



Robert W. Germaine
Clerk of Courts - Highlands County, Florida

CLERK OF CIRCUIT COURT
CLERK OF COUNTY COURT
COUNTY AUDITOR
COUNTY RECORDER
CLERK TO THE BOARD OF COUNTY COMMISSIONERS

590 SOUTH COMMERCE AVENUE
SEBRING, FLORIDA 33870-3867
PHONE (863) 402-6564
SUNCOM 742-6564
FAX (863) 402-6768

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. **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.

HIGHLANDS COUNTY CODE ENFORCEMENT LIENS

Please be advised, if you are interested in purchasing a piece of property and it has a Highlands County Code Enforcement lien, the recorded lien amount does **not** include daily interest. Please contact the Highlands County Code Enforcement Department at (863) 402-6945 to allow staff to advise you of the total amount of the lien, including the daily interest amount.

*Disclaimer: This is for Highlands County Code Enforcement liens only. For any other type of lien, please contact the appropriate lien holder.

***Sun 'n Lake of Sebring
Improvement District***

5306 Sun 'n Lake Blvd.
Sebring, Florida 33872
(863) 382-2196

NOTICE FROM SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT

Certain property located within Sun 'n Lake of Sebring Estates Subdivision may be offered for sale at this tax deed sale. Sun 'n Lake of Sebring Improvement District hereby gives notice that the owners of such properties may or may not be current on their assessments owed to the District for operation and maintenance purposes, and for capital improvements, all of which constitute liens against the properties, if unpaid. Further, the Improvement District provides notices that the owners if such properties may be current in payment of their assessments to the Improvement District, yet delinquent in payment of their Highlands County real property ad valorem taxes due to lack of notice of the existence of such taxes. Many properties were sold by the prior developer of the District by agreements for deeds, and payments were made to the developer, who in turn paid the ad valorem taxes on behalf of the owner. The prior developer had subsequently gone into bankruptcy and no longer exists, and accordingly is no longer making payments to Highlands County for ad valorem real estate taxes. Many such owners are foreign citizens who have no awareness of the requirement to pay taxes to multiple governmental entities. Tax notices have routinely been provided to the record title holder, specifically the prior developer, and the beneficial owner of the property (by unrecorded agreement for deed) may well have never received an ad valorem tax notice from Highlands County. The Sun 'n Lake of Sebring Improvement District provides notice for its assessments only to such agreement for deed holders, when addresses are known. Based on the above scenario, it is possible, if not likely, that holders of agreements for deed may institute a challenge to the issuance of the tax deed upon becoming aware of the event.