

**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

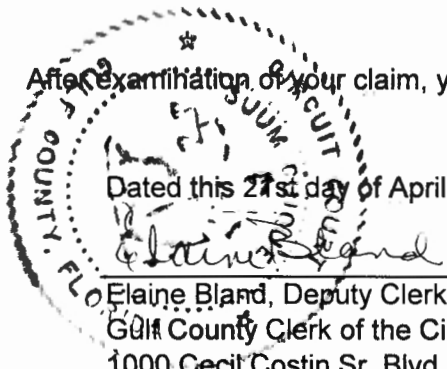
RE: Tax Deed #2021-03
Tax Certificate#: 419
Property RE#: 02215-000R
Public Sale Date: 04/21/21

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 \$17992.44 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 21st day of April, 2021.

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. #2021-03 Owner of Record: BETTY OWENS

Date of Sale 04/21/21 R. E. Parcel No.: 02215-000R

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, 04/21/21, 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

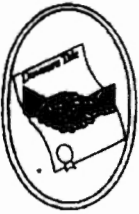
- A. When the amount received from a Tax Deed Sale is in excess of the amount needed for payment of back taxes and expenses, a Lien Holder, Title Holder, or Third Party on behalf of a Lien Holder or Title Holder, may file a claim for the surplus funds by making Written and Notarized Application by the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

Thursday, July 22, 2021

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

Website



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 #7014-UPDATE

FOR

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

2021 JAN -8 AM 10:44

REC'D
OFFICE
JAN 11 2021

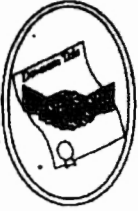
BEGINNING WITH THE DATE OF SEPTEMBER 25, 2020

ON

DESCRIPTION:

Commence at a ½ inch iron rod and cap (LB 732) marking the Southeast Corner of lands described in Official Records Book 355, Page 102 and 103, of the Public Records of Gulf County, Florida, said point being the intersection of the Northerly right of way boundary of Chipola Avenue with the Westerly right of way boundary of Second Street and run thence North 01 Degree 47 Minutes 33 Seconds East along said Westerly right of way boundary, a distance of 404.84 feet to a ½ inch iron pipe marking the Southeast Corner of lands described in Official Records Book 266, at pages 427-429 (Parcel 5) of said Public Records, thence continue North 01 Degree 47 Minutes 33 Seconds East along said Westerly right of way boundary, a distance of 111.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, thence continue North 01 Degree 47 Minutes 33 Seconds East along said Westerly right of way boundary, a distance of 113.34 feet to the Southerly right of way boundary of East Church Avenue, thence North 89 Degrees 47 Minutes 19 Seconds West along said Southerly right of way boundary, a distance of 172.78 feet to the Easterly boundary of lands described in Deed Book 34, at page 610, of said Public Records, thence South 03 Degrees 12 Minutes 26 Seconds West along said Easterly boundary, a distance of 226.73 feet, thence North 89 Degrees 26 Minutes 53 Seconds East, a distance of 23.46 feet to the Southwest Corner of the aforesaid lands described in Official Records Book 266, at pages 427-429; thence along the Westerly and Northerly boundary of said lands as follows: thence North 01 Degree 47 Minutes 33 Seconds East, a distance of 111.00 feet; thence North 89

TD#2021-03



Downum Title Services, Inc.

17030 Main Street South
Blountstown, Florida 32424

JUDY DOWNUM

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

Degrees 30 Minutes 49 Seconds East, a distance of 155.00 feet to the POINT OF BEGINNING. Containing 0.51 acre, more or less.

LAST RECORDED TITLE: BETTY G. OWENS (Whose Address shows: P. O. BOX 1011, WEWAHITCHKA, FLORIDA 32465-0066)

ASSESSED TO: BETTY OWENS

NOTHING ELSE SHOWN RECORDED DURING THIS PERIOD.

2020 Tax Roll shows the following as to Captioned lands:
PARCEL ID#02215-000R AMOUNT: \$1195.38 DUE
(TAX DEED APPLICATION)

STATE OF FLORIDA,

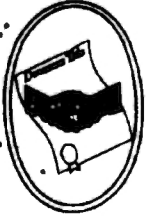
COUNTY OF GULF.

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 September 25, 2020, and down to and including the present date December 23, 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 23rd day of December, A. D., 2020.

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
#7014**

FOR

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

BEGINNING WITH THE DATE OF MARCH 17, 2002

ON

DESCRIPTION:

Commence at a ½ inch iron rod and cap (LB 732) marking the Southeast Corner of lands described in Official Records Book 355, Page 102 and 103, of the Public Records of Gulf County, Florida, said point being the intersection of the Northerly right of way boundary of Chipola Avenue with the Westerly right of way boundary of Second Street and run thence North 01 Degree 47 Minutes 33 Seconds East along said Westerly right of way boundary, a distance of 404.84 feet to a ½ inch iron pipe marking the Southeast Corner of lands described in Official Records Book 266, at pages 427-429 (Parcel 5) of said Public Records, thence continue North 01 Degree 47 Minutes 33 Seconds East along said Westerly right of way boundary, a distance of 111.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, thence continue North 01 Degree 47 Minutes 33 Seconds East along said Westerly right of way boundary, a distance of 113.34 feet to the Southerly right of way boundary of East Church Avenue, thence North 89 Degrees 47 Minutes 19 Seconds West along said Southerly right of way boundary, a distance of 172.78 feet to the Easterly boundary of lands described in Deed Book 34, at page 610, of said Public Records, thence South 03 Degrees 12 Minutes 26 Seconds West along said Easterly boundary, a distance of 226.73 feet, thence North 89 Degrees 26 Minutes 53 Seconds East, a distance of 23.46 feet to the Southwest Corner of the aforesaid lands described in Official Records Book 266, at pages 427-429; thence along the Westerly and Northerly boundary of said lands as follows: thence North 01 Degree 47 Minutes 33 Seconds East, a distance of 111.00 feet; thence North 89



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Degrees 30 Minutes 49 Seconds East, a distance of 155.00 feet to the POINT OF BEGINNING. Containing 0.51 acre, more or less.

