

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900144

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 / 4741**, 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: **09-2782-200**

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

Property Owner:
SHOUMAKER J B JR & REBECCA A
5031 PERKINS ST
PENSACOLA, FL 32526

BEG AT NE COR OF GOVT LT 4 S ALG E LI OF LT 445 FT S 89 DEG 35 MIN 13 SEC W AND PARALLEL TO N LI OF (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
2017/4741	09-2782-200	06/01/2017	1,090.03	54.50	1,144.53

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
2018/4785	09-2782-200	06/01/2018	1,102.55	6.25	55.13	1,163.93

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

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

2,308.46
0.00
1,013.45
200.00
175.00
3,696.91

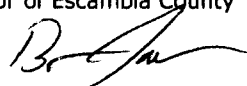
Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

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

49,982.50
6.25

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

Date of Sale: 10-7-19

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
09-2782-200 2017

BEG AT NE COR OF GOVT LT 4 S ALG E LI OF LT 445 FT S 89 DEG 35 MIN 13 SEC W AND PARALLEL TO N LI OF LT 968 50/100 FT S 0

DEG 24 MIN 47 SEC E 222 50/100 FT TO POB OF A 30 FT ACCESS EASEMENT BEING 15 FT ON EACH SIDE OF THE FOLLOWING DESCRIBED LI CONT S 0 DEG 24 MIN 47 SEC E 156 84/100 FT TO END OF 30 FT EASEMENT AND POB OF A 40 FT ACCESS EASEMENT BEING 20 FT ON EACH SIDE OF FOLLOWING DESCRIBED LI N 86 DEG 55 MIN 17 SEC W 716 35/100 FT FOR POB CONT N 86 DEG 55 MIN 17 SEC W 127 62/100 FT TO PT OF TERMINATION OF 40 FT ACCESS EASEMENT (EASEMENT IS TO END AT W LI HAVING A BRG N 10 DEG 15 MIN 50 SEC W) S 10 DEG 15 MIN 50 SEC W 238 1/100 FT S 89 DEG 24 MIN 13 SEC E 170 54/100 FT N 0 DEG 10 MIN 18 SEC W 229 12/100 FT TO POB OR 4148 P 531 AND BEG AT NE COR OF GOVT LT 4 S AND ALG E LI OF LT 445 FT S 89 DEG 35 MIN 13 SEC W AND PARALLEL TO N LI OF LT 968 50/100 FT S 0 DEG 24 MIN 47 SEC E 222 50/100 TO POB OF A 30 FT ACCESS EASEMENT BEING 15 FT ON EACH SIDE OF FOLLOWING LI CONT S 0 DEG 24 MIN 47 SEC E 156 84/100 FT TO END OF 30 FT EASEMENT AND POB OF A 40 FT EASEMENT BEING 20 FT ON EACH SIDE OF FOLLOWING 2 COURSES N 86 DEG 55 MIN 17 SEC W 416 35/100 FOR POB CONT N 86 DEG 55 MIN 17 SEC W 300 FT S 0 DEG 10 MIN 18 SEC E 229 12/100 FT S 89 DEG 24 MIN 13 SEC E 300 FT N 0 DEG 17 MIN 33 SEC W 216 13/100 FT TO POB OR 4784 P 1034

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900144

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
09-2782-200	2017/4741	06-01-2017	BEG AT NE COR OF GOVT LT 4 S ALG E LI OF LT 445 FT S 89 DEG 35 MIN 13 SEC W AND PARALLEL TO N LI OF LT 968 50/100 FT S 0 DEG 24 MIN 47 SEC E 222 50/100 FT TO POB OF A 30 FT ACCESS EASEMENT BEING 15 FT ON EACH SIDE OF THE FOLLOWING DESCRIBED LI CONT S 0 DEG 24 MIN 47 SEC E 156 84/100 FT TO END OF 30 FT EASEMENT AND POB OF A 40 FT ACCESS EASEMENT BEING 20 FT ON EACH SIDE OF FOLLOWING DESCRIBED LI N 86 DEG 55 MIN 17 SEC W 716 35/100 FT FOR POB CONT N 86 DEG 55 MIN 17 SEC W 127 62/100 FT TO PT OF TERMINATION OF 40 FT ACCESS EASEMENT (EASEMENT IS TO END AT W LI HAVING A BRG N 10 DEG 15 MIN 50 SEC W) S 10 DEG 15 MIN 50 SEC W 238 1/100 FT S 89 DEG 24 MIN 13 SEC E 170 54/100 FT N 0 DEG 10 MIN 18 SEC W 229 12/100 FT TO POB OR 4148 P 531 AND BEG AT NE COR OF GOVT LT 4 S AND ALG E LI OF LT 445 FT S 89 DEG 35 MIN 13 SEC W AND PARALLEL TO N LI OF LT 968 50/100 FT S 0 DEG 24 MIN 47 SEC E 222 50/100 TO POB OF A 30 FT ACCESS EASEMENT BEING 15 FT ON EACH SIDE OF FOLLOWING LI CONT S 0 DEG 24 MIN 47 SEC E 156 84/100 FT TO END OF 30 FT EASEMENT AND POB OF A 40 FT EASEMENT BEING 20 FT ON EACH SIDE OF FOLLOWING 2 COURSES N 86 DEG 55 MIN 17 SEC W 416 35/100 FOR POB CONT N 86 DEG 55 MIN 17 SEC W 300 FT S 0 DEG 10 MIN 18 SEC E 229 12/100 FT S 89 DEG 24 MIN 13 SEC E 300 FT N 0 DEG 17 MIN 33 SEC W 216 13/100 FT TO POB OR 4784 P 1034

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: 022S314103002001
Account: 092782200
Owners: SHOUMAKER J B JR & REBECCA A
Mail: 5031 PERKINS ST
 PENSACOLA, FL 32526
Situs: 5031 PERKINS ST (END) 32526
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

Year	Land	Imprv	Total	Cap Val
2018	\$32,490	\$103,473	\$135,963	\$99,965
2017	\$32,490	\$96,539	\$129,029	\$97,909
2016	\$32,490	\$91,774	\$124,264	\$95,896

[Disclaimer](#)

Tax Estimator

> [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/2001	4737	1645	\$30,000	WD	View Instr
07/1997	4148	531	\$90,000	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2018 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

BEG AT NE COR OF GOVT LT 4 S ALG E LI OF LT 445 FT S 89 DEG 35 MIN 13 SEC W AND PARALLEL TO N LI OF LT 968...

Extra Features

METAL GARAGE

Parcel Information

[Launch Interactive Map](#)

Section Map

Id:
02-25-31-2

Approx. Acreage:
2.2800

Zoned:
LDR

Evacuation & Flood Information
[Open Report](#)



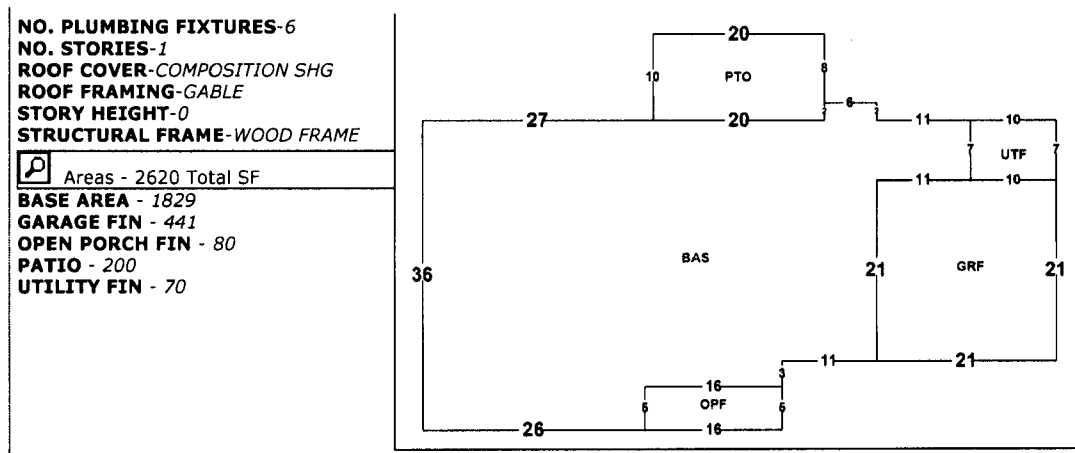
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 5031 PERKINS ST (END), Year Built: 1981, Effective Year: 1981

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER



Images



1/19/17

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:04/25/2019 (tc.34690)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CATALINA TAX CO LLC SERIES 17 US BANK** holder of **Tax Certificate No. 04741**, 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:

(see attached)

SECTION 02, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 092782200 (19-480)

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

J B SHOUMAKER JR and REBECCA A SHOUMAKER

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 Monday** in the month of October, which is the **7th day of October 2019**.

Dated this 3rd day of May 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

LEGAL DESCRIPTION

BEG AT NE COR OF GOVT LT 4 S ALG E LI OF LT 445 FT S 89 DEG 35 MIN 13 SEC W AND PARALLEL TO N LI OF LT 968 50/100 FT S 0 DEG 24 MIN 47 SEC E 222 50/100 FT TO POB OF A 30 FT ACCESS EASEMENT BEING 15 FT ON EACH SIDE OF THE FOLLOWING DESCRIBED LI CONT S 0 DEG 24 MIN 47 SEC E 156 84/100 FT TO END OF 30 FT EASEMENT AND POB OF A 40 FT ACCESS EASEMENT BEING 20 FT ON EACH SIDE OF FOLLOWING DESCRIBED LI N 86 DEG 55 MIN 17 SEC W 716 35/100 FT FOR POB CONT N 86 DEG 55 MIN 17 SEC W 127 62/100 FT TO PT OF TERMINATION OF 40 FT ACCESS EASEMENT (EASEMENT IS TO END AT W LI HAVING A BRG N 10 DEG 15 MIN 50 SEC W) S 10 DEG 15 MIN 50 SEC W 238 1/100 FT S 89 DEG 24 MIN 13 SEC E 170 54/100 FT N 0 DEG 10 MIN 18 SEC W 229 12/100 FT TO POB OR 4148 P 531 AND BEG AT NE COR OF GOVT LT 4 S AND ALG E LI OF LT 445 FT S 89 DEG 35 MIN 13 SEC W AND PARALLEL TO N LI OF LT 968 50/100 FT S 0 DEG 24 MIN 47 SEC E 222 50/100 TO POB OF A 30 FT ACCESS EASEMENT BEING 15 FT ON EACH SIDE OF FOLLOWING LI CONT S 0 DEG 24 MIN 47 SEC E 156 84/100 FT TO END OF 30 FT EASEMENT AND POB OF A 40 FT EASEMENT BEING 20 FT ON EACH SIDE OF FOLLOWING 2 COURSES N 86 DEG 55 MIN 17 SEC W 416 35/100 FOR POB CONT N 86 DEG 55 MIN 17 SEC W 300 FT S 0 DEG 10 MIN 18 SEC E 229 12/100 FT S 89 DEG 24 MIN 13 SEC E 300 FT N 0 DEG 17 MIN 33 SEC W 216 13/100 FT TO POB OR 4784 P 1034

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: 092782200 Certificate Number: 004741 of 2017**

Payor: J B SHOUMAKER JR 5031 PERKINS ST PENSACOLA, FL 32526 Date 07/09/2019

Clerk's Check #	2862513	Clerk's Total	\$509.03
Tax Collector Check #	1	Tax Collector's Total	\$4,035.88
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,621.91

\$ 4054.54

**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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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2017 TD 004741

Redeemed Date 07/09/2019

Name J B SHOUMAKER JR 5031 PERKINS ST PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$509.03	4037.54
Due Tax Collector = TAXDEED	\$4,035.88	
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: 092782200 Certificate Number: 004741 of 2017

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/07/2019	Redemption Date 07/09/2019
Months	6	3
Tax Collector	\$3,696.91	\$3,696.91
Tax Collector Interest	\$332.72	\$166.36
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,035.88	\$3,869.52 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	\$42.03	\$21.02
Total Clerk	\$509.03	\$488.02 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	\$4,661.91	\$4,374.54
	Repayment Overpayment Refund Amount	\$287.37
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 8089, Page 422, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04741, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 092782200 (19-480)

(see attached)

SECTION 02, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: J B SHOUMAKER JR and REBECCA A SHOUMAKER

Dated this 9th day of July 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT NE COR OF GOVT LT 4 S ALG E LI OF LT 445 FT S 89 DEG 35 MIN 13 SEC W AND PARALLEL TO N LI OF LT 968 50/100 FT S 0 DEG 24 MIN 47 SEC E 222 50/100 FT TO POB OF A 30 FT ACCESS EASEMENT BEING 15 FT ON EACH SIDE OF THE FOLLOWING DESCRIBED LI CONT S 0 DEG 24 MIN 47 SEC E 156 84/100 FT TO END OF 30 FT EASEMENT AND POB OF A 40 FT ACCESS EASEMENT BEING 20 FT ON EACH SIDE OF FOLLOWING DESCRIBED LI N 86 DEG 55 MIN 17 SEC W 716 35/100 FT FOR POB CONT N 86 DEG 55 MIN 17 SEC W 127 62/100 FT TO PT OF TERMINATION OF 40 FT ACCESS EASEMENT (EASEMENT IS TO END AT W LI HAVING A BRG N 10 DEG 15 MIN 50 SEC W) S 10 DEG 15 MIN 50 SEC W 238 1/100 FT S 89 DEG 24 MIN 13 SEC E 170 54/100 FT N 0 DEG 10 MIN 18 SEC W 229 12/100 FT TO POB OR 4148 P 531 AND BEG AT NE COR OF GOVT LT 4 S AND ALG E LI OF LT 445 FT S 89 DEG 35 MIN 13 SEC W AND PARALLEL TO N LI OF LT 968 50/100 FT S 0 DEG 24 MIN 47 SEC E 222 50/100 TO POB OF A 30 FT ACCESS EASEMENT BEING 15 FT ON EACH SIDE OF FOLLOWING LI CONT S 0 DEG 24 MIN 47 SEC E 156 84/100 FT TO END OF 30 FT EASEMENT AND POB OF A 40 FT EASEMENT BEING 20 FT ON EACH SIDE OF FOLLOWING 2 COURSES N 86 DEG 55 MIN 17 SEC W 416 35/100 FOR POB CONT N 86 DEG 55 MIN 17 SEC W 300 FT S 0 DEG 10 MIN 18 SEC E 229 12/100 FT S 89 DEG 24 MIN 13 SEC E 300 FT N 0 DEG 17 MIN 33 SEC W 216 13/100 FT TO POB OR 4784 P 1034

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-480

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15240

July 11, 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 07-10-1999, through 07-10-2019, and said search reveals the following:

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

J.B. Shoumaker, Jr. and Rebecca A. Shoumaker, 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

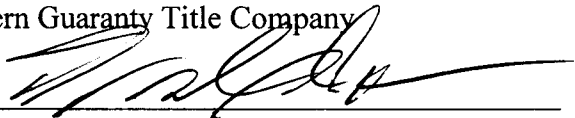
4. Taxes:

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: 

July 11, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15240

July 11, 2019

022S314103002001 - Full Legal Description

BEG AT NE COR OF GOVT LT 4 S ALG E LI OF LT 445 FT S 89 DEG 35 MIN 13 SEC W AND PARALLEL TO N LI OF LT 968 50/100 FT S 0 DEG 24 MIN 47 SEC E 222 50/100 FT TO POB OF A 30 FT ACCESS EASEMENT BEING 15 FT ON EACH SIDE OF THE FOLLOWING DESCRIBED LI CONT S 0 DEG 24 MIN 47 SEC E 156 84/100 FT TO END OF 30 FT EASEMENT AND POB OF A 40 FT ACCESS EASEMENT BEING 20 FT ON EACH SIDE OF FOLLOWING DESCRIBED LI N 86 DEG 55 MIN 17 SEC W 716 35/100 FT FOR POB CONT N 86 DEG 55 MIN 17 SEC W 127 62/100 FT TO PT OF TERMINATION OF 40 FT ACCESS EASEMENT (EASEMENT IS TO END AT W LI HAVING A BRG N 10 DEG 15 MIN 50 SEC W) S 10 DEG 15 MIN 50 SEC W 238 1/100 FT S 89 DEG 24 MIN 13 SEC E 170 54/100 FT N 0 DEG 10 MIN 18 SEC W 229 12/100 FT TO POB OR 4148 P 531 AND BEG AT NE COR OF GOVT LT 4 S AND ALG E LI OF LT 445 FT S 89 DEG 35 MIN 13 SEC W AND PARALLEL TO N LI OF LT 968 50/100 FT S 0 DEG 24 MIN 47 SEC E 222 50/100 FT TO POB OF A 30 FT ACCESS EASEMENT BEING 15 FT ON EACH SIDE OF FOLLOWING LI CONT S 0 DEG 24 MIN 47 SEC E 156 84/100 FT TO END OF 30 FT EASEMENT AND POB OF A 40 FT EASEMENT BEING 20 FT ON EACH SIDE OF FOLLOWING 2 COURSES N 86 DEG 55 MIN 17 SEC W 416 35/100 FOR POB CONT N 86 DEG 55 MIN 17 SEC W 300 FT S 0 DEG 10 MIN 18 SEC E 229 12/100 FT S 89 DEG 24 MIN 13 SEC E 300 FT N 0 DEG 17 MIN 33 SEC W 216 13/100 FT TO POB OR 4784 P 1034

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15240

July 11, 2019

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

1. That certain mortgage executed by J.B. Shoumaker, Jr. and Rebecca A. Shoumaker, husband and wife in favor of Avon Fowler dated 07/01/2001 and recorded 07/13/2001 in Official Records Book 4737, page 1646 of the public records of Escambia County, Florida, in the original amount of \$30,000.00.
2. That certain mortgage executed by J.B. Shoumaker, Jr. and Rebecca A. Shoumaker, husband and wife in favor of Avon Fowler dated 10/10/2001 and recorded 10/11/2001 in Official Records Book 4784, page 1035 of the public records of Escambia County, Florida, in the original amount of \$29,900.00.
3. MSBU Lien filed by Escambia County in O.R. Book 4456, page 1957.
4. Taxes for the year 2016-2018 delinquent. The assessed value is \$135,963.00. Tax ID 09-2782-200.

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.

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503

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

TAX DEED SALE DATE: 10-7-2019
TAX ACCOUNT NO.: 09-2782-200
CERTIFICATE NO.: 2017-4741

YES NO

X Notify City of Pensacola, P.O. Box 12910, 32521
221 Palafox Place, 4th Floor/
X Notify Escambia County, 190 Governmental Center, 32502
X Homestead for 2018 tax year.

J.B. Shoumaker, Jr.
Rebecca A. Shoubaker
5031 Perkins St.
Pensacola, FL 32526

Avon Fowler
P.O. Box 310
Gonzalez, FL 32560
and
3333 Ware Rd.
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,
this 12th day of July, 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.

DEED DOC STAMPS PD @ ESC CO \$ 0.70
10/11/01 ERNIE LEE MAGAHA, CLERK

By: Sally Arnold

RCD Oct 11, 2001 10:39 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-892293

**Corrective
Quit Claim Deed**

**State of Florida
County of Escambia**

KNOW ALL MEN BY THESE PRESENTS, THAT Avon Fowler and Debra Fowler (husband and wife) P.

O. Box 310, Gonzalez, FL 32560 for and in consideration of \$10 and other valuables the receipt

whereof is hereby acknowledged, do remise, release, and quit claim unto J. B. Shoumaker, Jr. and

✓ Rebecca A. Shoumaker, (husband and wife), 5031 Perkins Street, Pensacola, FL 32506, their heirs,

executors, administrators and assigns, forever, the following described property, situated in the County of

Escambia State of Florida to-wit:

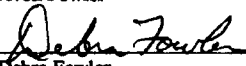
Commence at a R/R spike being the Northeast corner of Government lot 4, Section2, T-2-S, R-31-W, Escambia County, Florida; Thence South and along the East line of said Lot 4, for 445.0'; Thence S.89°35'13"W. and parallel to the North line of said Lot 4 for 968.50'; Thence S. 00°24'47"E. for 222.50' to the point of beginning of a 30.0' access easement, being 15.0' on each side of the following described line; Thence, continue S.00°24'47"E. for 156.84' to the end of said 30' easement and point of beginning of a 40.0' access easement being 20.0' on each side of the following two courses; Thence N. 86°55'17"W. for 416.35' to the point of beginning of Parcel; Thence continue N. 86°55'17"W. for 300' to a capped I. Rod #6783, thence S. 00° 10'18" E. for 229.12'; thence, S. 89° 24'13" E. for 300 feet, thence North 00°17'33" W. for 216.13' to the POB containing 1.50 acres more or less, subject to a 40' Easement on the Northerly 20'.

All mineral rights reserved by seller.

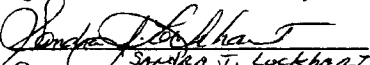
~~Together~~, with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. ~~To have and to hold, the same in fee simple forever.~~

IN WITNESS WHEREOF, we have hereunto set our hands and seals this
10th day of October A. D. 20 01.

 (SEAL)
Avon Fowler

 (SEAL)
Debra Fowler

Signed, sealed and delivered in the presence of:


Desmond R. Letresurrier
Desmond R. Letresurrier

This instrument was prepared by:

Avon Fowler
P. O. Box 310
Gonzalez, FL 32560

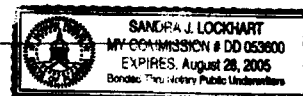
**State of Florida
County of Escambia**

This day, before the undersigned Notary Public, personally appeared _____
Avon Fowler and Debra Fowler
to me well known to be the individuals described in and who executed the foregoing Quit Claim Deed,
and acknowledged that they executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal,
this 17th day of October, 20 01.


Notary

My commission expires: _____



10.50
105-1
60

OR BK 4737 PG1646
Escambia County, Florida
INSTRUMENT 2001-862095

Mortgage

MTG DOC STAMPS PD @ ESC CO \$ 105.00
07/13/01 EMILIE LEE WASHAM, CLERK
By: Sally Arnold

THIS MORTGAGE, dated the 1st day of July, A.D. 2001,

By and between J. B. Shoumaker, Jr. and Rebecca A. Shoumaker, (Husband and Wife)
5031 Perkins St., Pensacola, FL 32526

Hereafter called the Mortgagor, and Avon Fowler, P. O. Box 310, Gonzalez, FL 32560

Hereafter called the Mortgagee.

INTANGIBLE TAX PD @ ESC CO \$ 60.00
07/13/01 EMILIE LEE WASHAM, CLERK
By: Sally Arnold

WITNESSETH, that for valuable considerations, the Mortgagor does hereby mortgage to the Mortgagee the real property in Escambia County, Florida, described as:

Commence at a R/R spike being the Northeast corner of Government lot 4, Section 2, T-2-S, R-31-W, Escambia County, Florida; Thence South and along the East line of said Lot 4, for 445.0'; Thence S. 89°35'13"W. and parallel to the North line of said Lot 4 for 968.50'; Thence S. 00°24'47"E. for 222.50' to the point of beginning of a 30.0' access easement, being 15.0' on each side of the following described line; Thence, continue S. 00°24'47"E. for 156.84' to the end of said 30' easement and point of beginning of a 40.0' access easement being 20.0' on each side of the following two courses; Thence N. 86°55'17"W. for 716.35' to the point of beginning of Parcel: Thence continue N. 86°55'17"W. for 300' to a capped I. Rod #6783, thence S. 00°10'18" E. for 229.12'; thence, S. 89°24'13" E. for 300 feet, thence North 00°17'33" W. for 216.13' to the POB containing 1.50 acres more or less, subject to a 40' Easement on the Northerly 20'.

All mineral rights reserved by seller.

As security for the payment of the promissory note of which the following is a copy:

MORTGAGE NOTE	
\$ 30,000	Pensacola, Florida July 1, 2001
FOR VALUE RECEIVED, the undersigned promise(s) to pay to <u>Avon Fowler</u>	
Or order, the principal sum of <u>Thirty Thousand and 00/100</u> Dollars (\$30,000.00).	
With interest from date at rate of <u>10</u> per cent per annum on the unpaid balance until paid at <u>Post Office Box 310, Gonzalez, FL 32560</u> or at such other	
place as the holder may designate in writing delivered or mailed to the debtor, in <u>252</u> installments of <u>Two Hundred Eighty-six and 08/100</u> Dollars (\$286.08), <u>principal and</u> interest then due on the <u>1st</u> day of each <u>month</u> beginning <u>August 1</u> , 2001, and continuing until the principal and interest are fully paid, each payment being applied first to interest and the balance to principal. Privilege is reserved to prepay at any time, without premium or fee, the entire indebtedness or any part thereof.	
If any payment is not made within thirty days after it is due, the entire unpaid principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of a subsequent default. In the event of default in the payment of this note, and if the same is collected by an attorney at law, the undersigned hereby agrees(s) to pay all costs of collection including a reasonable attorney's fee.	
Presentment protest and notice are hereby waived.	
<u>J. B. Shoumaker, Jr.</u> (Seal) J. B. Shoumaker, Jr.	
<u>Rebecca A. Shoumaker</u> (Seal) Rebecca A. Shoumaker	

and agrees:

1. To make all payments required by that note and this mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on that property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest thereon from date of payment at the same rate as specified in that note, shall also be secured by this mortgage.
3. To keep the buildings now or hereafter on that land insured against damage from fire and other hazards in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the

option to foreclose, and the costs thereof, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the indebtedness secured by this mortgage or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.

4. To commit, permit, or suffer no waste, impairment or deterioration of the mortgaged property.
5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagor to comply with the agreements in that note or this mortgage, including reasonable attorneys' fees. The cost thereof, with interest thereon from the date of payment at this same rate as specified in that note, shall also be secured by this mortgage.
6. If any payment provided for in that note is not paid within thirty days after it becomes due, or if any agreement in this mortgage other than the agreement to make the payment is breached, the entire unpaid principal balance of that note shall immediately become due at the option of the Mortgagee, and the Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
8. It is further agreed that possession of the premises is granted to the buyer upon the execution of these covenants, and that they agree not to sell, assign, set over nor convey the equities therefore state to any third parties or partnerships without having obtained the consent in writing from the seller.
9. It is expressly understood that payments are due on the 1st day of each month and a late charge of ten percent (10%) of payment shall be due with any payment that is more than 10 days late. Buyer shall have the privilege of prepayment without penalty.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

Signed in the presence of:

[Signature] (Witness)
George L. Bernhardt, Jr. (Witness)

[Signature] (Seal)
J. B. Shoumaker, Jr.

Rebecca A. Shoumaker (Seal)
Rebecca A. Shoumaker

STATE OF FLORIDA)
COUNTY OF ESCAMBIA) SS:

Before me personally appeared J. B. Shoumaker, Jr. and Rebecca A. Shoumaker

To me well known and known to me to be the individual(s) described in an who executed the foregoing instrument, and acknowledged before me that they executed the same for the purposes therein expressed.

Witness my hand and official seal this 5th day of July, 2001.

[Signature]

THIS INSTRUMENT PREPARED BY:

Avon Fowler
P. O. Box 310
Gonzalez, FL 32560



RCD Jul 13, 2001 09:49 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-862095

10.50
104.65
59.80

OR BK 4784 PG1035
Escambia County, Florida
INSTRUMENT 2001-892294

MTG DOC STAMPS PD @ ESC CO \$ 104.65
10/11/01 ERNIE LEE WAGMAN, CLERK
By: [Signature]

INTANGIBLE TAX PD @ ESC CO \$ 59.80
10/11/01 ERNIE LEE WAGMAN, CLERK
By: [Signature]

2nd Mortgage

THIS MORTGAGE, dated the 10th day of October, A.D. 2001,

By and between J. B. Shoumaker, Jr. and Rebecca A. Shoumaker. (Husband and Wife)
5031 Perkins St., Pensacola, FL 32526

Hereafter called the Mortgagor, and Avon Fowler, P. O. Box 310, Gonzalez, FL 32560

Hereafter called the Mortgagee.

WITNESSETH, that for valuable considerations, the Mortgagor does hereby mortgage to the Mortgagee the real property in Escambia County, Florida, described as:

Commence at a R/R spike being the Northeast corner of Government lot 4, Section 2, T-2-S, R-31-W, Escambia County, Florida; Thence South and along the East line of said Lot 4, for 445.0'; Thence S. 89°35'13"W. and parallel to the North line of said Lot 4 for 968.50'; Thence S. 00°24'47"E. for 222.50' to the point of beginning of a 30.0' access easement, being 15.0' on each side of the following described line; Thence, continue S. 00°24'47"E. for 136.84' to the end of said 30' easement and point of beginning of a 40.0' access easement being 20.0' on each side of the following described line; Thence N. 86°55'17"W. for 716.35' to the point of beginning of Parcel 1; Thence continue N. 86°55'17"W. for 127.62' to a capped I. Rod #1292 and point of Termination of said 40' access easement (said easement is to end at West line, having a bearing of N. 10°15'50"W.); Thence S. 10°15'50"W. for 238.01'; Thence S. 89°24'13"E. for 170.54'; Thence N. 00°10'18"W. for 229.12' to the P.O.B. containing 0.79 acres more or less.

