

**HAMILTON COUNTY
CLERK OF CIRCUIT COURT
207 NE 1ST ST, ROOM 106
JASPER, FLORIDA 32052
(386) 792-1288
godwing@hamiltoncountyfl.com
morgank@hamiltoncountyfl.com**

TAX DEED SALE – THURSDAY, DECEMBER 21, 2023 @ 11:00 A.M.

1. PARCEL NO. 3765-161 CERT NO. 366
Section 26 Township 2N Range 12E 2754A51
Lot “C” (Oak Forest Subd an unrecorded subd) ORB 433-51 ORB 507-26
Tax Deed Applicant: Capital One NA as Collateral Assignee of TLGFY
Name(s) in which assessed: John M. Kelly 1/2 int. and John M. Kelly and Jan E. Vanhooser
Opening Bid Amount: \$6,512.55
2. PARCEL NO. 4796-000 CERT NO. 701
Section 8 Township 2N Range 11E 3573
NE/4 of SE/4 of SW/4 less R/W 1 AC DB 27-490
Tax Deed Applicant: Wade Thomas
Name(s) in which assessed: Penny B. Simmons
Opening Bid Amount: \$3,876.58
3. PARCEL NO. 4797-000 CERT NO. 702
Section 8 Township 2N Range 11E 3574
NW/4 of SE/4 of SW/4 DB 27-489
Tax Deed Applicant: Wade Thomas
Name(s) in which assessed: Walter Corbett
Opening Bid Amount: \$3,598.54
4. PARCEL NO. 4857-020 CERT NO. 598
Section 17 Township 2N Range 11E 3660B
S/2 of E/2 of S/2 of NW/4 of NE/4 ORB 354-266 less ORB758-403 (Rd Rt of Way)
Tax Deed Applicant: Wade Thomas
Name(s) in which assessed: Walter Corbett Sr. Heirs
Opening Bid Amount: \$4,194.79
5. PARCEL NO. 4857-010 CERT NO. 597
Section 17 Township 2N Range 11E 3660A
N/2 of E/2 of S/2 of NW/4 of NE/4 ORB 354-265 (Lillian Smith’s Int. to Worner Grodon &
Cleo Smith Jr & Clare
Tax Deed Applicant: Wade Thomas
Name(s) in which assessed: Penny B. Simmons Heirs
Opening Bid Amount: \$4,268.33

6. PARCEL NO. 1901-020 CERT NO. 80 **REDEEMED 11-27-2023**

Section 4 Township 1N Range 14E

ORB 162-657 and that part in ORB 376-19 less ORB 386-162 and 1.22 ac. Desc. in ORB 399-83 (survey on deed) and 2.89 ac. Desc. in ORB 402-122 less ORB 688-476 less ORB 688-478 further Desc. in a boundary survey! Commence at the north / east corner of NE/4 of the NW/4 of Sec. 4 twN 1N Rng. 14E and run S 89.01 '30" W along the north line of said section 4 a distance of 226.15 ft. thence run S 07.41'58" W a distance of 439.75 ft. thence run S 68.48'30" W a distance of 130.00 ft. thence run S 01.11'30" E a distance of 210.00 ft. to the north Rt of Way Line of CR6 thence run S 68.48'30" W along said north Rt of Way Line 559.83 ft. to the point of beginning thence continue S 68.48'30" W along said N Rt of Way Line 70.17 ft. thence run N 21.52'04" W a distance of 468.45 ft. thence run N 81.04'02" E a distance of 306.90 ft. thence run S 10.28'07" E a distance of 263.61 ft. thence run S 82.27'02" W a distance of 16.89 ft. thence run S 04.37'02" E a distance of 181.73 ft. to the point of beginning containing 2.11 ac more or less and a tract of land in a boundary survey desc! Commence at the NW corner of sec 4 thence run N 89.09'41" E along the N line of said sec 4 a distance of 1,434.54 ft. thence S 5.35'26" E 478.90 ft. to the point of beginning thence run S 27.12'49" E 260 ft. to a point 210.00 ft. N of the N Rt of Way of CR6 thence S 63.47'11" W parallel to CR6 a distance of 409.85 ft. thence N 24.00'49" W 365.00 ft. thence N 78.47'11" E 405.34 ft. to the point of beginning containing 2.89 ac more or less

Tax Deed Applicant: Sarasota All Tune, LLC

Name(s) in which assessed: Wayne E and Shirley H. Smith

Opening Bid Amount: \$5,737.54

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.