LAST RECORDED TITLE: BETTY G. OWENS (Whose Address shows: P. O. BOX 1011, WEWAHITCHKA, FLORIDA 32465-0066)

ASSESSED TO: BETTY OWENS

Warranty Deed, dated March 14, 2003, from AnnaBelle Gaskin, the unmarried widow of Rudy Gaskin, Deceased, to Betty Ann Owens, a $\frac{1}{2}$ interest, and to the children of Rudy Gaskin, Jr., deceased, a $\frac{1}{6}$ interest each, namely: Philip Rudy Gaskin, Paula Michelle Gaskin Perez and Phyllis Camille Gaskin Perkins, Filed March 17, 2003, and recorded in O. R. Book 301, Page 860. (See Copy Attached).

Quit-Claim Deed, dated Feb. 28, 2007, from Phillip Rudy Gaskin, Paula Michelle Perez and Phyllis Camille Perkins, to Betty Ann Owens, Filed Feb. 28, 2007, and recorded in O. R. Book 432, Page 522. (See Copy Attached).

Warranty Deed, dated March 26, 2007, from Betty Ann Owens, to Jennifer M. Burke, an unmarried woman, Filed March 30, 2007, and recorded in O. R. Book 434, Page 610. (See Copy Attached).

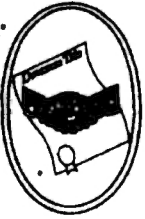
Quit-Claim Deed, dated June 30, 2007, from Jennifer M. Burke, to Betty G. Owens, Filed Feb. 27, 2008, and recorded in O. R. Book 454, Page 593. (See Copy Attached).

Certificate of Death on Anna Belle Gaskin, Filed Oct. 9, 2008, and recorded in O. R. Book 465, Page 654.

Certificate of Death on Betty Ann Gaskin Owens, Filed Aug. 24, 2016, and recorded in O. R. Book 601, Page 119.

ENCUMBRANCES:

Deficiency Final Judgment for Plaintiff, in the Case of Centennial Bank, Plaintiff, VS. Betty Ann Owens, Et al., Filed March 7, 2011, and recorded in O. R. Book 502, Page 641. (See Copy Attached).



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**2019 Tax Roll shows the following as to Captioned lands:
PARCEL ID#02215-000R (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 March 17, 2003, and down to and including the present date September 25, 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 25th day of September, A. D., 2020.

DOWNUM TITLE SERVICES, INC.

BY:

NOTICE TO TAX COLLECTOR FOR APPLICATION FOR TAX DEED

R. 5/88

To: Tax Collector of GULF County

In accordance with the Florida Statutes, I, MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certification No.	Date	Legal Description:
<u>419</u>	<u>05/29/2018</u>	S 25 T 4 R 10 1/2 ACRE A LOT 155 FT BY 125 FT LOT FRONTING ON SECOND STREET ORB 434/610 FR OWENS MAP 94A ORB 454/593 QC FR BURKE

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned on:

- a. tax certificates not in my possession,
- b. omitted taxes, or
- c. delinquent taxes.

I also agree to pay all tax collector's fees, ownership, and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the abovementioned tax sale certificate on which this application is based and all other certificates of the same legal description, which are in my possession.


Applicant's signature

05/21/20
Date

COUNTY OF GULF, STATE OF FLORIDA

Tax Sale Certificate No.

419

Application No. #2021-03

Date of Issuance:

05/31/2018

R.E. No. 02215-000R

CERTIFICATE OF MAILING

I, Rebecca L. Norris, Clerk of the Circuit Court of Gulf County, Florida hereby certify that on March 15, 2021, I mailed certified/registered copies of the Notice of Application for Tax Deed to the following:

Betty Owens(Deceased)	PO Box 1011	Wewahitchaka	FL	32465
Betty Owens(Deceased)	511 South 2nd St	Wewahitchaka	FL	32465
Annabelle Gaskin	N/A			
Rudy Gaskin	N/A			
Rudy Gaskin Jr	N/A			
Philip Rudy Gaskin	N/A			
Paula Michelle Gaskin Perez	N/A			
Phyllis Camille Gaskin Perkins	N/A			
Jennifer M Burke	14809 Heronglen Drive	Lithia	FL	33547
Our Tara Estates, INC	511 South 2nd St	Wewahitchaka	FL	32465
Our Tara Estates, INC	225 Land Drive	Wewahitchaka	FL	32465
D. L. Owens aka Durward L.	225 Land Drive	Wewahitchaka	FL	32465
Centennial Bank as successor interest to Coastal Community	12141 Panama City Beach Pkwy	Panama City Beach	FL	32407
Mikon Financial Services, Inc. and Ocean Bank	780 NW 42 Avenue #300	Miami	FL	33125
Gulf County Board of County Commissioners	C/O Jeremy T. M. Novak, Attorney	402 Reid Avenue Port St Joe	FL	32456
Jennifer N Holmes	527 S 2nd Street	Wewahitchaka	FL	32465

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal on this date, March 15, 2021.

REBECCA L. NORRIS
CLERK OF THE CIRCUIT COURT
GULF COUNTY, FLORIDA

BY: Elaine Bland
Elaine Bland, Deputy Clerk