

**HAMILTON COUNTY
CLERK OF CIRCUIT COURT
207 NE 1ST ST, ROOM 106
JASPER, FLORIDA 32052**

**KRISTY MORGAN
DEPUTY CLERK
PH\ (386) 792-6815
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**LIST OF PROPERTIES
TO SELL AT TAX DEED SALE
ON THURSDAY, APRIL 8, 2021 AT 11:00 A.M.**

1. PARCEL NO. 2200-008 Cert No. 128
Section 18 Township 1N Range 14E 1148A
303-98 x 716.50 in NW/14 of SE/4 as desc in
ORB 475-144 Tract 3 Survey Behind Deed
Tax Deed Applicant: John Cloyd
Name(s) in which assessed: Frances Clayton Johnson
Bid Amount: \$8,703.53
2. PARCEL NO. 2723-120-000 Cert No. 178
Section 23 Township 1S Range 14E 1636L
Lot 12 Unit 1 Crooked Branch
Tax Deed Applicant: Louis F. Simonetta
Name(s) in which assessed: Robert E. Schiavi Jr
Opening Bid Amount: \$3,626.47
3. PARCEL NO. 2723-43 Cert No. 194
Section 14 Township 1S Range 14E 1636A17
Lot 43 Unit 1 Crooked Branch Ranch Subd
ORB 160-884 ORB 222-281
Tax Deed Applicant: Louis F. Simonetta
Name(s) in which assessed: Nancy Lee Toothaker
Opening Bid Amount: \$1,486.20
4. PARCEL NO. 3139-260 Cert No. 286
Section 7 Township 2N Range 13E 2034-26
Lot 26 Fox Hollow subd ORB 466-156 ORB 608-460 ORB 608-466
ORB 611-132 ORB 741-35
Tax Deed Applicant: Southern Auction Company
Name(s) in which assessed: Jack Nagelberg
Opening Bid Amount: \$2,547.05
5. PARCEL NO. 4079-000 Cert No. 513
Section 7 Township 1S Range 12E 4-254
C/S 254 Suwannee River Campsites ORB 111-397
Tax Deed Applicant: Kaelin M. Monds
Name(s) in which assessed: Dorothy A. Price
Opening Bid Amount: \$1,171.00

6. PARCEL NO. 4133-000 Cert No. 568
Section 7 Township 1S Range 12E 4-326
C/S 326 & 327 Suwannee River Campsites ORB 649-55 ORB 706-96
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Marshall H. Jones and Angela M. Carroll
Opening Bid Amount: \$1,599.24

2020 Taxes are due - \$26.61 – See Hamilton County Tax Collector

7. PARCEL NO. 4150-000 Cert No. 572
Section 7 Township 1S Range 12E 4-353
C/S 353 Suwannee River Campsites ORB 133-218 ORB 610-234 ORB 623-166
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Robert M. Lemmo
Opening Bid Amount: \$1,383.83

2020 Taxes are due - \$14.02 – See Hamilton County Tax Collector

8. PARCEL NO. 4152-000 Cert No. 525
Section 7 Township 1S Range 12E 4-355
C/S 355 Suwannee River Campsites ORB 607-19 ORB 607-20 ORB 607-18
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Cynthia Caughey
Opening Bid Amount: \$957.44

2020 Taxes are due - \$14.07 – See Hamilton County Tax Collector

9. PARCEL NO. 4159-000 Cert No. 525
Section 7 Township 1S Range 12E 4-365
C/S 365 Suwannee River Campsites ORB 153-864
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Harold T. & Valerie K. Owens
Opening Bid Amount: \$1,352.58

2020 Taxes are due - \$14.02 – See Hamilton County Tax Collector

10. PARCEL NO. 4188-000 Cert No. 603
Section 7 Township 1S Range 12E 4-404
C/S 404 Suwannee River Campsites ORB 136-455
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Waylon T. & Mildred E. West
Opening Bid Amount: \$1,456.21

2020 Taxes are due – \$14.02 – See Hamilton County Tax Collector

11. PARCEL NO. 4190-000 Cert No. 582
Section 7 Township 1S Range 12E 4-406
C/S 406 Suwannee River Campsites ORB 156-637
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Philip & Romona Audet
Opening Bid Amount: \$1,352.58

2020 Taxes are due - \$28.06 – See Hamilton County Tax Collector

12. PARCEL NO. 4207-000 Cert No. 584
Section 7 Township 1S Range 12E 4-427
C/S 427 Suwannee River Campsites
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Freddie Baldwin
Opening Bid Amount: \$1,370.88

2020 Taxes are due - \$14.02 – See Hamilton County Tax Collector

13. PARCEL NO. 4210-000 Cert No. 585
Section 7 Township 1S Range 12E 4-431
C/S 431 Suwannee River Campsites ORB 85-423 ORB 602-326 ORB 603-106
ORB 605-277 ORB 636-433
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Erby & Marlie Joseph
Opening Bid Amount: \$1,447.46

2020 Taxes are due - \$14.09 – See Hamilton County Tax Collector

14. PARCEL NO. 4213-000 Cert No. 586
Section 7 Township 1S Range 12E 4-434
C/S 434 & 435 Suwannee River Campsites ORB 177-244 ORB 613-347 ORB 613-349
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Jackie Lynn Hoque
Opening Bid Amount: \$1,558.84

2020 Taxes are due - \$28.06 – See Hamilton County Tax Collector

15. PARCEL NO. 4225-000 Cert No. 540
Section 7 Township 1S Range 12E 4-451
C/S 451 Suwannee River Campsites ORB 528-93 ORB 721-429
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: James Cecil Moody
Opening Bid Amount: \$927.79

2020 Taxes are due - \$14.02 – See Hamilton County Tax Collector

16. PARCEL NO. 4234-000 Cert No. 542
Section 7 Township 1S Range 12E 4-427
C/S 427 Suwannee River Campsites ORB v135-670
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Billy Carlisle
Opening Bid Amount: \$877.11

2020 Taxes are due - \$14.02 – See Hamilton County Tax Collector

17. PARCEL NO. 4245-000 Cert No. 552
Section 7 Township 1S Range 12E 4-478
C/S 478 Suwannee River Campsites ORB 499-263 ORB 674-313
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Jerry Lee & Melanie R. Dupree
Opening Bid Amount: \$973.11

2020 Taxes are due - \$14.02 – See Hamilton County Tax Collector

18. PARCEL NO. 4251-000 Cert No. 591
Section 7 Township 1S Range 12E 4-484
C/S 484 Suwannee River Campsites
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Freddie Baldwin
Opening Bid Amount: \$1,370.88

2020 Taxes are due - \$14.02 – See Hamilton County Tax Collector

19. PARCEL NO. 4265-000 Cert No. 593
Section 7 Township 1S Range 12E 4-504
C/S 504 Suwannee River Campsites ORB 607-184 ORB 608-360 ORB 623-165
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Robert M. Lemmo
Opening Bid Amount: \$1,396.78

2020 Taxes are due - \$14.02 – See Hamilton County Tax Collector

20. PARCEL NO. 4266-000 Cert No. 594
Section 7 Township 1S Range 12E 4-505
C/S 505 Suwannee River Campsites ORB 161-788
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: James L. & Lucy Paulk
Opening Bid Amount: \$1,355.95

2020 Taxes are due - \$14.02 – See Hamilton County Tax Collector

21. PARCEL NO. 4267-000 Cert No. 559
Section 7 Township 1S Range 12E 4-506
C/S 506 Suwannee River Campsites ORB 406-144
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Kenneth R. & Bonnie C. Courson
Opening Bid Amount: \$992.53

2020 Taxes are due - \$14.02 – See Hamilton County Tax Collector

22. PARCEL NO. 4278-000 Cert No. 624
Section 7 Township 1S R12E 4-519
C/S 519 Suwannee River Campsites ORB 362-331
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: James R. Carter
Opening Bid Amount: \$1,410.76

23. PARCEL NO. 4281-000 Cert No. 597
Section 7 Township 1S Range 12E 4-523
C/S 523 524 525 Suwannee River Campsites ORB 362-340
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Lucia F. Kruse
Opening Bid Amount: \$1,938.46

2020 Taxes are due - \$42.07 – See Hamilton County Tax Collector

24. PARCEL NO. 4291-000 Cert No. 598
Section 7 Township 1S Range 12E 4-538
C/S 538 & 539 Suwannee River Campsites ORB 260-133
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Susan McCutchin Berry
Opening Bid Amount: \$1,506.71

2020 Taxes are due - \$28.06 – See Hamilton County Tax Collector

25. PARCEL NO. 4295-000 Cert No. 600
Section 7 Township 1S Range 12E 4-543
C/S 543 Suwannee River Campsites
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Earl H. & Judy M Law
Opening Bid Amount: \$1,529.53

2020 Taxes are due - \$14.02 – See Hamilton County Tax Collector

26. PARCEL NO. 4304-000 Cert No. 603
Section 7 Township 1S Range 12E 4-554
C/S 554 & 555 Suwannee River Campsites ORB 137-936 ORB 649-57 ORB 651-207
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Marlin Miller & Sumeth Iamkraiamorn
Opening Bid Amount: \$1,681.15

2020 Taxes are due - \$28.06 – See Hamilton County Tax Collector

27. PARCEL NO. 4321-000 Cert No. 633
Section 7 Township 1S Range 12E 4-581
C/S 581 & 582 Suwannee River Campsites ORB 232-257 ORB 610-69 ORB 619-177
ORB 765-93
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Giuseppe Mannino
Opening Bid Amount: \$1,238.16

2020 Taxes are due - \$28.06 – See Hamilton County Tax Collector

28. PARCEL NO. 4326-000 Cert No. 567
Section 7 Township 1S Range 12E 4-589
C/S 589 Suwannee River Campsites ORB 462-308 ORB 600-315 ORB 653-491
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Julian David & Maria M. Zuluaga
Opening Bid Amount: \$1,078.22

2020 Taxes are due - \$14.02 – See Hamilton County Tax Collector

29. PARCEL NO. 4330-000 Cert No. 583
Section 7 Township 1S R12E 4-593
C/S 593 Suwannee River Campsites ORB 134-826
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Verna Lee & Bonnie Smith
Opening Bid Amount: \$1,204.53

2020 Taxes are due - \$14.02 – See Hamilton County Tax Collector

30. PARCEL NO. 4341-000 Cert No. 604
Section 7 Township 1S R12E 4-607
C/S 607 Suwannee River Campsites
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Vernon Lantz
Opening Bid Amount: \$1,455.20

2020 Taxes are due - \$14.02 – See Hamilton County Tax Collector

31. PARCEL NO. 4342-000 Cert No. 635
Section 7 Township 1S R12E 4-608
C/S 608 Suwannee River Campsites
Tax Deed Applicant: Comian XVI Tax Lien Fund LLC
Name(s) in which assessed: Horace Wayne Murphy
Opening Bid Amount: \$1,229.55

2020 Taxes are due - \$14.02 – See Hamilton County Tax Collector

ATTENTION

Pursuant to Chapter 197.542(2), Florida Statutes, the highest bidder is required to post a non-refundable cash deposit of \$200 with the Clerk of Court at the time of the sale, to be applied to the sale price at the time of full payment. The Clerk may require bidders to show their willingness and ability to post the cost deposit.

ALL PROPERTIES ARE SOLD AS BUYER BEWARE

All properties are sold as “Buyer Beware”. Any property that is the subject of a Tax Deed Sale is sold “AS IS” without any warranties or representations of any kind or character, express or implied, with respect to the property, including, but not limited to, warranties or representations as to matters of title, land use zoning, tax consequences, physical or environmental conditions, availability of access, ingress, valuations, governmental approvals, governmental regulations, or any other matter or thing relating to or affecting the property.