

DIXIE COUNTY

Tax Deed Sale List

September 10, 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 #Mikon Financial Services inc, and Ocean Bank

PARCEL ID # 22-09-13-4357-0000-0320

ASSESSED TO: Donna Viera and Clifford Viera

Description of Property: Lot 32, of GREENVIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, Page(s) 194, of the Public Records of Dixie County, Florida.

Together with 1994 AUGU Mobile Home, Title No.67456655, ID # GMHGA and 1995 REDM Mobile Home, Title No. 70616695, ID Number FLA146M9428.

Case # 2024-TX-17 HOMESTEAD

Certificate # 2022/773

Opening Bid: \$35,301.84

Taxes Due:

New Opening Bid:

Results of Sale:

Property # 3

APPLICANT # Mikon Financial Services, inc and Ocean Bank.

PARCEL ID # 02-10-13-4513-000E-0120

ASSESSED TO: Gregory M Kofskey and Michele C Kofskey

Description of Property: Lot 12, Block E, of FLORIDA OAK FOREST, according to the plat thereof, as recorded in Plat Book 1, Page(s) 164, of the Public Records of Dixie County, Florida.

Case # 2024-TX-19

Certificate # 2022/51

Opening Bid: \$2,721.51

Taxes Due:

New Opening Bid:

Results of Sale:

Property # 4

APPLICANT # Mikon Financial Services, inc and Ocean Bank.

PARCEL ID # 32-09-13-4492-0002-0210

ASSESSED TO: Stacey Kardas

Description of Property: Lot 21, Indian Oaks II, according to the plat thereof, as recorded in Plat Book 1, Page 202, of the Public Records of Dixie County, Florida.

Case # 2024-TX-20

Certificate # 2022/1283

Opening Bid: \$1,873.13

Taxes Due:

New Opening Bid:

Results of Sale:

Property # 5

APPLICANT: ABRTL LLC AND AM CERT LLC PART

PARCEL ID #22-09-13-4356-0000-0240

ASSESSED TO: Floyd Armitage, Jeffrey Reeves

Description of Property: Lot 24, of MATTHEW PLANTATION, according to the plat thereof, as recorded in Plat Book 1, Page(s) 157, of the Public Records of Dixie County, Florida.

Case # 2024-TX-06 HOMESTEAD

Certificate # 2022/769

Opening Bid: \$26,711.31

Taxes Due:

New Opening Bid:

Results of Sale:

Property # 6

APPLICANT # FIG 20, LLC

PARCEL ID #06-10-10-0428-00U1-0310

ASSESSED TO: Brian M Peters and Melissa A Minquez

Description of Property: Part of Section 6, Township 10 South, Range 10 East, Dixie County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 3, Gulf Forest, as per the plat thereof recorded in Plat Book 1, Pages 251 & 252, Dixie County Records, and the centerline a 60 foot road easement; thence South 78 degrees 56'09" West, along said centerline, 150.73 feet; thence South 71 degrees 45'48" West, along said centerline, 349.25 feet to the Point of Beginning; thence South 55 degrees 57'46" West, along said centerline, 321.74 feet; thence South 50 degrees 08'00" West, along said centerline, 87.28 feet; thence South 37 degrees 59'06" West, a distance of 1137.30 feet to an intersection with the centerline of a 60 foot road easement, thence North 32 degrees 36'07" East along the last said centerline, 141.96 feet; thence North 38 degrees 34'11" East, along said centerline, 177.37 feet; thence North 43 degrees 07'55" East, along said centerline 268.07 feet; thence departing said centerline, North 72 degrees 59'19" East, a distance of 811.00 feet; thence North 81 degrees 17'15" East, a distance of 778.40 feet to the Point of Beginning.

Case #2024-TX-05

Certificate # 2022/223

Opening Bid: \$1,016.22

Taxes Due:

New Opening Bid:

Results of Sale:

Property # 7

APPLICANT #ABRTL LLC AND AM CERT LLC PART

PARCEL ID # 23-09-13-4368-0001-0290

ASSESSED TO: Colin Shivley

Description of Property: Lot 29, of RAMBLING WOODS 1, according to the plat thereof, as recorded in Plat Book 1, Page(s) 233, of the Public Records of Dixie County, Florida.

Case #2024-TX-04

Certificate # 2022/796

Opening Bid: \$6,071.35

Taxes Due:

New Opening Bid:

Results of Sale:

Property # 8

APPLICANT # Mikon Financial Services, inc and Ocean Bank.

PARCEL ID # 23-09-13-4368-0001-0300

ASSESSED TO: Colin Shivley

Description of Property: Lot 30 of Rambling Woods, Addition one Subdivision, as recorded in Plat Book 1, Page 233 of the Public Records of Dixie County, Florida.

Case # 2024-TX-18

Certificate # 2022/797

Opening Bid: \$2,106.99

Taxes Due:

New Opening Bid:

Results of Sale: