

# CLAIM TO SURPLUS PROCEEDS FROM TAX DEED SALE

Tax Deed No.      #2018-08                      Owner of Record:   Estate of Edith M. Nations

Date of Sale        08/22/2018                      R. E. Parcel No.:   02166-000R

*Please respond to this notice by either filing a claim or returning the claim form checking the box in section III. No Surplus Claimed. If you were the former property owner, mark "Was" or "Was Not" in section 2. C that asks if you were claiming the property as homestead on the date of the auction.*

*If multiple titleholders exist and public records are silent regarding shares, the Clerk will presume that titleholders' shares are equal. Proceeds will not be disbursed to a lienholder's beneficiary/ heir at law without an order of family or summary administration or a court document disposing of personal property without administration.*

**\*\*\*The Clerk must pay all valid liens before making distribution to a titleholder of record\*\*\***  
*If unresolved claims against the property exist on the date the property is purchased at Tax Sale, the Clerk shall ensure that the excess funds are paid according to the priorities of the claims. If a lien appears to be entitled to priority and the Lienholder has not made a claim against the excess funds, payment may not be made on any lien that is junior in priority. The following lists entitled priority in order of highest to lowest.*

*Government Unit, Mortgage Lienholder, Other Lienholder, Title/Deed Holder, Other Claimant not previously listed*

Claimant's Name \_\_\_\_\_  
E-mail Address \_\_\_\_\_ Telephone \_\_\_\_\_  
Address \_\_\_\_\_

I, \_\_\_\_\_, hereby assert my claim to any surplus proceeds resulting from the tax deed sale listed above. I qualify as a:

**I. LIENHOLDER            Complete if you had a lien against the property sold.**

A. Type of Lien:             Mortgage                       Court Judgment (include Certified Copy)  
 Other (describe) \_\_\_\_\_

B. If your lien is recorded in the Official Records of Gulf County, list the information.  
Date of Recording: \_\_\_\_\_ Instrument No.: \_\_\_\_\_  
Book/Page No.: \_\_\_\_\_

C. Original Amount of Lien \$ \_\_\_\_\_ Amount Owed \$ \_\_\_\_\_

D. Amount of Surplus Proceeds Claimed : \_\_\_\_\_ dollars and \_\_\_\_\_ cents

**II. CLAIMANT OTHER THAN LIENHOLDER    Complete if you had other claim to the property.**

A. Nature of Title:  Deed                       Court Judgment                       Other (describe)  
Recording Date: \_\_\_\_\_  
Instrument No.: \_\_\_\_\_  
Book/Page No.: \_\_\_\_\_

B. Amount of Surplus Proceeds Claimed : \_\_\_\_\_ dollars and \_\_\_\_\_ cents

C. As Former Property Owner, on the date the property was sold at auction, 08/22/2018, I  
( Check One )  Was                       Was Not                      Claiming Homestead on the property.

**III. NO SURPLUS CLAIMED Complete if no portion of the surplus proceeds is claimed.**

I am not claiming any portion of the surplus proceeds.

**IV. I do swear all the above information is true and correct.**

Claimant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**STATE OF: FLORIDA If you are filing a claim to surplus, the claim must be notarized.**  
**COUNTY OF: GULF**

Before me, the Claimant \_\_\_\_\_, who is personally known to me or produced the following form of identification: \_\_\_\_\_, personally appeared this day (mm/dd/yy) \_\_\_\_\_ and who executed the foregoing instrument and acknowledged the execution of this instrument to be his/her own free act and deed for the use and purposes therein mentioned.

\_\_\_\_\_  
Notary Public (Seal)

\_\_\_\_\_  
Commission #

**Instructions for Claimant**

A. When the amount received from a Tax Deed Sale is in excess of the amount needed for payment of back taxes and expenses, a Lien Holder, Title Holder, or Third Party on behalf of a Lien Holder or Title Holder, may file a claim for the surplus funds by making Written and Notarized Application by the deadline prescribed by Florida Statute.

B. The Claimant must submit two (2) documents as proof of identity (Birth Certificate copy, Drivers' License copy, Passport copy or similar documents bearing a picture and signature). If a Third Party is representing the Claimant, a notarized affidavit from the Claimant naming the Third Party as representative is required. The Third Party must provide one (1) proof of identity document bearing a picture and signature.

C. In the case of a successful claim, a Form W-9 will be required for all parties before surplus funds are distributed.

D. Send the written, notarized application for claim of surplus tax deed funds to:  
 Gulf County Clerk of Circuit Court  
 Attn: Tax Deeds  
 1000 Cecil G. Costin Sr. Boulevard, Room 148  
 Port St. Joe, Florida 3246

**By the deadline prescribed by Florida Statute of : Thursday, November 22, 2018**

**Clerk Fee of \$10.00 and Postage is deducted for each Surplus Payment**



**Downum Title Services, Inc.**

17030 Main Street South  
Blountstown, Florida 32424

JUDY DOWNUM

Telephone: (850) 674-3533  
Fax: (850) 674-1343

**TITLE REPORT  
Work Order  
#6321(UPDATE)**

FOR

**GULF COUNTY TAX COLLECTOR  
1000 CECIL COSTIN BLVD.  
ROOM 147  
PORT ST. JOE, FLORIDA 32456**

2018 JUN 21 PM 4:53

REC'D  
CLERK'S OFFICE  
GULF COUNTY, FL

**BEGINNING WITH THE DATE OF JULY 27, 2017**

**ON**

**DESCRIPTION:**

**Lots 18 and 19, Block 6, Lake Alice Subdivision, Wewahitchka, Florida, according to a recorded plat in the Clerk's Office, Port St. Joe, Florida.**

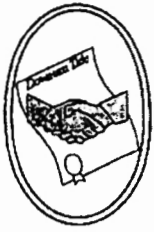
**LAST RECORDED TITLE: ESTATE OF EDITH M. NATIONS (Who shows Address as: P. O. Box 67, Wewahitchka, Florida 32465-0162)**

**ASSESSED TO: EDITH M. NATIONS**

**NOTHING ELSE FOUND RECORDED.**

**Tax Roll shows the following as to Captioned lands:  
PARCEL ID# 02166-000R  
Amount SNot Shown (TAX DEED APPLICATION)  
2017 TAXES ARE DUE AND UNPAID.**

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17030 Main Street South  
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STATE OF FLORIDA.

COUNTY OF GULF.

DOWNUM TITLE SERVICES, INC., in and for the County and State aforesaid, hereby certifies that it has caused a search to be made of the Records of Gulf County, Florida, beginning with the date of July 27, 2017, and down to and including the present date June 10, 2018. This Certificate is not an abstract and is only a brief record search for general information purposes. Our liability will not exceed the cost of this Search.

Dated this the 10th day of June, A. D., 2018.

DOWNUM TITLE SERVICES, INC.

BY:



## **Downum Title Services, Inc.**

17030 Main Street South  
Blountstown, Florida 32424

JUDY DOWNUM

Telephone: (850) 674-3533  
Fax: (850) 674-1343

### **TITLE REPORT Work Order #6321**

**FOR**

**GULF COUNTY TAX COLLECTOR  
1000 CECIL COSTIN BLVD.  
ROOM 147  
PORT ST. JOE, FLORIDA 32456**

**BEGINNING WITH THE DATE OF AUGUST 14, 1984**

**ON**

#### **DESCRIPTION:**

**Lots 18 and 19, Block 6, Lake Alice Subdivision, Wewahitchka, Florida, according to a recorded plat in the Clerk's Office, Port St. Joe, Florida.**

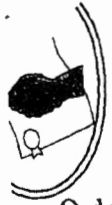
**LAST RECORDED TITLE: ESTATE OF EDITH M. NATIONS (Who shows Address as: P. O. Box 67, Wewahitchka, Florida 32465-0162)**

**ASSESSED TO: EDITH M. NATIONS**

**Warranty Deed, dated April 28, 1984, from David L. Taunton and wife, Abigail J. Taunton, to Robert B. Nations, Filed Aug. 14, 1984, and recorded in O. R. Book 101, Page 216. (See copy attached).**

**Order in Re: The Estate of Robert S. Nations, Sr., Dec., Filed June 29, 1994, and recorded in O. R. Book 171, Page 900. (See Copy Attached).**

**Letters of Administration, In Re: Estate of: Edith Marie Nations, Dec., Having a File No: 07-20PR, Filed April 2, 2007, and recorded in O. R. Book 434, Page 858. (See Copy Attached).**



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Order Admitting Will to Probate, Filed April 2, 2007, and recorded in O. R. Book 434, Page 859.  
(See Copy Attached).

Last Will and Testament of Edith M. Nations, Filed April 2, 2007, and recorded in O. R. Book 434, Page 860. (See Partial copy Attached).

Notice of Lack of Prosecution and Order of dismissal, in Case No. 07-20-R, Filed June 24, 2011, and recorded in O. R. Book 507, Page 266. (See copy Attached).

Order, Filed Sept. 20, 2011, and recorded in O. R. Book 510, Page 885. (See copy Attached).

Notice of Lack of Prosecution, Filed Aug. 22, 2013, and recorded in O. R. Book 542, Page 793.  
(See Copy Attached).

Order Appointing William H. Linton, Jr., In Re: Estate of Jernyl Harper Linton, Dec., Filed Dec. 13, 2011, and recorded in O. R. Book 514, Page 79. (See copy Attached).

Order Appointing Michael Harper, a successor personal representative, Filed April 19, 2012, and recorded in O. R. Book 519, Page 165. (See copy attached).

Affidavit as to No Florida Estate Tax Due, Filed Oct. 23, 2013, and recorded in O. R. Book 545, Page 732. (See copy Attached).

**ENCUMBRANCES: NONE FOUND**

**Tax Roll shows the following as to Captioned lands:  
PARCEL ID# 02166-000R  
Amount \$Not Shown (TAX DEED APPLICATION)**

\*\*\*\*\*



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STATE OF FLORIDA,

COUNTY OF GULF.

DOWNUM TITLE SERVICES, INC., in and for the County and State aforesaid, hereby certifies that it has caused a search to be made of the Records of Gulf County, Florida, beginning with the date of August 14, 1984, and down to and including the present date July 27, 2017. This Certificate is not an abstract and is only a brief record search for general information purposes. Our liability will not exceed the cost of this Search.

Dated this the 27th day of July, A. D., 2017.

DOWNUM TITLE SERVICES, INC.

BY:

Shirley J Jenkins  
Gulf County Tax Collector  
Application For Tax Deed

Property I. D. Number: 02166-000R

Owner Name: ESTATE OF EDITH M NATIONS

1. ESTATE OF EDITH M NATIONS

PO BOX 67

WEWAHITCHKA, FL 32465

ALSO: PO BOX 162

WEWAHITCHKA, FL 32465

ALSO: 1911 LONG AVENUE

PORT ST JOE, FL 32456

2. DAVID & ABIGAIL J TAUNTON

RT 1

WEWAHITCHKA, FL 32465

3. ROBERT B NATIONS CO-PERSONAL REPRESENTATIVE  
OF ESTATE OF EDITH MARIE NATIONS

PO BOX 162

WEWAHITCHKA, FL 32465

4. THE ESTATE OF ROBERT S NATIONS

PO BOX 162

WEWAHITCHKA, FL 32465

5. JERNYL HARPER LINTON CO-PERSONAL REPRESENTATIVE  
OF THE ESTATE OF EDITH MARIE NATIONS

788 IDLEWOOD DRIVE

WEWAHITCHKA, FL 32465

6. ROBERT B NATIONS JR

C/O FRANK A BAKER, ESQ.

4431 LAFAYETTE STREET

MARIANNA, FL 32446

7. JERNYL L LINTON

C/O LARRY A BODIFORD, ESQ.

PO BOX 2528

PANAMA CITY, FL 32402

REBECCA L. NGORAN  
CLERK OF CIRCUIT COURT  
GULF COUNTY, FLORIDA  
2018 JUL 11 AM 11:19



Shirley J Jenkins  
Gulf County Tax Collector  
Application For Tax Deed

8. HUTTO AND BODIFORD PERSONAL REPRESENTATIVE ATTORNEY(S)  
PO BOX 2528  
PANAMA CITY, FL 32402
9. FRANK A BAKER ESQ. PERSONAL REPRESENTATIVE ATTORNEY(S)  
4431 LAFAYETTE STREET  
MARIANNA, FL 32446
10. WILLIAM H LINTON JR  
4532 ENGLEWOOD ROAD  
VINCE, FL 34293
11. MICHAEL HARPER A SUCCESSOR PERSONAL REPRESENTATIVE  
OF THE ESTATE OF JENYL HARPER LINTON  
7476 DEER HAVEN ROAD  
PANAMA CITY, FL 32405
12. LISA TINDELL  
2411 PARKWOOD DRIVE  
PANAMA CITY, FL 32405
13. MICHAEL LINTON  
N/A
14. COMIAN X TAX LIEN FUND(CERTIFICATE HOLDER)  
700 ROUTE 130 N SUITE 101  
CINNAMINSON, NJ 08057
15. JON & BARBARA EVANS(02166-050R)  
585 29 3/8 RD  
GRAND JUNCTION, CO 81504
16. Roberta Taylor  
307 WEST 7TH STREET  
LOUISVILLE, GA 30434

2018 JUL 11 AM 11:19

FILED  
FEDERAL REGISTER  
CIRCUIT COURT  
GULF COUNTY, FLA.