

CLAIM TO SURPLUS PROCEEDS FROM TAX DEED SALE

Tax Deed No. #2018-22 Owner of Record: Rita M & Raymond Syfrett

Date of Sale 05/22/2019 R. E. Parcel No.: 00456-003R

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, 05/22/2019, 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)

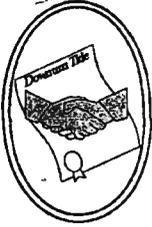
Commission #

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, August 22, 2019

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 #6578-UPDATE

FOR

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

FILED FOR RECORD
REBECCA L. NORRIS
CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA
2019 FEB 14 PM 4:23

BEGINNING WITH THE DATE OF JUNE 08, 2018

ON

DESCRIPTION:

Commence at the Southwest Corner of Section 6, Township 4 South, Range 9 West, Gulf County, Florida, thence North along the West line of said Section 6, for 1312.50 feet; thence East at a right angle for 50.00 feet to a concrete monument for the POINT OF BEGINNING, thence North parallel with the West line of said Section 6, for 300.00 feet to a concrete monument; thence North 87 Degrees 46 Minutes 30 Seconds East for 516.61 feet, more or less, to the edge of the Dead Lakes; thence Southerly along the edge of said Lake for 300 feet, more or less, to a point on a line that bears North 85 Degrees 01 Minute East from the POINT OF BEGINNING, thence South 85 Degrees 01 Minute West for 483 feet, more or less, to the POINT OF BEGINNING;

ALSO:

Commence at the Southwest Corner of Section 6, Township 4 South, Range 9 West, Gulf County, Florida, thence North along the West line of said Section 6, for 1312.50 feet, thence East at a right angle for 50.00 feet to concrete monument; thence North parallel with the West line of said Section 6, for 300.00 feet to a concrete monument on the edge of the Dead Lakes for the POINT OF BEGINNING, thence North 87 Degrees 46 Minutes 30 Seconds East for 516.61 feet to a concrete monument on the edge of said Lake; thence Northwesterly and Southwesterly along said Lake for 600 feet, more or less, to the POINT OF BEGINNING. Containing 0.6 acre, more or less.

TD#2018-22



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LAST RECORDED TITLE: RITA M. SYFRETT AND RAYMOND LEWIS SYFRETT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (Who shows Address as: P. O. BOX 36374, PANAMA CITY, FLORIDA 32412)

ASSESSED TO: RITA & RAYMOND SYRETT

FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE, between Ann. S. Syfrett, Petitioner/Wife, and Raymond L. Syfrett, Respondent/Husband, Filed Aug. 29, 2018, and recorded in O. R. Book 649, Page 349. (See copy Attached).

**Tax Roll shows the following as to Captioned lands:
PARCEL ID# 00456-003R
Amount \$Not Shown (TAX DEED APPLICATION)**

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 June 8, 2018, and down to and including the present date February 1, 2019. 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 01st day of February, A. D., 2019.

DOWNUM TITLE SERVICES, INC.

BY:



Downum Title Services, Inc.

17030 Main Street South
Blountstown, Florida 32424

JUDY DOWNUM

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Fax: (850) 674-1343

**TITLE REPORT
Work Order
#6578**

FOR

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

BEGINNING WITH THE DATE OF JULY 9, 1991

ON

DESCRIPTION:

Commence at the Southwest Corner of Section 6, Township 4 South, Range 9 West, Gulf County, Florida, thence North along the West line of said Section 6, for 1312.50 feet; thence East at a right angle for 50.00 feet to a concrete monument for the POINT OF BEGINNING, thence North parallel with the West line of said Section 6, for 300.00 feet to a concrete monument; thence North 87 Degrees 46 Minutes 30 Seconds East for 516.61 feet, more or less, to the edge of the Dead Lakes; thence Southerly along the edge of said Lake for 300 feet, more or less, to a point on a line that bears North 85 Degrees 01 Minute East from the POINT OF BEGINNING, thence South 85 Degrees 01 Minute West for 483 feet, more or less, to the POINT OF BEGINNING;

ALSO:

Commence at the Southwest Corner of Section 6, Township 4 South, Range 9 West, Gulf County, Florida, thence North along the West line of said Section 6, for 1312.50 feet, thence East at a right angle for 50.00 feet to concrete monument; thence North parallel with the West line of said Section 6, for 300.00 feet to a concrete monument on the edge of the Dead Lakes for the POINT OF BEGINNING, thence North 87 Degrees 46 Minutes 30 Seconds East for 516.61 feet to a concrete monument on the edge of said Lake; thence Northwesterly and Southwesterly along said Lake for 600 feet, more or less, to the POINT OF BEGINNING. Containing 0.6 acre, more or less.



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LAST RECORDED TITLE: RITA M. SYFRETT AND RAYMOND LEWIS SYFRETT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (Who shows Address as: P. O. BOX 36374, PANAMA CITY, FLORIDA 32412)

ASSESSED TO: RITA & RAYMOND SYRETT

Warranty Deed, dated Jan. 7, 1991, from Theodore G. Elchos and wife, Jimmie Ann Elchos, to Jimmy Patronis and wife, Helen Patronis, and Marvin A. Urquhart, Jr., and wife, Jonnie Sue Urquhart, Filed Jan. 9, 1991, and recorded in O. R. Book 142, Page 1. (See Copy Attached).

Quit-Claim Deed, dated June 27, 1991, from Marvin A. Urquhart, Jr., and wife, Jonnie Sue Urquhart, to Jimmy Patronis and wife, Helen Patronis, Filed July 2, 1991, and recorded in O. R. Book 145, Page 104. (See Copy Attached).

Warranty Deed, dated Oct. 4, 2002, from Jimmy Patronis and wife, Helen Patronis, to Raymond L. Syfrett, Filed Oct. 8, 2002, and recorded in O. R. Book 290, Page 930. (See Copy Attached).

Warranty Deed, dated Jan. 20, 2005, from Raymond L. Syfrett, to Raymond L. Syfrett, Trustee for the Raymond L. Syfrett Revocable Trust, dated the 6th day of September, 2002, and restated the 16th day of July, 2004, and second restated the 20th day of January, 2005, Filed Jan. 25, 2005, and recorded in O. R. Book 365, Page 37. (See Copy Attached).

Trustees Deed, dated Nov. 1, 2005, from Raymond L. Syfrett, Trustee for the Raymond L. Syfrett Revocable Trust, dated the 6th day of September, 2002, and restated the 16th day of July, 2004, and second restated the 20th day of January, 2005, to Rita M. Syfrett and Raymond Lewis Syfrett, as joint tenants with right of survivorship, Filed Nov. 4, 2005, and recorded in O. R. Book 395, Page 406. (See copy Attached).

The following Probate was found, as per Raymond L. Syfrett:

Petition for Administration, In Re: Estate of Raymond L. Syfrett, Filed March 23, 2018, in O. R. Book 636, Page 897. (See Copy Attached).

Order Admitting Will to Probate, in said Estate, Filed March 23, 2018, and recorded in O. R. Book 636, Page 900. (See copy Attached).

Last Will and Testament of Raymond L. Syfrett, Filed March 23, 2018, and recorded in O. R. Book 636, Page 901. (See copy Attached).

Proof of Will, Filed March 23, 2018, and recorded in O. R. Book 636, Page 903. (See copy Attached).



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Letters of Administration, Filed March 23, 2018, and recorded in O. R. Book 636, Page 904.
(See Copy Attached).

ENCUMBRANCES:

NOTICE OF LIS PENDENS, In Re: Raymond L. Syfrett Revocable Trust, dated September 6, 2002, as amended and Restated, Et al., Plaintiff, VS. Clayton R. Syfrett, Et al., Filed Sept. 5, 2007, and recorded in O. R. Book 445, Page 773. (See copy Attached).

**Tax Roll shows the following as to Captioned lands:
PARCEL ID# 00456-003R
Amount \$Not Shown (TAX DEED APPLICATION)**

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 January 9, 1991, and down to and including the present date June 08, 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 08th day of June, A. D., 2018.

DOWNUM TITLE SERVICES, INC.

BY: 

Shirley J. Jenkins
Gulf County Tax Collector
Application For Tax Deed

Owner: Rita M. Syfrett, Et Al
Parcel: 00456-003R

Rita M. & Raymond Lewis Syfrett
P.O. Box 36374
Panama City, FL 32412

311 Magnolia Avenue
Panama City, FL 32401

Rita Syfrett
5505 Sun Harbor Road, #267
Panama City, FL 32401

Theodore G. & Jimmie Ann Elchos
Unknown

Jimmy & Helen Patronis
3144 Kings Drive
Panama City, FL 32405

Marvin A., Jr. & Jonnie Sue Urquhart
P.O. Box 710
Panama City, FL 32402

Notice of Lis Pendens- Raymond L. Syfrett, Revokable Trust
vs. Clayton R. Syfrett, Et Al
Donald F. Nations, co-personal representative
Unknown

T. Frank Syfrett, co-personal representative
Unknown

James Ellis Syfrett, co-personal representative
4585 Creek Road
Vernon, FL 32462

Jennifer A. Tucker
Unknown

Timothy Kickham
Unknown

Elizabeth Ann Syfrett
311 Magnolia Avenue
Panama City, FL 32401

2018 SEP 21 PM 12: 12

CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA

Shirley J. Jenkins
Gulf County Tax Collector
Application For Tax Deed

Raymond L. Syfrett
5505 Sunharbor Road, #267
Panama City, FL 32401

James B. Wadsworth, Jr., as trustee of the
Syfrett Revokable Trust of 2002

Clayton R. Syfrett, co-trustees of the Raymond L. Syfrett
Revokable Trust dated Sept 6, 2002

Contiguous Property Owners

William & Doris Chrastina 00456-024R
2331 Pretty Bayou Drive
Panama City, FL 32405

Tax Deed Applicant

Beor Fund 1, LLC
1338 S. Foothill Drive # 129
Salt Lake City, UT 84108

2018 SEP 21 PM 12: 12

CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA