

## **ALACHUA COUNTY FORECLOSURE SALE INFORMATION**

### **LOCATION OF SALE**

All sales are held online at [www.alachua.realforeclose.com](http://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 a 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.
- c. Payment of the \$70 electronic sale fee must be paid to the Clerk by 5 p.m. the day before the sale. Call (352) 264-6985 for questions.

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

### **PLAINTIFF PAYMENTS**

Fees must be paid via the Portal. The notice of sale has the \$70.00 electronic sale fee automatically attached to the filing. To have your firm recognized as the plaintiff on your cases contact Realauction support 1 877-361-7325. 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.

### **SALE DAY AND TIME**

Alachua County foreclosure and judicial sales are held on Tuesdays and Thursdays, excluding holidays, at 11:00 a.m. Third party bidders are required to have cleared funds on deposit on [www.alachua.realforeclose.com](http://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](http://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](http://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:

**Alachua Today**

Attn: Gail Luparello  
P O Box 2135  
Alachua, FL 32616  
Phone No.: (386) 462-3355  
Fax No.: (386) 462-4569  
Email: [gail@alachuatoday.com](mailto:gail@alachuatoday.com)  
Publishes Thursday  
Deadline Tuesday 12:00 p.m.

**Gainesville Sun**

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

**Mainstreet Daily News**

Attn: Janalyn Peppel  
100 NW 76 Dr., Ste 2, Gainesville, FL 32607  
Phone No.: 352-339-3603  
Self-Serve Online: <https://mainstreetgainesville.column.us/login>  
Email: [janalyn.peppel@mainstreetdailynews.com](mailto:janalyn.peppel@mainstreetdailynews.com)  
Publishes Wednesday  
Deadline: Wednesday 5 p.m. for the following Wednesday publication