

**REBECCA L. NORRIS**

Gulf County Clerk of Court & Comptroller

1000 Cecil G. Costin, Sr. Blvd., Room 148, Port St. Joe, Florida 32456

850-229-6112 • 850-639-2175 – Wewahitchka branch

## NOTICE OF OVERBID SURPLUS

**RE: Tax Deed #2022-18**  
**Tax Certificate#: 2015-210**  
**Property RE#: 01204-013R**  
**Public Sale Date: 07/12/23**

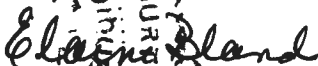
Pursuant to Chapter 197, F.S., the referenced property was sold at public auction. After payment of all funds due to governmental units has been made, a surplus of \$352.75 remains and will be held by this office for the benefit of persons, as described in Florida Statute, Section 197-502(4), as their legal interests in the property may appear. Clerk service charges allowed under F.S. Title V Chapter 28.24(10), (22) and (27) have been deducted from the remaining surplus. The surplus will be held for a period of 90 days from the date of this notice. Claims will not be processed before the 90 day period has expired. Surplus funds are paid according to the priorities of the claims. If a lien appears 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. If potentially conflicting claims exist, an interpleader action may be initiated and the court shall determine the proper distribution of the interpleaded funds. The following lists entitled priority in order of highest to lowest. Government Unit, Mortgage Lienholder, Other Lienholder, Title/Deed Holder, Other Claim.

Please respond to this notice by either filing a claim or returning the claim form checking the section that states you 'are not filing a claim'. If you are the former property owner please check 'Was or Was Not' in the section that asks if you were claiming the property as homestead on the date of the auction.

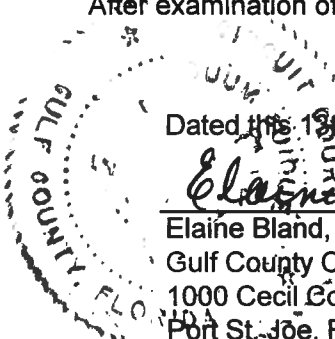
To be considered for distribution of surplus funds, you must submit a notarized Statement of Claim to Surplus, IRS Form W9, two (2) forms of identity (at least one bearing your signature and one with a photo) and a copy of this notice. If you are a lienholder, include documents as proof of the debt owed. If you are claiming as a third party, include notarized authorization for acting on behalf of another entity. Submit the required documents to the address below.

After examination of your claim, you will be notified if you are entitled to any payment.

Dated this 13th day of July, 2023.



Elaine Bland, Deputy Clerk-Finance  
Gulf County Clerk of the Circuit Court  
1000 Cecil Costin Sr. Blvd., Room 148  
Port St. Joe, FL 32456



# CLAIM TO SURPLUS PROCEEDS FROM TAX DEED SALE

Tax Deed No. #2022-18 Owner of Record: SEASONS RE LLC & AGENT: AUTUMN CALHOUN  
Date of Sale 07/12/23 R. E. Parcel No.: 01204-013R

*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, 07/12/23, 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  
COUNTY OF: GULF**

**If you are filing a claim to surplus, the claim must be notarized.**

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 : Tuesday, November 14, 2023**

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

# DOWNUM TITLE SERVICES, INC.

17030 MAIN ST SOUTH | PHONE 850-674-3533 FAX 850-674-1343 |

Email: Judy- [judy@downumtitleservices.com](mailto:judy@downumtitleservices.com); Will- [will@downumtitleservices.com](mailto:will@downumtitleservices.com)

TITLE REPORT  
WORK ORDER  
#7422  
\*\*UPDATE\*\*

FOR

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

BEGINNING WITH THE DATE OF AUGUST 18, 2022

ON

DESCRIPTION:

PARCEL ID #01204-013R

LEGAL DESCRIPTION:

Lots 11, and 12, of Shamrock Estates, a Replat of Lot 3, Block 1, Midway Park Subdivision, according to plat thereof on file in the Office of the Clerk of Circuit Court of Gulf County, Florida, in Plat Book 2, Page 43.

LAST RECORD TITLE HOLDER: Seasons RE LLC.

Nothing new recorded since prior report.

ENCUMBRANCES:

Nothing new recorded since prior report.

PROPERTY TAX INFORMATION AS TO THE ABOVE:  
PARCEL ID#03450-170R

A Tax Deed Application is present. Bill # 294600-I shows \$3,339.39 is due for 2014. (See Copy Attached).

As to property tax information for the year 2022 for Parcel ID #01204-013R:

There are unpaid property taxes for the year 2022 in the amount of \$170.15.

DATED THIS THE 17<sup>TH</sup> DAY OF MAY, A. D. 2022

DOWNUM TITLE SERVICES, INC.

  
\_\_\_\_\_  
JAMES P. LEONARD (SEARCHER)

# DOWNUM TITLE SERVICES, INC.

17030 MAIN ST SOUTH | PHONE 850-674-3533 FAX 850-674-1343 |

Email: [judy-judy@downumtitleservices.com](mailto:judy-judy@downumtitleservices.com); [Will-will@downumtitleservices.com](mailto:Will-will@downumtitleservices.com)

## TITLE REPORT WORK ORDER #7422

FOR

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

BEGINNING WITH THE DATE OF JULY 13, 1979

ON

### DESCRIPTION:

PARCEL ID #01204-013R

### LEGAL DESCRIPTION:

Shamrock Estates Plat Book 2 Page 43 Lots 11 and 12, O. R. Book 577 Page 857 TX R CLK

LAST RECORD TITLE HOLDER: Seasons RE LLC.

