

TAX DEED SALE - ELECTRONIC TAX DEED SALES PROCEDURES

Gulf County Clerk's Office maintains a listing of upcoming Tax Deed sales on our website www.gulfclerk.com. A Tax Deed Legal Advertisement Notice is published in the STAR newspaper once a week for four (4) consecutive weeks prior to the auction date, and is available on their website at www.starfl.com. For applications filed on or after October 1, 2018, the "Notice of Application for Tax Deed" is recorded in the Official Records of Gulf County, Florida. Please visit the Tax Deed Office or the Online Tax Deed Auction to review information on the different properties offered for sale and for future tax deed sale dates.

Florida Statute 197.542 (4)(a) allows the Clerk to "conduct electronic tax deed sales in lieu of public outcry." Designated Tax Deed sales may be conducted online via the internet at www.gulf.realtaxdeed.com.

If you do not have access to a computer, access to the electronic online auction will be available at two (2) public computer terminals in the Clerk of Court's Office located at Gulf County Courthouse, 1000 Cecil G. Costin Sr. Blvd, First Floor, Room 148, Port Saint Joe, FL 32456.

Anyone wishing to bid, including certificate holders, must register on this website and place a deposit with the Clerk of Court. **For each piece of property purchased, the successful high bidder is required to pay a non-refundable deposit equal to 5 percent of the final bid or \$200.00, whichever is greater, at the time of the sale. Payment must be in the form of cash, cashier's check, money order, deposit balance or wire transfer.** The advance deposit can be made in person at 1000 Cecil G. Costin Sr. Blvd, First Floor, Room 148, Port Saint Joe, FL 32456, by cash or cashier's check. Deposits made in person must be made by 2:00 PM EST the day prior to the sale. Advanced deposits may also be made by wire transfer. Wire deposits may require 4 full business days to be processed. **The funds will not be available for bidding until such funds have cleared.** The opening bid is the total amount due the Tax Collector for prior taxes, current taxes due, plus interest and is subject to change up to the time of the sale.

If a bidder is successful, 5% of the winning bid amount or \$200.00, whichever is greater, at the time of the sale will be deducted from the advance deposit and applied towards the sale price. If there are no bids the property shall be struck off and sold to the certificate holder. The successful bidder must pay the balance of the final bid plus all applicable statutory fees, no later than twenty-four (24) hours after their deposit is accepted. Final payment may only be made via wire transfer, or in person 1000 Cecil G. Costin Sr. Blvd, First Floor, Room 148, Port Saint Joe, FL 32456, by cash or cashier's check. The high bidder's deposit balance may be used for payment. In accordance with Florida Statute 192.0105(3), the sale is final when the high bidder remits full payment to the Clerk. Upon payment of the remainder of the bid, the Clerk will issue a Tax Deed for the property. The property owner may redeem his/her property by paying all back taxes and costs up until the tax deed is signed and recorded by the Clerk.

Failure to pay the balance of the final bid plus all fees due by no later than twenty-four (24) hours after the deposit is accepted will result in forfeiture of the deposit and nullification of the sale. The forfeited deposit will be used to re-advertise the sale. Any remaining funds from the deposit must be applied towards the opening bid.

A completed IRS FORM 8300 "Report of Cash Payments Over \$10,000 Received in a Trade or Business: is required for Cash payments of \$10,000 or more. The term "Cash" is defined as: U.S. and foreign coin and currency received in any transaction; or a cashier's check, money order, bank draft, or traveler's check

having a face amount of \$10,000 or less that is received in one transaction or related multiple transactions. Cash does not include a check drawn on the payer's own account, such as a personal check.

There are certain risks associated with the bidding at Tax Deed sales. It is the bidder's responsibility to research the property prior to the sale for possible liens recorded against the property. The Tax Deed issued by the Clerk does not guarantee clear and marketable title to the property. All parcels are sold in "as-is" condition. The Clerk makes no representations or warranties of any kind, express or implied, with respect to the property, including but not limited to, the condition of the property being sold, the marketability or state of the title to the property, the existing or potential use of the property or the existence of other liens, zoning regulations or encumbrances which may survive the sale of the property. No warranty, guarantee, or representation, real or implied, is made as to whether any improvements, including buildings or mobile homes, are located on the property.

In addition, the clerk makes no representations or warranties of any kind express or implied, regarding the legal effect of a Tax Deed sale on the property's title or marketability or the effect of the sale on any liens, encumbrances or mortgages that may exist on a property.

Information on the Property Appraiser's and Tax Collector's websites are not verified nor maintained by the Clerk. Links to such websites are provided for bidder convenience only. The Clerk of Court and RealAuction are not responsible for the quality or accuracy of any information provided on the external sites.

The tax laws are complicated and you should not bid on a tax deed sale property unless you have thoroughly researched the property, understand the taxation and related real property laws, and understand what liens or encumbrances may survive the Tax Deed sales. You should consult with an attorney if you have questions regarding the applicable laws. The Clerk cannot provide legal advice.

Bidders who engage in disruptive behavior; or failure to comply with any of the aforementioned requirements will result in the banning of the individual and/or the corporation submitting the bid from bidding at subsequent Tax Deed sales for, up to, six months.

If the certificate holder is not the successful bidder, he/she is reimbursed all monies paid, plus interest earned from the monies received from the successful bidder. If surplus funds are available, valid liens are then paid. Notarized claims must be submitted to the Clerk's office to substantiate a claim. The former property owner may claim any excess funds.

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