All mineral rights reserved by seller.

As security for the payment of the promissory note of which the following is a copy:

MORTGAGE NOTE		
\$ 29,900.00	Pensacola, Florida	October 10, 2001
FOR VALUE RECEIVED, the undersigned promise(s) to pay to <u>Avon Fowler</u>		
Or order, the principal sum of <u>Twenty-nine Thousand Nine Hundred and 00/100</u> Dollars (\$29,900.00).		
With interest from date at rate of <u>10</u> per cent per annum on the unpaid balance until paid at <u>Post Office Box 310, Gonzalez, FL 32560</u> or at such other		
place as the holder may designate in writing delivered or mailed to the debtor, in <u>249</u> installments of <u>Two Hundred Eighty-six and 08/100</u> Dollars (\$286.08).		
principal and interest then due on the <u>1st</u> day of each <u>month</u> beginning <u>November 1</u> , 2001, and continuing until the principal and interest are fully paid, each payment being applied first to interest and the balance to principal. Privilege is reserved to prepay at any time, without premium or fee, the entire indebtedness or any part thereof.		
If any payment is not made within thirty days after it is due, the entire unpaid principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of a subsequent default. In the event of default in the payment of this note, and if the same is collected by an attorney at law, the undersigned hereby agrees(s) to pay all costs of collection including a reasonable attorney's fee.		
Presentment protest and notice are hereby waived.		
<u>[Signature]</u> J. B. Shoumaker, Jr.		(Seal)
<u>[Signature]</u> Rebecca A. Shoumaker		(Seal)

and agrees:

1. To make all payments required by that note and this mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on that property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest thereon from date of payment at the same rate as specified in that note, shall also be secured by this mortgage.

3. To keep the buildings now or hereafter on that land insured against damage from fire and other hazards in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the costs thereof, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the indebtedness secured by this mortgage or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.
4. To commit, permit, or suffer no waste, impairment or deterioration of the mortgaged property.
5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagor to comply with the agreements in that note or this mortgage, including reasonable attorneys' fees. The cost thereof, with interest thereon from the date of payment at this same rate as specified in that note, shall also be secured by this mortgage.
6. If any payment provided for in that note is not paid within thirty days after it becomes due, or if any agreement in this mortgage other than the agreement to make the payment is breached, the entire unpaid principal balance of that note shall immediately become due at the option of the Mortgagee, and the Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
8. It is further agreed that possession of the premises is granted to the buyer upon the execution of these covenants, and that they agree not to sell, assign, set over nor convey the equities therefore state to any third parties or partnerships without having obtained the consent in writing from the seller.
9. It is expressly understood that payments are due on the 1st day of each month and a late charge of ten percent (10%) of payment shall be due with any payment that is more than 10 days late. Buyer shall have the privilege of prepayment without penalty.

The covenants herein contained shall bind, and the befits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

Signed in the presence of:

Sandra J. Lockhart (Witness)
Sandra J. Lockhart

J. B. Shoumaker, Jr. (Seal)
J. B. Shoumaker, Jr.

Desmond R. Levesque (Witness)
Desmond R. Levesque

Rebecca A. Shoumaker (Seal)
Rebecca A. Shoumaker

STATE OF FLORIDA)
COUNTY OF ESCAMBIA) SS:

Before me personally appeared J. B. Shoumaker, Jr. and Rebecca A. Shoumaker

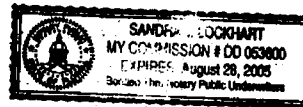
To me well known and known to me to be the individual(s) described in an who executed the foregoing instrument, and acknowledged before me that they executed the same for the purposes therein expressed.

Witness my hand and official seal this 11th day of October, 2001.

Sandra J. Lockhart

THIS INSTRUMENT PREPARED BY:

Avon Fowler
P. O. Box 310
Gonzalez, FL 32560



RCD Oct 11, 2001 10:39 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-892294