barbie Higginbotham – CLERK OF THE CIRCUIT COURT

<u>APPLICANT #</u>	<u>PARCEL ID #</u>	<u>ASSESSED TO</u>
Citrus Capital Holding, LLC	24-09-13-4053-0007-0040	Raymond L Spencer

Description of Property: 7-4 AND 7-5 FURTHER DESCRIBED AS FOLLOWS: THE SOUTH 264.2 FEET OF THE EAST ½ (EXCEPT THERE SHALL BE AN EASEMENT FOR PRIVATE ROAD AND PUBLIC UTILITIES ALONG THE WEST 25 FEET OF THE ABOVE DESCRIBED LOT) OF PARCEL 34; LYING IN SECTION 24, TOWNSHIP 9 SOUTH, RANGE 13 EAST, DIXIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMNET AT THE N.W. CORNER OF U.S. GOVERNMENT LOT 3, AFOREMENTIONED SECTION 24, FOR A POINT OF REFERENCE; THENCE RUN S. 00 DEG. 52 MIN. 30 SEC. E., A DISTANCE OF 50.04 FEEET TO AN IRON PIPE; THENCE RUN S. 88 DEG. 49 MIN. 07 SEC. E., A DISTANCE OF 2944.44 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING; THENCE CONTINUE S. 88 DEG. 49 MIN. 07 SEC. E., A DISTANCE OF 316.01 FEET TO AN IRON PIPE; THENCE RUN S. 01 DEG. MIN. 04 SEC. E., A DISTANCE OF 661.15 FEET TO AN IRON PIPE; THNECE RUN N 88 DEG. 38 MIN. 30 SEC. W., A DISTANCE OF 316.11 FEET TO AN IRON PIPE; THENCE RUN N. 01 DEG. 02 MIN. 57 SEC. W., A DISTANCE OF 660.15 FEET TO AN IRON PIPE AND THE POINT BEGINNING.

Case # 2022-TX-22

Certificate # 912 / 2020

Opening Bid: \$16,029.70

Taxes Due:

New Opening Bid:

Results of Sale:

<u>APPLICANT #</u>	<u>PARCEL ID #</u>	<u>ASSESSED TO</u>
Lochstone1, LLC	05-09-10-0244-0004-0280	Boyett Vickie

Description of Property:

LOT 28, MINGO ESTATES, UNIT 4, UNRECORDED, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 9, SECTION 5, TOWNSHIP 9 SOUTH, RANGE 10 EAST, DIXIE COUNTY, FLORIDA AND RUN NORTH 89 DEGREES, 49 MINUTES, 33 SECONDS WEST, 225 FEET TO THE CENTERLINE OF A 50 FOOT ROAD; THENCE NORTH 89 DEGREES, 49 MINUTES, 33 SECONDS WEST, ALONG SAID CENTERLINE, 349.98 FEET TO THE CENTERLINE OF A 50 FOOT ROAD; THENCE NORTH 11 DEGREES, 51 MINUTES, 13 SECONDS WEST ALONG SAID CENTERLINE, 25.56 FEET; THENCE NORTH 89 DEGREES, 49 MINUES, 33 SECONDS WEST, 25.56 FEET TO THE WEST RIGHT OF WAY LINE OF SAID ROAD; THENCE NORTH 11 DEGREES, 51

MINUTES, 13 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 76.90 FEET; THENCE NORTH 04 DEGREES 26 MINUTES, 37 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 131.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 04 DEGREES, 26 MINUTES, 37 SECONDS EAST, ALONG THE SAID RIGHT OF WAY LINE, 162.94 FEET; THENCE NORTH 13 DEGREES, 22 MINUTES, 57 SECONDS EAST, ALONG SAID RIGHT OF WAY 44.95 FEET TO THE SOUTH RIGHT OF WAY LINE OF A 50.00 FOOT ROAD; THENCE NORTH 89 DEGREES, 49 MINUTES, 33 SECONDS WEST, ALONG SAID RIGHT OF LINE, 178.92 FEET; THENCE SOUTH 00 DEGREES, 25 MINUTES, 31 SECONDS WEST, 206.25 FEET; THENCE SOUTH 89 DEGREES, 49 MINUTES, 33 SECONDS EAST, 157.43 TO THE POINT OF BEGINNING.

Case # 2022- TX-36

Certificate # 207 / 2015

Opening Bid: \$11,492.92

Taxes Due:

New Opening Bid:

Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
Micheal J Johnson	24-09-13-4053-0039-0080	Forest Park Hills Inc

Description of Property: 39-8 FURTHER DESCRIBED AS FOLLOWS: THE EAST 1/3 OF THE WEST 3/5 OF THE SOUTH 1/2 (EXCEPT THERE SHALL BE AN EASEMENT FOR PRIVATE ROAD AND PUBLIC UTILITIES ALONG THE NORTH 25 FEET OF THE ABOVE DESCRIBED LOT) OF A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 9 SOUTH, RANGE 13 EAST, DIXIE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS PART OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT CONCRETE MONUMENT AT THE NW CORNER OF U.S. GOVERNMENT LOT 3, IN AFOREMENTIONED SECTION 24 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00 DEGREES, 52 MINUTES, 30 SECONDS EAST, A DISTANCE OF 50.04 FEET TO AN IRON PIPE; THENCE CONTINUE SOUTH 00 DEGREES, 52 MINUTES, 30 SECONDS EAST, A DISTANCE OF 2,277.89 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES, 52 MINUTES, 30 SECONDS EAST, A DISTANCE OF 325.41 FEET TO AN IRON PIPE; THENCE RUN SOUTH 88 DEGREES, 06 MINUTES, 40 SECONDS EAST, A DISTANCE OF 633.84 FEET TO AN IRON PIPE; THENCE RUN NORTH 00 DEGREES, 57 MINUTES, 10 SECONDS WEST, A DISTANCE OF 326.41 FEET TO AN IRON PIPE; THENCE RUN NORTH 88 DEGREES, 11 MINUTES, 58 SECONDS WEST, A DISTANCE OF 633.57 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING.

Case # 2022-TX-31

Certificate # 2017/ 962

Opening Bid: \$2,515.32

Taxes Due:

New Opening Bid:

Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
Citrus Capital Holding LLC	03-10-12-1438-000K-0060	Leslie S Henderson - Douglas

Description of Property: LOT 6 AND 7, BLOCK K, CENTRAL COURT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF DIXIE COUNTRY, FLORIDA. TOGETHER WITH A 1981 MANA MOBILE HOME, VIN#: 06113055884A AND 061130558884B; TITLE # 19071950 AND 19071951.

Case # 2022-TX-25

Certificate # 2020/ 79

Opening Bid: \$5,043.56

Taxes Due:

New Opening Bid:

Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
Citrus Capital Holding, LLC	11-10-12-0000-2657-0200	Dixie Waste Services LLC

Description of Property: PART OF THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 12 EAST, DIXIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF THE SAID SW 1/4 OF THE NE 1/4 OF SECTION 11, THENCE N 00 DEG. 10' 58" E, ALONG THE EAST LINE OF THE SAID SW 1/4 OF THE NE 1/4 OF SECTION 11 A DISTANCE OF 660.07 FEET TO A REBAR I.D. #2548; THENCE N 87 DEG. 14' 32" W A DISTANCE OF 1602.45 FEET TO THE CENTERLINE OF ROLLISON ROAD; THENCE S 27 DEG. 16' 48" W ALONG THE SAID CENTERLINE, 126.82 FEET; THENCE S 24 DEG. 51' 36" W ALONG THE SAID CENTERLINE, 179.96 FEET; THENCE S 28 DEG. 18' 47" W ALONG THE SAID CENTERLINE, 40.95 FEET; THENCE S 37 DEG. 03' 20" W ALONG THE SAID CENTERLINE, 24.22 FEET; THENCE LEAVING THE SAID CENTERLINE, S 89 DEG. 38' 14" E A DISTANCE OF 625.26 FEET; THENCE S 00 DEG. 23' 03" W A DISTANCE OF 279.70 FEET TO THE SOUTH LINE OF THE SAID SW 1/4 OF THE NE 1/4; THENCE S 89 DEG. 38' 51" E ALONG THE SAID SOUTH LINE, 1143.31 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE MAINTAINED R/W FOR AN EXISTING PAVED COUNTY ROAD KNOWN AS ROLLISON ROAD.

Case # 2022-TX-24

Certificate # 2020/ 389

Opening Bid: \$995.18

Taxes Due:

New Opening Bid:

Results of Sale:

REDEEMED 8/10/2022

APPLICANT #	PARCEL ID #	ASSESSED TO
Citrus Capital Holding, LLC	12-09-13-4006-0000-0090	Nancy Pearce

Description of Property: ALL OF LOT 9, PETERSON ESTATES SUBDIVISION, A RECORDED SUBDIVISION IN THE SOUTH 1/2 OF GOVERNMENT LOT 11 OF SECTION 12, TOWNSHIP 9 SOUTH, RANGE 13 EAST, DIXIE COUNTY, FLORIDA. TOGETHER WITH MOBILE HOME SITUATED THEREON.

Case # 2022-TX-23

Certificate # 2020/ 432

Opening Bid: \$3,915.11

Taxes Due:

New Opening Bid:

Results of Sale: **REDEEMED ON 8/31/2022**

APPLICANT #	PARCEL ID #	ASSESSED TO
IDE Technologies, Inc	31-10-14-5665-0034-0190	Paul Forman Paul Dykes

Description of Property: LOT 19, BLOCK 34, SUWANNEE GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 40, PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA. TOGETHER WITH MOBILE HOME SITUATED THERON.

Case # 2022-TX-29

Certificate # 2020/ 1425

Opening Bid: \$7,617.38

Taxes Due:

New Opening Bid:

Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
IDE Technologies, Inc	27-10-13-5568-0000-0500	Laura Ann Cox

Description of Property: ALL OF LOT 50 AND THE EAST 203 FEET OF LOT 51, SUWANNEE RIVER RANCHETTS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 66 AND 67, OF THE PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MOBILE HOME SITUATED THEREON.

Case # 2022-TX-43

Certificate # 2020/ 2004

Opening Bid: \$4,798.98

Taxes Due:

New Opening Bid:

Results of Sale: **REDEEMED ON 8/9/2022**