

ALACHUA COUNTY FORECLOSURE SALE INFORMATION

LOCATION OF SALE

All sales are held online at www.alachua.realforeclose.com.

WHAT IS NEEDED BEFORE SALE WILL TAKE PLACE:

- a. Both the notice of sale and the proof of publication must be filed 5 days before the sale. The notice of sale must match the proof of publication and include the required claim language:
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.
- b. The proof of publication must show (1) two publications within two weeks (2) in an qualifying newspaper and (3) that the second publication was five days before the sale, not counting the day of sale, Saturdays, Sundays or legal holidays. The list of court-designated legal holidays is on the Eighth Judicial Circuit's web page at <http://www.circuit8.org/hours.html>.
- c. Payment of the \$70 sale fee must be paid by 5 p.m. the day before the sale through www.alachua.realforeclose.com. Note that ACH deposits take 5 business days to clear. Call (352) 264-6985 for questions.

Failure to comply will result in the Clerk not holding the sale.

PLAINTIFF PAYMENTS ON REALAUCION

Fees can be paid by ACH on Realauction if done more than 5 business days before the payment is due. Contact Realauction support to have your firm recognized as the plaintiff on your cases. Call (352) 264-6985 for questions.

PLAINTIFF IS RESPONSIBLE FOR PUBLICATION OF NOTICES

Attorneys are responsible for publishing all notices, including the notice of sale. It is up to the attorney to send the notice to the newspaper of choice. The second publication must be five days before the sale, not including the day of sale, Saturdays, Sundays or legal holidays. The list of court-designated legal holidays is on the Eighth Judicial Circuit's web page at <http://www.circuit8.org/hours.html>. The notice of sale must be e-filed as required by the Florida Rules of Judicial Administration. Qualifying publications are listed below.

PLAINTIFF'S MAXIMUM BID ON REALAUCION

The Plaintiff's Maximum Bid is the least that the plaintiff is willing to accept for the property. In order to be the successful bidder the winning bid must exceed this amount. The plaintiff's representative has the option of displaying their bid or keeping it "hidden" from participants. Changes to the amount of the bid can be done by the plaintiff's representative up until the case goes to sale but cannot be modified once the sale of the case has begun.

SALE DAY AND TIME

Alachua County foreclosure and judicial sales are held Monday through Friday excluding holidays at 11:00 a.m. Third party bidders are required to have cleared funds on deposit on www.alachua.realforeclose.com of 5% of their bid by 5 p.m. the day before the sale. Note that ACH funds take 5 business days to clear, so early registration and deposit is crucial. Review the deposit options on www.alachua.realforeclose.com.

FILING FEES

Pay filing fees directly to the Clerk. The fee for **RECORDING** A LIS PENDENS is \$5.00 for the first page and \$4 for each additional page, indexing more than four names is \$1 per name. § 28.24 (12)(a)(b)(c), Fla. Stat. The

fee for recording a notice of voluntary dismissal, with or without release of a lis pendens is \$10 for the first page and \$8.50 for each additional page. Indexing rules: count unknown spouse and unknown parties claiming through...; but do not count other unknowns; count all plaintiff and defendant names, including aliases, and count 2 for trustees—the trustee and the party for whom the trustee is acting.

SERVICE ON UNKNOWN PERSONS

The Clerk’s Office is unable to issue summonses on persons who are unknown, because a complaint against an unknown person does not begin an action against that person. This includes parties shown on the complaint as John Doe, Unknown Tenant, or Unknown Person, etc. Summonses can be issued on “Unknown Spouse.”

VALUE CALCULATION FOR REAL PROPERTY OF MORTGAGE FORECLOSURE CLAIM FORM

A mortgage foreclosure complaint or complaint on a real property claim can not be processed without the value calculation form being completed and filed. The form is available on the Alachua County Clerk’s website at www.alachuaclerk.org.

LEGAL PUBLICATION LISTINGS FOR ALACHUA COUNTY

Newspapers published in Alachua County which meet the requirements of Chapter 50, Florida Statutes, for publication of legal notices are (in alphabetical order):

Alachua Today

Attn: Gail Luparello
Post Office Box 2135
Alachua, Florida 32616
Phone No.: (386) 462-3355
Fax No.: (386) 462-4569
gail@alachuatoday.com
Publishes Thursday
Deadline Tuesday 12:00 p.m.

The Record

Attn: Legal Department, Connie Rowe
Post Office Box 806
Gainesville, Florida 32602
Phone No.: (352) 377-2444
Fax No.: (352) 338-1986
therecord@cfcoxmail.com
Publishes Thursday
Deadline Tuesday 12:00 p.m.

The Gainesville Sun

Attn: Legal Department, Ken Blake
Post Office Box 147147
Gainesville, Florida, 32614-7147
Phone No.: (352) 374-5017
Fax No.: (352) 338-3131
blakek@gvillesun.com
Publishes daily
Deadline three business days prior to the first date of publication, 11:00 a.m.