



DISCLAIMERS – TAX DEED SALES

IMPORTANT NOTICE TO ALL BIDDERS

Participation in a Levy County Tax Deed Sale constitutes acknowledgment and acceptance of the following:

1. GENERAL INFORMATION ONLY

Information or forms provided by the Clerk of the Circuit Court are for **general informational purposes only**. This information is **not legal advice** and may not apply to every situation. For advice regarding tax deeds or property ownership, consult a **qualified attorney**.

2. NO LEGAL ADVICE

The Clerk's Office is **NOT AUTHORIZED** to provide legal advice, legal interpretations, or opinions regarding:

- Property condition or value
- Title quality
- Liens or encumbrances
- Rights of possession
- Quiet title actions

3. BUYER BEWARE – AS-IS SALE

All parcels are sold **AS IS, WHERE IS**, and conveyed by **Tax Deed**.

The Clerk makes **no warranties or guarantees**, express or implied, including but not limited to:

- Title marketability
- Property condition
- Size, boundaries, or access

- Zoning, land use, or occupancy

Bidders are solely responsible for **all due diligence**.

4. ENCUMBRANCES & LIENS

The Clerk assumes **no responsibility** for encumbrances, including but not limited to:

- Judgments
- Mortgages
- Municipal or county liens
- Utility liens
- Additional or omitted taxes

Opening bids are based on certification from the **Tax Collector's Office**. Other encumbrances may exist and **may survive the tax deed sale**.

5. GAP PERIOD WARNING

Title conditions may change during the **"GAP" period** (between title search and auction).

Bidders acknowledge that **new liens or interests may arise** and are not the responsibility of the Clerk.

6. SUCCESSFUL BIDDERS ASSUME ALL RISK

All risks associated with purchasing tax deed property are **assumed by the successful bidder**.

The Clerk **disclaims all guarantees and warranties** relating to property sold at auction.

7. DEPOSIT REQUIREMENT

A **non-refundable CASH deposit of \$200 or 5% of the final bid, whichever is greater**, is required **immediately upon being declared the winning bidder**, per parcel.

- Deposit applies toward the purchase price
 - Failure to timely complete payment will result in **forfeiture of deposit**
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8. FINAL PAYMENT DEADLINE

The **remaining balance**, documentary stamps, and recording fees must be paid **by the statutory deadline**.

Failure to comply may result in:

- Cancellation of the sale
 - Re-auction of the property
 - Disqualification from future bidding
 - Forfeiture of cash deposit
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9. REDEMPTION NOTICE

Properties may be **redeemed by the owner at any time prior to the Clerk's receipt of final payment**. If redeemed, the sale is **voided**, regardless of auction outcome.

10. REFERENCES TO FLORIDA LAW

Tax deed sales are governed by **Chapter 197, Florida Statutes**, including but not limited to:

- 197.502
- 197.542
- 197.582

Bidders are responsible for understanding applicable law.

ACKNOWLEDGMENT

By bidding at a Levy County Tax Deed Sale, bidders affirm they have **read, understand, and agree** to these disclaimers.