



Participating in a Tax Deed Sale

How To Seminar Series

Webinar Overview

- ✓ Brief Overview of the Tax Deed Process
- ✓ How to Register for an Account Online
- ✓ How to Deposit Funds into the Registry
- ✓ Steps in the Tax Deed Sale Process
- ✓ Post Tax Deed Sale Process
- ✓ Available Contacts & Resources



Scope & General Information

This webinar will cover the general, normal flow of the tax deed process

A tax deed file may have or be affected by situations not covered in this webinar

Employees of the Clerk **are not** authorized to give legal advice

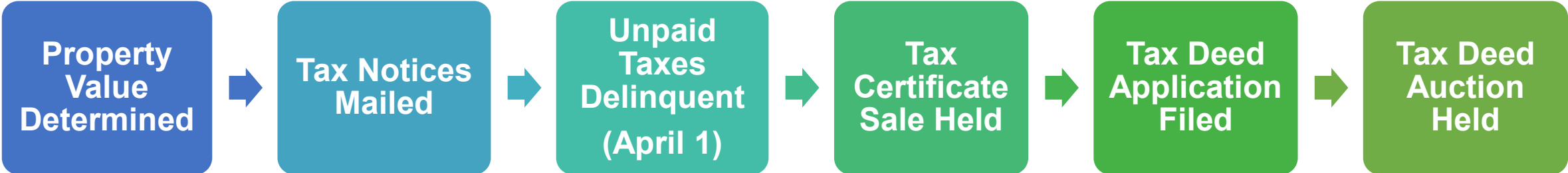
Purchasing a tax deed property is not a risk-free investment



What is a Tax Deed Application?



Process Flow



Tax Deed Application

**Tax Collector's Office
delivers to the Clerk:**



Certification:
*(applicant name, associated certificates, property to be auctioned,
statement of amounts)*

Signed Application

Applicant's Deposit

Property Information Report (O&E)
*Prepared by title company & includes: Property information | owner names
and addresses | lienholders | interested parties | copies of pertinent records*



Preparation for Sale

Clerk begins preparing for a tax deed sale.
Parties noticed:

Owners

Lienholders

Interested Parties

**Government
Agencies**
(with liens)



Scheduling for Sale

**Sale date is
selected**

**Opening bid
calculated**

Notices sent:

- *Publication in newspaper*
- *Sheriff's service*
- *Certified/registered mail*
- *Courtesy postcard*

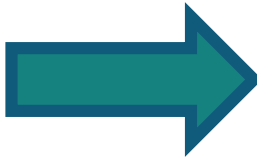
Case documents made
available in case record site

**Case
transmitted to
auction website**



Sale Cancellation

Sale may be canceled by:



Court Order

Bankruptcy

Redemption

Conditions of the sale are not met

Defect in the process



Redemption

Tax Deed Sale process can be stopped at any time through the payment of outstanding amounts



Costs associated with application

- + Tax Collector fees
- + Clerk fees
- + Costs incurred for sale process
- + Interest to certificate holder

Redemption Amount (Opening Bid)



Clerk's Website

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
DUVAL COUNTY, FLORIDA

SERVICES DEPARTMENTS ABOUT

SEARCH OFFICIAL RECORDS SEARCH COURT CASES MARRIAGE LICENSES PASSPORTS PROPERTY FRAUD TR

NOV 13

Hot Topics

- Today's Court Schedule
- County Financial Reports
- E-Certified Records
- Orders Protecting Minors
- I Want to Pay
- Make an Appointment
- Property Sales
- Scam Alerts
- Self Help Center
- Tourist Development Tax

02:00 PM - 03:00 PM

How To Participate in a Tax Deed Sale

+ Court Case Records

Domestic Violence & Injunction for Protection

Evictions

Family Law & Divorce

Guardianship & Mental Health

Judicial Calendaring

+ Jury Duty

Juvenile

Probate

- Property Sales

Foreclosure Sales

+ Tax Deed Sales

Self-Help Center

Small Claims

Traffic

+ Finance

+ Inspector General

+ Recording/Official Records

Special Notice: Any case set for Foreclosure sale up through November 12, 2022 has been canceled and will be rescheduled.

Foreclosure and Tax Deed Sales

Foreclosure Information

Sales dates & times, auctions, calendar, and payment options

Tax Deed Information

Sales dates & times, auctions, document search, and payment options

Tax Deed and Foreclosure Sale Processes

To pay back taxes and fees to cancel a sale, please follow the instructions on the notice received from the Clerk. To view payoff information, call 239-533-2800, or submit your request using the [Records Request System](#). Be prepared to provide email, fax, or mailing information as payoff quotes are not given by phone.

Bidder Notice

Prospective bidders are responsible for conducting their own research regarding the property being sold. The Clerk's office makes no warranties or representation about the condition, marketability, existing or potential uses, title, outstanding liens, mortgages or other encumbrances, zoning regulations or laws that may affect current or future uses of the property, or existence of any conditions regarding any property and structures or fixtures thereon offered for sale by the Clerk.

Surplus Funds

Tax Deed Surplus Funds are held by the Clerk for payment to government agencies, lienholders, and previous owners. For more information and forms to claim surplus funds from the Clerk's office, please see the Forms Library. Unclaimed funds are remitted to the state annually and can be searched/claimed at [FL Treasure Hunt](#)

Related Forms

Related Fee Links

Related Links

- [Records Request System](#)
- [FL Treasure Hunt](#)

FAQS

How do I contact Customer Service?

How do I update my bidder account information?

MORE FAQS

Clerk's Website

Alimony & Child Support

Appeals

Attorney Resources

+ Court Case Records

Domestic Violence &
Injunction for Protection

Evictions

Family Law & Divorce

Guardianship & Mental
Health

Judicial Calendaring

+ Jury Duty

Juvenile

Probate

- Property Sales

Foreclosure Sales

- Tax Deed Sales

Tax Deed Sales

[Print](#) [Feedback](#) [Share & Bookmark](#) Font Size:

Sales Dates & Times

Tax Deed sales are held online on Tuesdays, starting at 10 a.m.

Searching for Documents

To search for documents related to sales on or after Nov. 22, 2016, please use [RealTDM Instructions](#).

If the documents you are searching for are not in RealTDM. Please use our [Records Request System](#).

Payments

Bidder deposits, redemption payments, and purchase payments can be made in person or sent by mail.

Tax Deed Surplus Money

The Clerk's office is responsible for determining who may be entitled to surplus money left over from a sale, pursuant to Florida Statute. To inquire about tax deed surpluses, please contact Taxdeedsurplus@leeclerk.org for assistance.

▼ Related Forms

▼ Fees & Surcharges

Auctions:

[Tax Deed Sales Auction Site](#)

Related Links:

[View Tax Deed Files \(RealTDM\)](#)

For Payments:

Hours & Location:

Monday - Friday
8:30 a.m. to 5:00 p.m.
Justice Center, 2nd Floor

Mailing Address:

P.O. Box 9367
Ft. Myers, FL 33902



Register as a Bidder

www.lee.realtaxdeed.com

The screenshot shows the official tax deed auction site for Lee County, Florida. At the top, it identifies Kevin C. Karnes as the Clerk of the Court & Comptroller. The main navigation area includes links for 'START HERE', 'REGISTER' (highlighted with a red arrow), and 'AUCTION CALENDAR' (highlighted with a red arrow). A red arrow points from the 'REGISTER' link to the text 'View Listings' below. On the left side, there are sections for 'Training Links' (including Training Dates and Tax Deed Sale Process), 'External Links' (including Clerk Of Courts, Property Appraiser, Tax Collector, and myFlorida.com), and a 'Jump To' section with a dropdown menu for 'Select web site'.



Name on Title

Welcome: tdmtest1
Bidder Number: 28370

Bid Menu

- Calendar
- My Summary**
- Place Bid
- My Bids**
- Auction Results
- Quick Search
- Watch List
- Funds Transfer**
- Make Deposit
- Make Payment
- Request Refund
- View Invoices
- View Payments
- My Account**
- My Account

My Summary

My Payments

Total Amount Owed	\$32,603.70
Payments Made	\$32,603.70
Total Due	\$0.00
Total Items	3
Items Due	0
Items Paid	3
Items Canceled	0
Items Defaulted On	0

My Deposits

Funds Available	\$87,396.30
Funds Pending	\$0.00
Funds Held	\$0.00
Funds Used	\$32,603.70
Funds Refunded	\$0.00
Funds Rejected	\$0.00

My Funds History


Payment Made	\$2,336.70	04/28/2022
Deposit Paid	\$200.00	04/28/2022
Auction Win Deposit	\$200.00	04/28/2022
Auction Won	\$2,336.70	04/28/2022
Payment Made	\$12,757.30	03/15/2019
Deposit Paid	\$665.00	03/15/2019
Auction Win Deposit	\$665.00	03/15/2019
Auction Won	\$12,757.30	03/15/2019
Cash Deposit	\$100,000.00	03/14/2019
Payment Made	\$15,819.70	03/14/2019

My Auction Summary

Active Bids/Proxys	0
Auctions Won	3
Auctions Lost	1
Next Auction with Active Bid	No Active Bids

Messages

Welcome to Lee Taxdeed Sale 03/13/2019



Name on Title

Manage Aliases (Names on Title)

Nickname	tdmtest1
Default Name on Title	tdmtest1 tdmtest1 city, state zip

[Manage Name\(s\) on Title](#)

This information will be used for the owner name on any deed purchased at auction.

Manage Name(s) on Title [Close]

Available Nicknames	Nickname:
Add New Item	tdmtest1
tdmtest1*	Name(s) on Title:
	tdmtest1
	tdmtest1
	city, state zip
	Address 1
	PO Box 9367
	Address 2
	City
	Fort Myers
	State
	Select State
	Zip Code
	33917
	Mark As Default Save Delete



Auction Calendar

16	17	18 Tax Deed 4 / 5 TD 10:00 AM ET	19	20	21	22
23	24	25 Tax Deed 0 / 10 TD 10:00 AM ET	26	27	28	29
30						

Auctions Waiting

← PRE page 1 of 1 NEXT →

Auction Starts 04/18/2017 10:00 AM ET <input type="button" value="Place Bid"/>	Auction Type: TAXDEED Case #: 2016002690 Certificate #: 10-023318 Opening Bid: \$1,824.88 Parcel ID: 13-45-27-14-00071.0100 Property Address: 1113 ORIENT ST E LEHIGH ACRES, 33974
My Proxy Bid \$0.00	Name of Title (Nickname) tdmtest1



Auction Calendar

Case Number: 2022000359

[Add to watch list](#) | [Return to Docket Inventory](#)

Auction Sold
11/08/2022 10:05 AM ET

Amount
\$3,400.00

You did not win this Auction

Name On Title
purchase

Case Number: 2022000359
Case Type: TAXDEED
Opening Bid: \$1,727.07
Parcel ID: 19-44-25-P1-00217.015B
Certificate Number: 15-039831
Property Address: 2110 PAULDO ST
FORT MYERS, FL 33916
Assessed Value: \$1,000.00
Legal Description: LINCOLN PARK BLK 17 PB 3 PG
43 PT LOTS 15 + 16

Property Details

[Tax Collector](#) | [Property Appraiser](#) | [Tax Deed Document](#)
[Street Map View](#) | [Satellite View](#) | [Zillow.com](#)

Case Details










RealTDM Public Search

← Back	Tax Collector # 2022000339	Applicant Number 785144	Case Number 2022000339	Parcel Number 01-44-26-08-00078.0120	Case Status COMPLETED - REDEEMED	
Redemption Amount: \$2,645.78 ⓘ			Opening Bid: \$2,628.78 ⓘ			
Summary	Parties	Funds	Notifications	Fees	Documents	Disbursements
CASE SUMMARY						
App Receive Date	July 12, 2022					
Sale Date	October 25, 2022					
Publish Date(s)	1 - August 12, 2022 2 - August 19, 2022 3 - August 26, 2022 4 - September 2, 2022					
Property Address	2802 62ND ST W LEHIGH ACRES, FL 33971					
Homestead	No					
Legal Description	LEHIGH ACRES REPLAT SEC 1 BLK 78 PB 26 PG 99 LOT 12					

lee.realtdm.com/public/cases/list



RealTDM Public Search

Document	Details	Upload Date	View
 NOA_RECORDING NOA_RECORDING.pdf	The NOA Recording is available	July 13, 2022	View
 Tax Deed Document 2022000339_Deed_Certification_(New_DR-513).pdf	Case Document Uploaded	July 12, 2022	View
 Tax Deed Document 2022000339_Deed_Application_(DR-512).pdf	Case Document Uploaded	July 12, 2022	View
 Tax Deed Document 2022000339_2022-06-01- 16.44.36.955.4_LEE_PROPERTY_APPRAISER.pdf.99984126.pdf	Case Document Uploaded	July 12, 2022	View
 Tax Deed Document 2022000339_2022-06-01-16.44.36.955.4_LEE_DEED_2351- 2304.pdf.99984130.pdf	Case Document Uploaded	July 12, 2022	View
 Tax Deed Document 2022000339_2022-06-01- 16.44.36.955.4_LEE_99984502_2022000339R_PIR.pdf	Case Document Uploaded	July 12, 2022	View
 Tax Deed Document 2022000339_2022-06-01- 16.44.36.955.4_LEE_99984314_SUNBIZ_339.pdf	Case Document Uploaded	July 12, 2022	View



Tax Collector's Certification: Sample

513
R. 07/22
Page 1 of 2

CERTIFICATION OF TAX DEED APPLICATION
Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	Day Star One LLC 623 SW 53RD TERRACE CAPE CORAL, FL 33914	Application date	Mar 09, 2022
Property description	LEHIGH ACRES REPLAT SEC 1 BLK 78 PB 26 PG 99 LOT 12	Certificate #	2019 / 19003297
		Date certificate issued	05/21/2019
		Account number	01-44-26-08-00078.0120

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/19003297	05/21/2019	110.76	14.91	125.67
→ Part 2: Total*				125.67

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/21002953	05/25/2021	287.33	6.25	23.35	316.93
# 2020/20004147	05/19/2020	115.94	6.25	38.26	160.45
# 2018/18003558	05/22/2018	89.52	6.25	36.89	132.66
Part 3: Total*					610.04

- Tax Collector's Certification
- Property Information Report (O&E)
- Copies of Records
- Tax Deed Application



Tax Collector's Certification - Property Information Report

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 07/23/2024 Search covers 20 years through: 07/19/2024

Karen LaBree
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document
MANUEL PITA CORREIA AND MARIA NATIVIDADE PITA LECA CORREIA KAYA ARANA 45 WILLEMSTAD CURACO	Warranty Deed Bk:4464 Pg:3597

Related Documents (for Reference)

Warranty Deed
Bk:4337 Pg:1077

MORTGAGE HOLDER

Name & Address of Record	Document
None found.	

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
LEE COUNTY SPECIAL ASSESSMENTS/MSTBU P.O. BOX 398 FORT MYERS FL 33902		Any and all Assessments levied.
LEE COUNTY UTILITIES ATTN JAN CASTRO 7391 COLLEGE PKWY FORT MYERS FL 33907		Any and all Assessments levied.

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
FLORIDA LANDMARK COMMUNITIES, INC. (FKA LEHIGH CORPORATION) C/O DANIELLE M. DAHL 145 CITY PLACE, SUITE 300 PALM COAST FL 32164		Mineral Rights/Reservations.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type
Property Appraiser
Sunbiz Mineral



Research Tools



Real Estate Professional

Property Appraiser's Website

www.leepa.org


Clerk's Official Records search

www.leeclerk.org/search

Liens, ownership transfers, related records



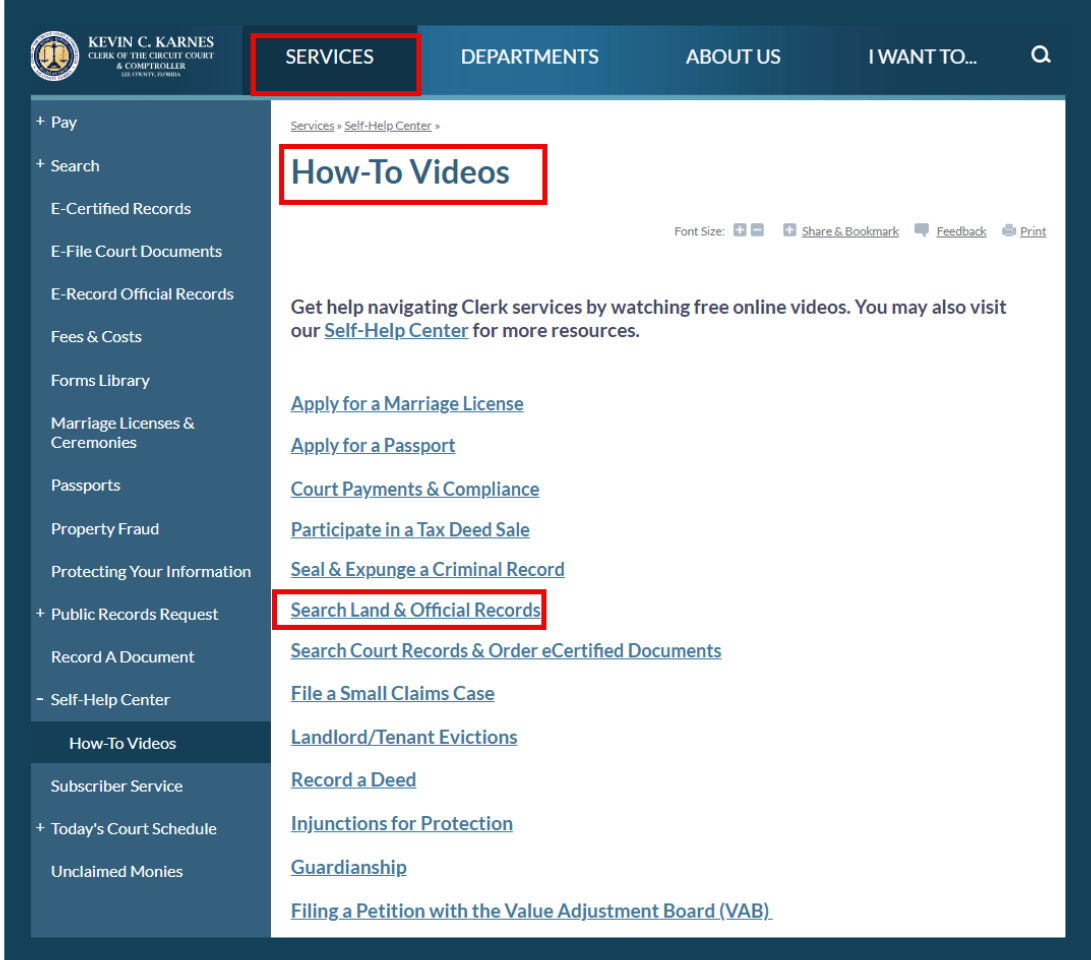
Official Records Search



Join Our Team
Apply for open positions in a variety of our departments.

2024 Clerk of the Courts

- SEARCH OFFICIAL RECORDS
- SEARCH COURT CASES
- MARRIAGE LICENSES
- PASSPORTS
- PROPERTY FRAUD
- TRAFFIC
- JURY DUTY
- FORMS



KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
LEE COUNTY, FLORIDA

SERVICES DEPARTMENTS ABOUT US I WANT TO...

Services > Self-Help Center >

How-To Videos

Font Size: + - Share & Bookmark Feedback Print

Get help navigating Clerk services by watching free online videos. You may also visit our [Self-Help Center](#) for more resources.

- [Apply for a Marriage License](#)
- [Apply for a Passport](#)
- [Court Payments & Compliance](#)
- [Participate in a Tax Deed Sale](#)
- [Seal & Expunge a Criminal Record](#)
- [Search Land & Official Records](#)**
- [Search Court Records & Order eCertified Documents](#)
- [File a Small Claims Case](#)
- [Landlord/Tenant Evictions](#)
- [Record a Deed](#)
- [Injunctions for Protection](#)
- [Guardianship](#)
- [Filing a Petition with the Value Adjustment Board \(VAB\)](#)

Public Records Request

Record A Document

Self-Help Center

How-To Videos

Subscriber Service

Today's Court Schedule

Unclaimed Monies



Bidding



Register as a user on the auction site

Deposit funds into the bidder account

View auction listings

Research property

Place a proxy bid

placing a bid ahead of time

Note: The Certificate holder can bid



Bidding: Name on Title

<p>Auction Starts 04/18/2017 10:00 AM ET</p> <p><input type="button" value="Place Bid"/></p>	<p>Auction Type: TAXDEED</p> <p>Case #: 2016002690</p> <p>Certificate #: 10-023318</p> <p>Opening Bid: \$1,824.88</p> <p>Parcel ID: 13-45-27-14-00071.0100</p> <p>Property Address: 1113 ORIENT ST E LEHIGH ACRES, 33974</p>
<p><u>My Proxy Bid</u> \$10,000.00</p>	<p><u>Name of Title (Nickname)</u> tdmtest1</p>

Set Name on Title [X]

CASE NUMBER: 2016002690

Important: Changing your selection only affects this Case. Your default selection will be used if no Name on title is set for this Case..

* Indicates the default Name on Title you have set for your account.



Bidding: Placing a Bid

Auction Starts 04/18/2017 10:00 AM ET	Auction Type: TAXDEED
<input type="button" value="Place Bid"/>	Case #: 2016002690
	Certificate #: 10-023318
	Opening Bid: \$1,824.88
	Parcel ID: 13-45-27-14-00071.0100
	Property Address: 1113 ORIENT ST E LEHIGH ACRES, 33974
My Proxy Bid \$0.00	Name of Title (Nickname) tdmtest1

Please confirm the following in order to bid on this item

Confirmation message 1 of 5

I understand that the Clerk offers tax deed properties as is, with no guarantee of title or marketability. There may be liens or other claims against the property that may or may not be extinguished by the issuance of a tax deed. I understand, and assume responsibility for, the risk associated with the purchase of tax deed property. The property or interest being auctioned may be worth less than the assessed value.

Case Number: 2016002690

Place Bid

Opening Bid	\$1,824.88
Your Maximum Bid	\$0.00
Plaintiff max bid	Hidden
Sale Type	TAXDEED
Your Available Deposit	\$31,809.00

Enter Maximum Bid

\$0.00



Bidding: Important Information

Not the winning bidder:

- Deposit can be used on another case or,
- Refunded upon request
(through the auction site)

Winning bidder:

- Full payment **must** be made by **1PM** on the day following the sale

Note: If final payment is not received by the deadline, bid is canceled and deposit forfeited.



After the Sale



Tax deed is mailed to the purchaser at the address selected on the deed

Proof of Publication & Certificate of Mailing are recorded in Official Records

Applicant is refunded costs and interest

Note: Clerk cannot provide assistance with post-sale concerns



After the Sale: Important Information



Winning bid amount that exceeds opening bid & fees is considered a surplus. Clerk will disburse the surplus in order of priority:

Government agencies

Mortgage holders/lienholders

Previous owner/beneficiary/heir

State of Florida Department of Financial Services



Examples of Challenges

Demolition

Government agency lien

Bankruptcy

Overtured by the Court

Foreclosure or other legal action

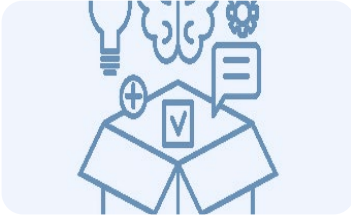
Tenants inhabiting the property

No bidders at the sale

- Applicant now owns the property
 - *once all applicable fees are paid*
- No refunds to the applicant
- Possibility of additional taxes coming due



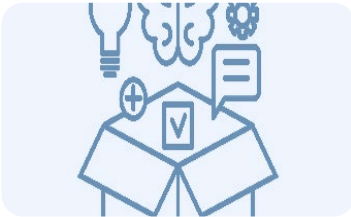
Clerk Contacts & Resources



Lee Clerk's Website

www.leeclerk.org

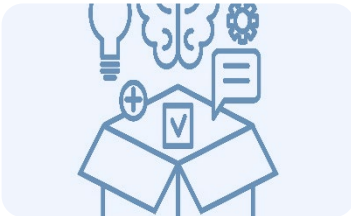
Information about the process and office | Links to other sites



RealAuction Site

www.lee.realtaxdeed.com

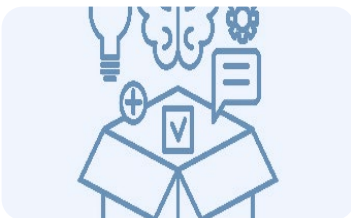
Auction calendar | Bidder account login |
Manage bidder & deed information | Place bids | Make payment



RealTDM

www.lee.realtdm.com

Case documents



Lee Clerk Courts Department

239-533-5000, courts@leeclerk.org



Connect with us



239-533-2763



ywilliams@leeclerk.org



www.leeclerk.org/subscribe

