

DIXIE COUNTY

Tax Deed Sale List

September 12, 2023 – 11:00 AM

Barbie Higginbotham – CLERK OF THE CIRCUIT COURT

Please call ahead to verify availability and redemptions

APPLICANT #	PARCEL ID #	ASSESSED TO
5T Wealth Partners, LP	08-08-14-6876-0002-01B0	Digital One Communications

Description of Property: TRACT 1 B OF SUWANNEE RUN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE A THE SOUTHEAST CORNER OF GOVERNMENT LOT 5 IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 14 EAST FOR A POINT OF BEGINNING, RUN THENCE 728 FEET TO THE INTERSECTION OF A 60 FOOT USER ROAD; THENCE RUN NORTH 02 DEGREES 20' 16" EAST 150.12 FEET ALONG THE EAST BOUNDARY OF SAID USER ROAD; THENCE RUN EAST 722 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 14 EAST, DIXIE COUNTY, FLORIDA.

Case # 2023-TX-24

Certificate # 2016/240

Opening Bid: \$4,281.90

Taxes Due:

New Opening Bid:

Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
5T Wealth Partners, LP	33-09-13-4492-0000-0550	George W. Jones

Description of Property: LOT 55, INDIAN OAKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 191, OF THE PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA.

Case # 2023-TX-25

Certificate # 2016/1399 HOMESTEAD

Opening Bid: \$32,134.41

Taxes Due:

New Opening Bid:

Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
5T Wealth Partners, LP	35-09-13-4498-000D-0300	Lillian M. Patrice

Description of Property: LOT 30, BLOCK D, OF SUWANNEE OAK FOREST SUBDIVISION, A SUBDIVISION AS PER PLAT THEREOF FILED AT PLAT BOOK 1, PAGE 177, OF THE PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA.

Case # 2023-TX-22

Certificate # 2016/1454

Opening Bid: \$2,915.80

Taxes Due:

New Opening Bid:

Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
5T Wealth Partners, LP	32-09-13-4492-0002-0480	Felix F. Ferrer

Description of Property: LOT 48, OF INDIAN OAKS UNIT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 201, OF THE PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA.

Case # 2023-TX-23

Certificate # 2016/1374

Opening Bid: \$3,814.95

Taxes Due:

New Opening Bid:

Results of Sale:

APPLICANT #	PARCEL ID #	ASSESSED TO
Bethlehem Ranch, LLC	22-09-13-0000-4345-0000	Juan C. Ortiz

Description of Property: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 13 EAST, DIXIE COUNTY, FLORIDA; THENCE RUN SOUTH 0 DEGREES, 03' 50" EAST, 238.23 FEET; THENCE RUN NORTH 89 DEGREES, 47' 40" EAST, 442.02 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES, 47' 40" EAST 440.02 FEET; THENCE RUN SOUTH 0 DEGREES, 03' 50" EAST 198.23 FEET; THENCE RUN SOUTH 89 DEGREES, 47' 40" WEST 440.02 FEET THENCE RUN NORTH 0 DEGREES, 03' 50" WEST 198.23 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR EGRESS AND INGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING PARCELS OF PROPERTY:

PARCEL #1: DESCRIPTION OF EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 112, PAGE 379: AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE NW CORNER OF NE 1/4 OF NW 1/4 OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 13 EAST AND RUN SOUTH 0 DEGREES 03' 50" EAST ALONG THE FORTY LINE A DISTANCE OF 554.69 FEET, THEN RUN NORTH 89 DEGREES 47' 40" EAST 220.01 FEET TO THE POINT OF BEGINNING: FROM SAID POINT OF BEGINNING, RUN NORTH 0 DEGREES 03' 50" WEST A DISTANCE OF 20 FEET, THEN RUN NORTH 89 DEGREES 47' 40" EAST A DISTANCE OF 30 FEET, THEN RUN SOUTH 0 DEGREES 03' 50" EAST TO THE SOUTH LINE OF THE FORTY; THEN RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF THE FORTY A DISTANCE OF 20 FEET, THEN RUN NORTH 0 DEGREES 03' 50" WEST TO A POINT, WHICH IS NORTH 89 DEGREES 47' 40" EAST OF THE POINT OF BEGINNING, THEN RUN SOUTH 89 DEGREES 47' 40" WEST 10 FEET AND BACK TO THE POINT OF BEGINNING. SUBJECT TO ALL VALID EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL #2: AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 13 EAST, DIXIE COUNTY, FLORIDA FOR THE POINT OF COMMENCEMENT; THENCE RUN SOUTH 00 DEGREES 03' 50" EAST ALONG THE FORTY LINE A DISTANCE OF 554.69 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 112, PAGE 379; THENCE RUN THE FOLLOWING COURSES ALONG SAID PROPERTY LINE; THENCE NORTH 89 DEGREES 47' 40" EAST A DISTANCE OF 220.01 FEET; THENCE NORTH 00 DEGREES 03' 50" WEST A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF THE EASEMENT DESCRIBED IN OFFICIAL RECORD

BOOK 112, PAGE 379 FOR THE POINT OF BEGINNING: THENCE CONTINUE NORTH 00 DEGREES 03' 50" WEST A DISTANCE OF 98.23 FEET; THENCE NORTH 89 DEGREES 47' 40" EAST A DISTANCE OF 220.01 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 331, PAGE 557; THENCE SOUTH 00 DEGREES 03' 50" EAST ALONG SAID WEST LINE A DISTANCE OF 20.00 FEET; THENCE SOUTH 89 DEGREES 47' 40" WEST A DISTANCE OF 190.01 FEET; THENCE SOUTH 00 DEGREES 03' 50" EAST A DISTANCE OF 78.23 FEET TO THE NORTHEAST CORNER OF SAID EASEMENT DESCRIBED IN OFFICIAL RECORD BOOK 112, PAGE 379; THENCE SOUTH 89 DEGREES 47' 40" WEST ALONG THE NORTH LINE OF SAID EASEMENT A DISTANCE OF 30.00 FEET AND BACK TO THE POINT OF BEGINNING.

PARCEL #3: AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 13 EAST, DIXIE COUNTY, FLORIDA FOR THE POINT OF COMMENCEMENT: THENCE NORTH 00 DEGREES 03' 50" WEST ALONG THE FORTY LINE A DISTANCE OF 634.69 FEET; THENCE SOUTH 89 DEGREES 44' 25" EAST A DISTANCE OF 442.02 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 331, PAGE 557; THENCE NORTH 00 DEGREES 03' 50" WEST ALONG THE WEST LINE OF SAID PROPERTY A DISTANCE OF 178.23 FEET FOR THE POINT OF BEGINNING: THENCE CONTINUE NORTH 00 DEGREES 03' 50" WEST ALONG THE SAID WEST LINE A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 331, PAGE 557 AND TO THE SOUTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 280, PAGE 390; THENCE NORTH 89 DEGREES 47' 40" EAST ALONG SAID NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 331, PAGE 557 AND ALONG THE SAID SOUTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 280, PAGE 390 A DISTANCE OF 30.00 FEET; THENCE SOUTH 00 DEGREES 03' 50" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 89 DEGREES 47' 40" WEST A DISTANCE OF 30.00 FEET AND BACK TO THE POINT OF BEGINNING.

Case # 2023-TX-33

Certificate # 2021/720

Opening Bid: \$1,511.14

Taxes Due:

New Opening Bid:

Results of Sale: