

## Tax Deed Sales

**BUYERS BEWARE:** Please note the Clerk's office does NOT guarantee a clear title to any parcel of land sold through Tax Deed Sales. It is the BIDDER's responsibility to do his/her due diligence to become familiar with the property of interest. Be advised there may be encumbrances, such as judgements, liens, mortgages, etc., that may remain after the sale. The Clerk's Office is not permitted to offer any legal advice. If you require legal advice, you should reach out to a licensed attorney with questions or concerns.

In addition to the Final Bid amount, the successful bidder is required to pay documentary stamps and recording fees. If you are the successful bidder, remember to check with the Tax Collectors office to verify if any current taxes are due that are not included in the opening bid amount.

### Things to Know:

**Bid Increments - \$50.00 or more**

**A NON-REFUNDABLE \$200.00 CASH deposit is due from the Successful Bidder for each property in which you are deemed the highest bidder.**

**Payment in Full is due no later than 11:00 am the following day.**

**Payment Forms accepted: cash, cashier's check, or money order. NO personal checks are accepted.**

**Additional Fees (in addition to the highest bid): Documentary Stamps and Recording Fees.**

**Clerk's Office is not permitted to give any legal advice.**

**Clerk's Office does not guarantee clear title to any parcel of land sold.**

**Contact the Tax Collectors Office to see if any current taxes are due that are not included in the opening bid amount.**

### During the Sale:

We ask all parties to refrain from conversation while a sale is in progress.

Bidding will start with the statutory opening bid amount. The opening bid amount differs with each tax deed application. Only bids in the amount of **\$50.00** or more are heard. The sale continues until the bidding stops. The property is sold to the individual with the highest bid. Immediately following the sale of each Tax Deed Application, the successful bidder will post their NON-REFUNDABLE **CASH** deposit in the amount of **\$200.00** (to be applied to the total amount due) with the Tax Deed Clerk and a hand-written receipt will be provided to the successful bidder. Also, at this time the Tax Deed Clerk will provide the successful bidder with the total amount due (high bid amount plus documentary stamps/recording fees).

**\*\* IF the successful bidder has not paid in full by 11:00 am the following day, costs to re-advertise the sale will be paid from the non-refundable deposit. \*\***

### After the sale:

Immediately following the sale, successful bidders who are prepared to pay the remaining amount due will be instructed to make way to the Public Records department (located in the Basement). At this time, the Tax Deed Clerk will prepare your Tax Deed and then the Records Clerk will record the Tax Deed and collect the remaining amount due in the form of **money order, cash, or cashiers check**. NO personal checks will be accepted.

If you are not prepared to make payment in full immediately following the sale, you may return back by 11:00 am the following day with the remaining amount due. **REMEMBER** – if you have not returned the following day by 11:00 am, all bids are canceled and the Clerk is required to re-advertise the sale. In doing so, the costs of re-sale will be paid from the NON-REFUNDABLE \$200.00 cash deposit.

**\*\* Please note, per Florida Statute 197.472; a tax certificate can be redeemed at any time after the certificate is issued and before a tax deed is issued UNLESS full payment for a tax deed is made to the Clerk of Court. \*\***