



REBECCA L. NORRIS
Gulf County Clerk of Court & Comptroller

NOTICE OF OVERBID SURPLUS

RE: **Tax Deed** #2025-017
Tax Certificate#: 2023-551
Property RE#: 03426-604R
Public Sale Date: 12/17/25

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 \$ 39.14 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 120 days from the date of this notice. Claims will not be processed before the 120 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 17th day of December, 2025

Elaine Bland

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

PHONE: Port St. Joe | 850-229-6112 • Wewahitchka | 850-639-2175

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

WEBSITE: www.gulfclerk.com

CLAIM TO SURPLUS PROCEEDS FROM TAX DEED SALE

Tax Deed No. #2025-017 Owner of Record: FORGOTTEN COAST INVESTMENTS, LLC
AGENT: HARTMAN LAW FIRM, P.A.

Date of Sale 12/17/25 R. E. Parcel No.: 03426-604R

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, 12/17/25, 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 : _____ **Tuesday, April 21, 2026**

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

GENERAL RELEASE

BE IT KNOWN, that CLAIMANT, in consideration of the sum of _____ valuable consideration received from tax deed file #2025-017, from and on behalf of Gulf County, Clerk of Court/Comptroller, the receipt of which is acknowledged, does hereby remise, release, acquit, satisfy, and forever discharge the Clerk of Court/Comptroller, from all manner of actions, causes of action, suits, debts, covenants, contracts, controversies, agreements, promises, claims and demands whatsoever, which said CLAIMANT, ever had, now has, or which any, successor, heir or assign of said CLAIMANT, hereafter can, shall or may have, against said Gulf County Clerk of Court/Comptroller, by reason of any matter, cause or thing whatsoever, from the beginning of time to the date of this instrument.

IN WITNESS WHEREOF, the said CLAIMANT, through its authorized representative has set hand and seal to this release on _____, 20____.

CLAIMANT: _____
Printed Name: _____

WITNESS: _____
Printed Name: _____

By Its: _____

WITNESS: _____
Printed Name: _____

STATE OF: FLORIDA If you are filing a claim to surplus, this release is required.
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 #



PROPERTY INFORMATION REPORT

HON. ASHLEY L. FOREHAND | GULF COUNTY TAX COLLECTOR

1000 Cecil G Costin Sr Blvd Rm 147 | Port St. Joe, FL 32456

GulfCountyTaxCollector.com

Order Date: 08/13/2025

Search Date: 20 YEARS UP TO 08/01/2025

Parcel # 03426-604R

Legal Description: Commence at a concrete monument marking the NW corner of the NE 1/4 of Sect. 33, Township 5 South, Range 11 West, Gulf County, Florida, and thence go N 89°30'30" E along the north boundary of said Section 33 for 670.00 feet; thence S 00°07'40" E for 67.60 feet to a point on the southerly right of way line of a County Road (right of way line as per field monumentation); thence continue S 00°07'40" E for 525.00 feet for the Point of Beginning. From said Point of Beginning go N 89°30'30" E for 210.00 feet; thence go S 00°07'40" E for 105.00 feet; thence go S 89°30'30" W for 210.00 feet; thence go N 00°07'40" W for 105.00 feet to the Point of Beginning. Said parcel of land lying and being in the northeast quarter of Section 33, Township 5 South, Range 11 West, Gulf County, Florida and having an area of 0.51 acres, more or less. Also, known as Lot 6.

Property Address: N A , Wewahitchka, FL

Apparent Title Holder & Address of Record:

Forgotten Coast Investments, LLC
359 Bruce St.
St. George Island, FL 32328

Warranty Deed OR: 331, Page: 654

Forgotten Coast Investments, LLC
359 Bruce St.
St. George Island, FL 32328

Warranty Deed OR: 340, Page: 988

Mortgage Holder of Record:

None

Vendee(s) of Recorded Contract(s) for Deed:

None

Lien Holders and Other Interested Parties of Record:

None

Additional Information:

Affidavit recorded 05/27/2004 in Official Records Book 340, Page 990.

Limited Liability Company Affidavit (Dissolved) recorded 08/12/2015 in Official Records Book 579, Page 929.

Note: FORGOTTEN COAST INVESTMENTS LLC is the developer/builder giving out the current unplattd lots. All of the current lots come from either one or both of the attached deeds. There is no new deed recorded showing only block 1.

Assessed Owner as of Current Tax Roll:

Forgotten Coast Investments LLC
359 Bruce St
St George Island, FL 32328

Chain of Title:

None

Contiguous Property:

03426-865R
WHITTINGTON JAMES O
377 CARRS LN
WEWAHITCHKA, FL 32465

03426-810R
TISCHER RICHARD
110 CEDAR LANE NW
MILLEDGEVILLE, GA 31061

03426-815R
RIDLEY KATHY R
1312 STAFFORD ROAD
CHATSWORTH, GA 30705

03426-820R
MOREE CHERYL & TERESA WISHAM
9307 BRANCHVILLE RD
CAMILLA, GA 31730

03426-825R
MOREE CHERYL & SALA ELLINGTON
247 SANTA ANNA ST
PORT ST JOE, FL 32456

03426-830R
HARRISON JANE
210 RIVER OAKS RD
BAINBRIDGE, GA 39817

03426-840R
HANEY BRYAN R & ELIZABETH
1249 UNION STREET
LITTLETON, NH 03561

03426-850R
SCANDALITO FRANK B & LOURDES V
306 52ND AVE PLZ E
BRADENTON, FL 34203

03426-855R
SCANDALITO FRANK B & LOURDES V
306 52ND AVE PLAZA EAST
BRADENTON, FL 34203

03426-860R
HISCOCK KIRK & FRANCES
380 TREY'S LANE
WEWAHITCHKA, FL 32465

03426-975R
HISCOCK KIRK & FRANCES
380 TREY'S LANE
WEWAHITCHKA, FL 32465

03426-985R
RIDENHOUR DANIEL L & REBECCA D
2207 DEWEY AVENUE
GRANITE CITY, IL 62040

03426-990R
BEARD TIMOTHY & TINNA TRUSTEES
1900 CASTELLINA DR
BRENTWOOD, CA 94513

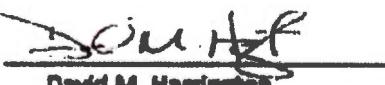
03426-995R
BEARD WILLIAM S & SARAH W
5114 SYCAMORE VILLAS DR
KINGWOOD, TX 77345

03426-999R
HOBBS G M SR & CUYLER K
501 EAST BEACH DRIVE
PANAMA CITY, FL 32401

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Dated : 08/13/2025

Orange Data Systems

BY: 
David M. Harrington