

Notice to Property Owner(s)
Contiguous Property Owner(s) and Other Named Parties

As they appear listed in the Tax Collector's Statement pursuant to s. 197.502(4) of the Florida Statute

NOTICE OF APPLICATION FOR TAX DEED #2020-01

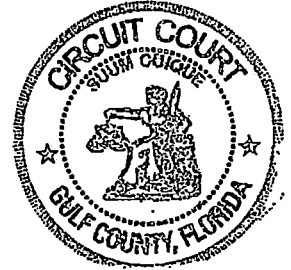
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, the Certificate Holder of the following Tax Sale Certificate, has filed said Certificate for a Tax Deed to be issued thereon. The Tax Deed Application number, Real Estate number, Certificate number, Date of Issuance and Name(s) in which it was assessed are as follows:

CERTIFICATE NUMBER : 2017-837
NAME IN WHICH ASSESSED : FLAG DEVELOPING, LLC.
Agent: Nilesh Patel

YEAR OF ISSUANCE : 2017
PARCEL R.E. #: 06287-345R

DESCRIPTION OF PROPERTY :

Lot 49, JUBILIATION, PHASE II., according the Plat thereof recorded in Plat Book 5, Page 12, of the Public Records of Gulf County, Florida.



All of said property being in Gulf County, State Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder in the front Lobby of the Gulf County Courthouse, 1000 Cecil G. Costin, Sr. Blvd., Port St. Joe, Florida at:

10:00 am E.T., Wednesday, 9th day of December, 2020.

All participants will be required to Social Distance and wear a Face Mask.

Dated : November 2, 2020

REBECCA L. NORRIS

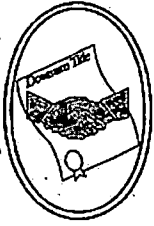
Publication Dates: 11/05/20, 11/12/20, 11/19/20, 11/26/20

CLERK OF THE CIRCUIT COURT,
GULF COUNTY, FLORIDA

BY: *Elaine Bland*
Elaine Bland, Deputy Clerk

WARNING

There are unpaid taxes on property which you own, in which you have a legal interest, or is contiguous to your property. The property will be sold at public auction on 12/09/2020, unless the back taxes are paid. All payments shall be payable to the Gulf County Tax Collector in cash, cashier's check or money order. For questions concerning taxes, please call the Tax Collector at 850-229-6116, extensions 2230 or 2231. To receive further information regarding the scheduled auction, contact the Clerk of Circuit Court, Tax Deed Coordinator at 1000 Cecil G. Costin Sr. Blvd., Room 138, Port St. Joe, Florida 32456, Phone Number 850-229-6112, or email to: ebland@gulfcierk.com.



Downum Title Services, Inc.

17030 Main Street South
Blountstown, Florida 32424

JUDY DOWNUM

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

**TITLE REPORT UP-DATE
Work Order
#6868**

FOR

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

BEGINNING WITH THE DATE OF MAY 20, 2020

ON

DESCRIPTION:

Lot 49, JUBILIATION, PHASE II., according the Plat thereof recorded in Plat Book 5, Page 12, of the Public Records of Gulf County, Florida.

LAST RECORDED TITLE: FLAG DEVELOPING, LLC..., a Georgia limited liability company (Whose Address shows: P. O. Box 596, Lakeland, GA. 31634)

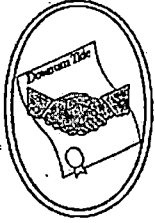
ASSESSED TO: LONG LEAF CONSTRUCTION AND DEVELOPMENT, LLC.

NOTHING ELSE FOUND DURING THIS PERIOD.

2019 TAX INFORMATION:

PARCEL ID#06287-345R

TDA. CALL COUNTY FOR AMOUNT DUE.



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STATE OF FLORIDA,

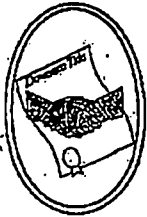
COUNTY OF GULF.

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 May 20, 2020, and down to and including the present date September 21, 2020. 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 21st day of September, A. D., 2020.

DOWNUM TITLE SERVICES, INC.

BY:



Downum Title Services, Inc.

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Blountstown, Florida 32424

JUDY DOWNUM

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**TITLE REPORT UP-DATE
Work Order
#6868**

FOR

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

BEGINNING WITH THE DATE OF JANUARY 24, 2020

ON

DESCRIPTION:

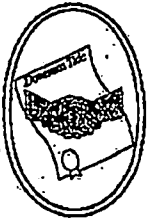
Lot 49, JUBILATION, PHASE II., according the Plat thereof recorded in Plat Book 5, Page 12, of the Public Records of Gulf County, Florida.

LAST RECORDED TITLE: FLAG DEVELOPING, LLC., a Georgia limited liability company(Whose Address shows: P. O. Box 596, Lakeland, GA. 31634)

ASSESSED TO: LONG LEAF CONSTRUCTION AND DEVELOPMENT, LLC.

Quit-Claim Deed, dated Feb. 6, 2020, from Long Leaf Construction and Development, LLC., a Georgia Limited Liability Company, to Flag Developing, LLC., a Georgia Limited Liability Company, Filed March 20, 2020, and recorded in O. R. Book 688, Page 378. (See Copy Attached).

Notice of Dismissal, from Jubilation Homeowners Association, Inc., to Long Leaf Construction & Development, LLC., Filed May 13, 2020, and recorded in O. R. Book 691, Page 606. (See Copy Attached).



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ENCUMBRANCES:

Mortgage, dated Feb. 6, 2020, from Flag Developing, LLC, to Manik Narainsinghani, Filed March 20, 2020, and recorded in O. R. Book 688, Page 380. (See Copy Attached).

2019 TAX INFORMATION:

PARCEL ID#06287-345R

TDA. CALL COUNTY FOR AMOUNT DUE.

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 24, 2020, and down to and including the present date May 20, 2020. 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 20th day of May, A.D., 2020.

DOWNUM TITLE SERVICES, INC.

BY:



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**TITLE REPORT
Work Order
#6868**

FOR

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

BEGINNING WITH THE DATE OF NOVEMBER 5, 2004

ON

DESCRIPTION:

Lot 49, JUBILATION, PHASE II., according the Plat thereof recorded in Plat Book 5, Page 12, of the Public Records of Gulf County, Florida.

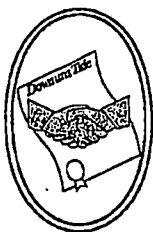
LAST RECORDED TITLE: LONG LEAF CONSTRUCTION AND DEVELOPMENT, LLC., a Georgia limited liability company(Whose Address shows: P. O. Box 596, Lakeland, GA. 31634)

ASSESSED TO: LONG LEAF CONSTRUCTION AND DEVELOPMENT, LLC.

Warranty Deed, dated Oct. 22, 2004, from Jubilation, LLC., a Florida limited liability company, to A. G. Branch, a married man, Filed Nov. 5, 2004, and recorded in O. R. Book 357, Page 701. (See Copy Attached).

Memorandum of Repurchase Option, Filed Nov. 5, 2004, and recorded in O. R. Book 357, Page 711. (See Copy attached).

Quit-Claim Deed, dated Jan. 29, 2008, from Aubrey G. Branch, to Harrison Parrish, Filed Feb. 1, 2008, and recorded in O. R. Book 453, Page 564. (See Copy Attached).



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Warranty Deed, dated Nov. 22, 2013, from Harrison Parrish, to Long Leaf Construction and Development, LLC., Filed Nov. 26, 2013, and recorded in O. R. Book 547, Page 522. (See Copy Attached).

ENCUMBRANCES:

CLAIM OF LIEN FOR ASSESSMENTS, with Jubilation Homeowners' Association, Inc., Filed Aril 29, 2013, and recorded in O. R. Book 536, Page 496. (See Copy Attached).

CLAIM OF LIEN FOR ASSESSMENTS, with Jubilation Homeowners' Association, Inc., Filed July 31, 2015, and recorded in O. R. Book 578, Page 962. (See Copy Attached).

CLAIM OF LIEN FOR ASSESSMENTS, with Jubilation Homeowners' Association, Inc., Filed April 24, 2019, and recorded in O. R. Book 664, Page 89. (See Copy Attached).

NOTICE OF LIS PENDENS, in the Case of Jubilation Homeowners' Association, Inc., Plaintiff, VS. Long Leaf Construction & Development, LLC., a dissolved Georgia Limited Liability Company, Defendants, Filed July 12, 2019, and recorded in O. R. Book 670, Page 370. (See Copy Attached).

**2019 Tax Roll shows the following as to Captioned lands:
PARCEL ID#06287-345R (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 November 5, 2004, and down to and including the present date January 24, 2020. 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 24th day of January, A. D., 2020.

DOWNUM TITLE SERVICES, INC.

BY: