



## NOTICE OF OVERBID SURPLUS

**RE: Tax Deed** #2025-023  
**Tax Certificate#:** 2023-85  
**Property RE#:** 00469-000R  
**Public Sale Date:** 3/18/26

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 \$ 1,200.99<sup>25</sup> 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 18th day of March, 2026

*Elaine Bland*

Elaine Bland, Deputy Clerk-Finance  
James M. Terry, Clerk of Circuit Court  
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. #2025-023

Owner of Record: BRENT R HELMS, LEE RODD

Date of Sale 3/18/26

R. E. Parcel No.: 00469-000R

**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, 3/18/26, 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, July 21, 2026**

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

**GENERAL RELEASE**

