

19-445

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900148

Date of Tax Deed Application
Apr 17, 2019

This is to certify that **CATALINA TAX CO LLC SERIES 17 US BANK % CATALINA TAX -SER 17**, holder of **Tax Sale Certificate Number 2017 / 459**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **02-0089-020**

Cert Holder:
CATALINA TAX CO LLC SERIES 17 US BANK % CATALINA TAX -SER 17
PO BOX 645040
CINCINNATI, OH 45264-5040

Property Owner:
NIMS JAMES D &
NIMS AMBER
1591 REBECCA ST
PENSACOLA, FL 32534
S 165 FT OF W 125 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4
OR 5526 P 231 OR 7131 P 1616 OR 7131 P 1 (Full legal
attached.)

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/459	02-0089-020	06/01/2017	1,456.02	72.80	1,528.82

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2018/471	02-0089-020	06/01/2018	1,469.92	6.25	73.50	1,549.67

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Property Information Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

3,078.49
0.00
1,357.97
200.00
175.00
4,811.46

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
- Redemption Fee
- Total Amount to Redeem

61,912.00
6.25

Done this the 24th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 9-3-19

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
02-0089-020 2017

S 165 FT OF W 125 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 OR 5526 P 231 OR 7131 P 1616 OR 7131 P 1618 PART OF LT 13

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900148

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CATALINA TAX CO LLC SERIES 17 US BANK % CATALINA TAX -SER 17
PO BOX 645040
CINCINNATI, OH 45264-5040,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
02-0089-020	2017/459	06-01-2017	S 165 FT OF W 125 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 OR 5526 P 231 OR 7131 P 1616 OR 7131 P 1618 PART OF LT 13 BLK 3 PLAT DB 89 PG 369

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
CATALINA TAX CO LLC SERIES 17 US BANK %
CATALINA TAX -SER 17
PO BOX 645040
CINCINNATI, OH 45264-5040

04-17-2019
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

☒ Navigate Mode
 ☒ Account
 ☐ Reference

[Printer Friendly Version](#)

General Information Reference: 101S301101132003 Account: 020089020 Owners: NIMS JAMES D & NIMS AMBER Mail: 1591 REBECCA ST PENSACOLA, FL 32534 Situs: 1591 REBECCA ST 32534 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>\$20,093</td> <td>\$129,411</td> <td>\$149,504</td> <td>\$123,824</td> </tr> <tr> <td>2017</td> <td>\$20,093</td> <td>\$118,213</td> <td>\$138,306</td> <td>\$121,278</td> </tr> <tr> <td>2016</td> <td>\$20,093</td> <td>\$115,738</td> <td>\$135,831</td> <td>\$118,784</td> </tr> </tbody> </table> Disclaimer Tax Estimator > File for New Homestead Exemption Online		Year	Land	Imprv	Total	Cap Val	2018	\$20,093	\$129,411	\$149,504	\$123,824	2017	\$20,093	\$118,213	\$138,306	\$121,278	2016	\$20,093	\$115,738	\$135,831	\$118,784				
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>01/20/2014</td> <td>7131</td> <td>1618</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>01/20/2014</td> <td>7131</td> <td>1616</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>02/2004</td> <td>5526</td> <td>231</td> <td>\$500</td> <td>QC</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	01/20/2014	7131	1618	\$100	QC	View Instr	01/20/2014	7131	1616	\$100	QC	View Instr	02/2004	5526	231	\$500	QC	View Instr	2018 Certified Roll Exemptions HOMESTEAD EXEMPTION Legal Description S 165 FT OF W 125 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 OR 5526 P 231 OR 7131 P 1616 OR 7131 P 1618 PART OF LT 13... Extra Features None	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																						
01/20/2014	7131	1618	\$100	QC	View Instr																						
01/20/2014	7131	1616	\$100	QC	View Instr																						
02/2004	5526	231	\$500	QC	View Instr																						
Parcel Information Section Map Id: 10-1S-30-1 Approx. Acreage: 0.4700 Zoned: MDR Evacuation & Flood Information Open Report		Launch Interactive Map View Florida Department of Environmental Protection(DEP) Data																									
Buildings Address: 1591 REBECCA ST, Year Built: 2006, Effective Year: 2006 <table border="1"> <tr> <td> Structural Elements DECOR/MILLWORK-ABOVE AVERAGE DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER FLOOR COVER-TILE/STAIN CONC/BRICK FOUNDATION-SLAB ON GRADE </td> <td></td> </tr> </table>				Structural Elements DECOR/MILLWORK-ABOVE AVERAGE DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER FLOOR COVER-TILE/STAIN CONC/BRICK FOUNDATION-SLAB ON GRADE																							
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Last Updated:04/25/2019 (tc.28049)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CATALINA TAX CO LLC SERIES 17 US BANK** holder of **Tax Certificate No. 00459**, issued the 1st day of **June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

S 165 FT OF W 125 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 OR 5526 P 231 OR 7131 P 1616 OR 7131 P 1618 PART OF LT 13 BLK 3 PLAT DB 89 PG 369

SECTION 10, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 020089020 (19-445)

The assessment of the said property under the said certificate issued was in the name of

JAMES D NIMS and AMBER NIMS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Tuesday** in the month of September, which is the **3rd day of September 2019**.

Dated this 29th day of April 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

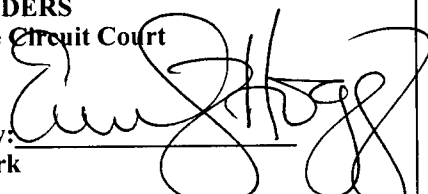
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 020089020 Certificate Number: 000459 of 2017

Payor: AMBER NIMS 1591 REBECCA ST PENSACOLA, FL 32534 Date 05/16/2019

Clerk's Check #	267125	Clerk's Total	\$502.03
Tax Collector Check #	1	Tax Collector's Total	\$5,178.57
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,757.60

\$5060.89

PAM CHILDERS
 Clerk of the Circuit Court

Received By: 
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2017 TD 000459

Redeemed Date 05/16/2019

Name AMBER NIMS 1591 REBECCA ST PENSACOLA, FL 32534

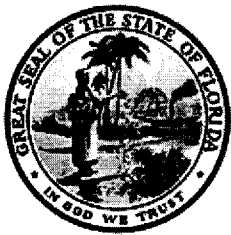
Clerk's Total = TAXDEED	\$502.03
Due Tax Collector = TAXDEED	\$5,178.57 5043.89
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 020089020 Certificate Number: 000459 of 2017

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/03/2019	Redemption Date 05/16/2019
Months	5	1
Tax Collector	\$4,811.46	\$4,811.46
Tax Collector Interest	\$360.86	\$72.17
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$5,178.57	\$4,889.88 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$35.03	\$7.01
Total Clerk	\$502.03	\$474.01 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$5,797.60	\$5,380.89
	Repayment Overpayment Refund Amount	\$416.71
Book/Page		

Notes

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8086, Page 574, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00459, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 020089020 (19-445)

DESCRIPTION OF PROPERTY:

S 165 FT OF W 125 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 OR 5526 P 231 OR 7131 P 1616
OR 7131 P 1618 PART OF LT 13 BLK 3 PLAT DB 89 PG 369

SECTION 10, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: JAMES D NIMS and AMBER NIMS

Dated this 16th day of May 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

19-445
Redeemed

PROPERTY INFORMATION REPORT

File No.: 15199

June 4, 2019

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 06-04-1999, through 06-04-2019, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

James Dustion Nims and Amber Nims, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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 recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

June 4, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15199

June 4, 2019

101S301101132003 - Full Legal Description

S 165 FT OF W 125 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 OR 5526 P 231 OR 7131 P 1616 OR 7131 P 1618
PART OF LT 13 BLK 3 PLAT DB 89 PG 369

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15199

June 4, 2019

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. All Taxes Paid. The assessed value is \$149,504.00. Tax ID 02-0089-020.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-3-2019

TAX ACCOUNT NO.: 02-0089-020

CERTIFICATE NO.: 2017-459

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

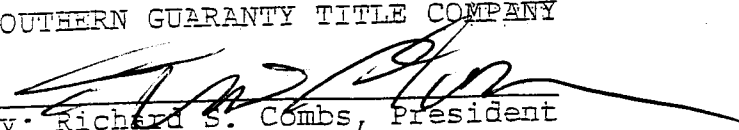
 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2019 tax year.

James Dustin Nims
Amber Nims
1591 Rebecca St.
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,
this 4th day of June, 2019.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

Prepared By:
Stephen R. Moorhead, Esquire
McDonald Fleming Moorhead
25 West Government Street
Pensacola, FL 32502

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

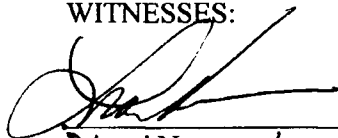
KNOW ALL MEN BY THESE PRESENTS, that JAMES DUSTIN NIMS and AMBER NIMS, husband and wife, whose mailing address is 1591 Rebecca Street, Pensacola, FL 32534, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does remise, release and quit claim unto JAMES DUSTIN NIMS and AMBER NIMS, husband and wife, whose mailing address is 1591 Rebecca Street, Pensacola, FL 32534, their heirs, administrators, successors and assigns, forever, the following described real property in the County of Escambia, State of Florida, to-wit:

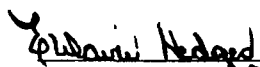
The South 165 feet of the West 125 feet of the South Half of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter, being Lot 13, Block 3 (Plat Deed Book 89, at Page 369 of the public records of Escambia County, Florida) in Section 10, Township 1 South, Range 30 West, containing 5 acres more or less.

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, free from all exceptions and right of homestead.

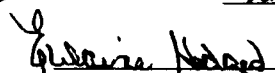
IN WITNESS WHEREOF, the undersigned executed this instrument on this 20 day of ~~January~~
~~December, 2013~~ 2014

WITNESSES:

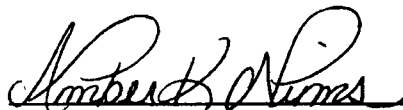

Printed Name Lisa Brennan


Printed Name Elaine Hedges


Printed Name Lisa Brennan


Printed Name Elaine Hedges


JAMES DUSTIN NIMS

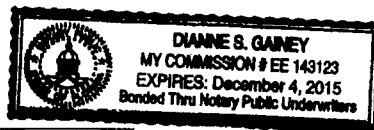

AMBER NIMS

STATE OF FLORIDA
COUNTY OF ESCAMBIA

~~2013~~ ²⁰¹⁴ The foregoing instrument was acknowledged before me this 20 day of ~~December~~ ^{January},
~~2013~~ by James Dustin Nims and Amber Nims, husband and wife.

Dianne S. Gainey
NOTARY PUBLIC
Print Name: Dianne S. Gainey

☒ Personally Known
OR
☐ Produced Identification
Type of Identification Produced _____



Prepared By:
Stephen R. Moorhead, Esquire
McDonald Fleming Moorhead
25 West Government Street
Pensacola, FL 32502

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

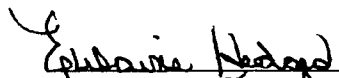
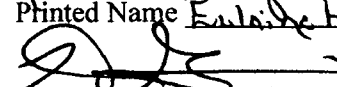
KNOW ALL MEN BY THESE PRESENTS, that RANDY ALAN NIMS and SHERRY A. NIMS, husband and wife, whose mailing address is 9211 Cove Ave., Pensacola, FL 32534, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does remise, release and quit claim unto JAMES DUSTIN NIMS and AMBER NIMS, husband and wife, whose mailing address is 1591 Rebecca Street, Pensacola, FL 32534, their heirs, administrators, successors and assigns, forever, the following described real property in the County of Escambia, State of Florida, to-wit:

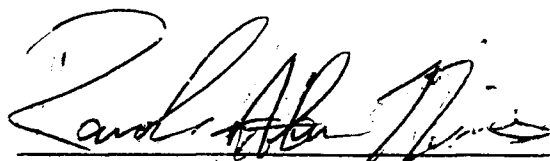
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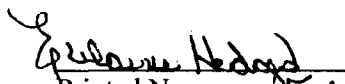
Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, free from all exceptions and right of homestead.

~~January~~ IN WITNESS WHEREOF, the undersigned executed this instrument on this 20 day of ~~December, 2013.~~ 2014

WITNESSES:


Printed Name Eulaine Hedges

Printed Name David A. Gaei


RANDY ALAN NIMS


Printed Name Eulaine Hedges

Printed Name David A. Gaei


SHERRY A. NIMS

STATE OF FLORIDA
COUNTY OF ESCAMBIA

2014 The foregoing instrument was acknowledged before me this 20 day of January,
~~2013~~, by Randy Alan Nims and Sherry A. Nims, husband and wife.

Dianne S. Gainey
NOTARY PUBLIC
Print Name: Dianne S. Gainey

☒ Personally Known
OR
☐ Produced Identification
Type of Identification Produced _____