Quitclaim Deed for Lots 11 and 12, of Shamrock Estates, a Replat of Lot 3, Block 1, Midway Park Subdivision, according to plat thereof on file in the Office of the Clerk of the Circuit Court of Gulf County, Florida, in Plat Book 2, Page 43 dated May 28<sup>th</sup>, 2019. From Lakeside Portfolio Management, LLC (grantor) to Seasons RE LLC., (grantee). (See Copy Attached).

Quitclaim Deed of said property from Moonstone Lien Investments, LLC (grantor) to Lakeside Portfolio, LLC. (grantee). Dated December 5<sup>th</sup>, 2018. (See Copy Attached).

2022 AUG 22 PM 4:42  
CLERK OF CIRCUIT COURT  
GULF COUNTY, FLORIDA

Tax Deed of said property from Rebecca L. Norris, Gulf County Clerk of Courts, to Moonstone Lien Investments, LLC. Dated May 20<sup>th</sup>, 2015. (See Copy Attached).

Warranty Deed of said property from William J. Smiley to Clyde Driggers. Dated October 19, 2005. (See Copy Attached).

Warranty Deed for Lots 11, 12, 13, and 14 of Shamrock Estates, a Replat of Lot 3, Block 1, Midway Park Subdivision, according to plat thereof on file in the Office of the Clerk of the Circuit Court of Gulf County, Florida, in Plat Book 2, Page 43. From David J. and Linda M. Trauger to William J. Smiley. Dated October 11<sup>th</sup>, 2005. (See Copy Attached).

Warranty Deed for Lots 11, 12, 13, and 14 of Shamrock Estates, a Replat of Lot 3, Block 1, Midway Park Subdivision, according to plat thereof on file in the Office of the Clerk of the Circuit Court of Gulf County, Florida, in Plat Book 2, Page 43. From Dale Splawn and Thomas Tindall. Dated June 8<sup>th</sup>, 2004. (See Copy Attached).

Warranty Deed for Lots 2-8, and 11-18 of Shamrock Estates. From Shamrock Estates to Tommy Tindall and Dale Splawn as Trustees. Dated July 13, 1979. (See Copy Attached).

**ENCUMBRANCES:**

Electric Utility Services Distribution Easement granted to Gulf Coast Electric Cooperative, Inc. Filed February 24, 2006, and recorded in O.R. Book 403, Page 517. (See Copy Attached).

**PROPERTY TAX INFORMATION AS TO THE ABOVE:**

PARCEL ID#03450-170R, *incorrect*

A Tax Deed Application is present. Bill # 294600-1 shows \$2,215.55 is due for 2014. (See Copy Attached).

As to property tax information for the year 2021 for Parcel ID #01204-013R:

There are no unpaid property taxes for the year 2021.

DATED THIS THE 18<sup>TH</sup> DAY OF AUGUST, A. D. 2022

DOWNUM TITLE SERVICES, INC.

  
\_\_\_\_\_  
JAMES P. LEONARD (SEARCHER)

# DOWNUM TITLE SERVICES, INC.

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17030 MAIN ST SOUTH | PHONE 850-674-3533 FAX 850-674-1343 |  
Email: Judy- [judy@downumtitleservices.com](mailto:judy@downumtitleservices.com); Will- [will@downumtitleservices.com](mailto:will@downumtitleservices.com)

## TITLE REPORT WORK ORDER #7422 \*UPDATE\*

FOR

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

BEGINNING WITH THE DATE OF AUGUST 18, 1979

ON

### DESCRIPTION:

PARCEL ID #01204-013R

### LEGAL DESCRIPTION:

Lots 11, and 12, of Shamrock Estates, a Replat of Lot 3, Block 1, Midway Park Subdivision, according to the plat thereof on file in the Office of the Clerk of Circuit Court of Gulf County, Florida, in Plat Book 2, Page 43.

LAST RECORD TITLE HOLDER: Seasons RE LLC.

Nothing new has been recorded on this property.

### ENCUMBRANCES:

Nothing new has been recorded on this property.

PROPERTY TAX INFORMATION AS TO THE ABOVE:



PARCEL ID#03450-170R

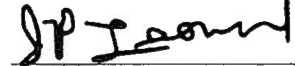
A Tax Deed Application is present. Bill # 294600-1 shows \$2,215.55 is due for 2014. (See Copy Attached).

As to property tax information for the year 2022 for Parcel ID #01204-013R:

There are unpaid property taxes in the amount of \$146.11 as of 2:29 p.m. on 12/12/2022

DATED THIS THE 12<sup>TH</sup> DAY OF DECEMBER, A. D. 2022

DOWNUM TITLE SERVICES, INC.

A handwritten signature in black ink, appearing to read "JP Leonard", is written over a horizontal line.

JAMES P. LEONARD (SEARCHER)