

INFORMATION REGARDING COLLIER COUNTY TAX DEED SALES

Tax deed sales are the auction of property on which tax certificates have been sold by the Tax Collector's office, for delinquent real estate taxes. The auctions are held on Monday's at 1 PM, in the Clerk's Administration Conference Room (2nd floor of the Collier County Courthouse Annex in the Collier County Government complex). Clerk of the Circuit Court's office holds these auctions, but assumes no responsibility for any encumbrances or liens on property.

The Tax Deed Files are kept with the Tax Deed Clerk located in the Recording Department of the Collier County Annex Building, 3315 Tamiami Trail East, Naples, Florida. This Department is open to the Public from 8:00 am to 5:00 pm, Monday through Friday.

As a courtesy, the Clerk keeps a clipboard containing copies of the properties for sale for county taxes available for inspection. This clipboard is located on the counter of the 2nd floor of the Collier County Courthouse Annex, Recording Department. Anyone may take notes from this clipboard or the Tax Deed Clerk will make a copy for \$1.00 per page. Upcoming Tax Deed Sales list and the List of Lands Available are now available on the Clerk's website at www.collierclerk.com. The Clerk's office assumes no responsibility for any inaccuracy contained on the upcoming sales or lands available lists.

The Notice of Tax Deed Sale for each property is published in the Naples Daily News once a week for four consecutive weeks. The sale will be held no sooner than thirty days from the publication date.

YOU MUST DO YOUR OWN RESEARCH FOR THE PROPERTY INVOLVED. The Tax Deed Clerk uses only legal descriptions; however, with this description if the property is improved, you can find street address information from the County Building Department for county property or the City Building Department for City property.

The improvements of the property, if any, are on record at the Property Appraiser's Office,

The Clerk's Office assumes no responsibility for any encumbrances (judgments, mortgages and other liens) on any property offered for sale. It is in your best interest to have a Title search done by an attorney or Title Company. However, you may search the Official Records.

It is possible you will have to take legal action to get possession of the property. Until possession is granted by the Court, you may not have access to the property without permission of the prior owner. The Clerk's Office assumes no responsibility for the availability of any property offered for sale.

When considering tax deed properties, please be advised that **ALL PROPERTIES ARE SOLD BUYER BEWARE.**

Anyone bidding at the sale should be aware of the instructions that follow:

- A. Present taxes may not be delinquent at the time of the sale, but they may be due. It is the responsibility of the successful bidder to pay any present taxes due.

- B. The successful bidder is required to pay the total amount of the bid within 24 hours of the sale in cash or cashier's check. The Clerk may refuse to recognize the bid of any person who has previously bid and refused, for any reason, to honor such bid.
- C. The successful bidder is also responsible to pay recording fees and documentary stamps associated with the Tax Deed.
- D. The successful bidder at the Tax Deed Sale must post a non-refundable deposit of 5% of the bid or \$200.00 whichever is greater, at the time of the sale to be applied to the sale price.

The purchaser of the property will be issued a Tax Deed as soon after the sale as it is reasonable for the Tax Deed Clerk to prepare. (Usually within two days after the sale). The previous owner of the property has until the Tax Deed is issued (Recorded) to redeem the property. If the property is redeemed before the Tax Deed is issued, the successful bidder will be refunded any money that has been paid.

Governmental liens & judgments survive the issuance of the tax deed and are satisfied to the fullest extent possible with any overbid monies from the sale. Liens of governmental units not satisfied in full survive the issuance of the tax deed. **Should you have any questions concerning what liens & judgments survive the tax deed sale, consult an attorney, we cannot advise you.**

A Tax Deed does not provide clear title to the property. The successful bidder will have to make arrangements with the previous owner, or open a Quiet Title suit to acquire clear title. Information on Quiet Title procedures and costs would be available from an Attorney that handles these lawsuits.

We recommend you read the Florida Statutes chapter 197.

For legal advice, consult an attorney.