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RULES FOR TAX DEED SALE

(Per Florida Statute 197.542)

THIS PROPERTY IS BUYER BEWARE !!!!!!!
BEFORE PLACING YOUR BID, BE SURE YOU KNOW WHAT YOU ARE
BUYING.!!

1. Bidding starts at the amount needed to pay the outstanding taxes, interest thereon, plus all costs related to the said sale. If there are no higher bids. The land shall be struck off and sold to the certificate holder, who shall forthwith pay to the Clerk the documentary stamp tax and recording fees due, and a tax deed shall thereupon be issued and recorded by the Clerk.
2. The high bidder shall post with the Clerk a **NON-REFUNDABLE CASH DEPOSIT OF \$200.00** at the time of the sale, to be applied to the sale price at the time of full payment.
3. **The Clerk shall refuse to recognize the bid of any person who has previously bid and refused, for any reason, to honor such bid. (Florida Statutes 197.542)**
4. If full payment of the final bid and of documentary stamp tax and recording fees is not made within 24 hours, excluding weekends and legal holidays, the Clerk shall cancel all bids, re-advertise the sale as provided in this section, and pay all costs of the sale from the deposit. Any remaining funds must be applied toward the opening bid.
5. Payment must be made in the form of a cashiers check, certified check, or money order. **There must be one check for each property purchased. PERSONAL CHECKS OR BUSINESS CHECKS WILL NOT BE ACCEPTED NOR WILL CASH !!!!!**
6. If these requirements are not met, the Clerk will re-advertise the sale to be held no later than 30 days after the date the sale was canceled. Only one advertisement is necessary. No further notice is required. The amount of the statutory (opening) bid shall be increased by the cost of advertising, additional clerk=s fees as provided for in FS 28.24 (26), and interest as provided for in subsection (1).
7. The purchasing of a Tax Deed does not warrant or guarantee a clear and marketable title. **Neither the Clerk of Circuit Court nor the Tax Collector warrants or guarantees a clear and marketable title.** .
8. You can find further information concerning Tax Deed Sales in Chapter 197 of the Florida Statutes.