



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0222-14

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 12, 2021
Property description	SHIVER LEMA 1/4 INT LISTER WILLIAM A JR EST OF 1/4 INT 820 GRAHAM RD CANTONMENT, FL 32533 851 GRAHAM RD 11-4550-340 BEG AT NE COR OF S 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4 OF SEC S 990 FT WLY WITH INT ANG OF 89 DEG 24 MI (Full legal attached.)	Certificate #	2019 / 6766
		Date certificate issued	06/01/2019

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/6766	06/01/2019	782.76	39.14	821.90
→ Part 2: Total*				821.90

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/7132	06/01/2020	782.00	6.25	39.10	827.35
Part 3: Total*					827.35

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,649.25
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	712.33
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,736.58

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date April 26th, 2021

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	21,582.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/07/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT NE COR OF S 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4 OF SEC S 990 FT WLY WITH INT ANG OF 89 DEG 24 MIN 964 57/100 FT FOR POB CONT SAME COURSE 135 FT N WITH INT ANG OF 90 DEG 47 MIN 262 28/100 FT ELY 100 FT NLY 200 FT TO S R/W LI OF A CTY RD ELY ALG SD R/W LI 35 FT SLY 462 25/100 FT TO POB OR 3798 P 927 OR 7026 P 1642

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100188

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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
11-4550-340	2019/6766	06-01-2019	BEG AT NE COR OF S 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4 OF SEC S 990 FT WLY WITH INT ANG OF 89 DEG 24 MIN 964 57/100 FT FOR POB CONT SAME COURSE 135 FT N WITH INT ANG OF 90 DEG 47 MIN 262 28/100 FT ELY 100 FT NLY 200 FT TO S R/W LI OF A CTY RD ELY ALG SD R/W LI 35 FT SLY 462 25/100 FT TO POB OR 3798 P 927 OR 7026 P 1642

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

04-12-2021
Application Date

Applicant's signature



Chris Jones

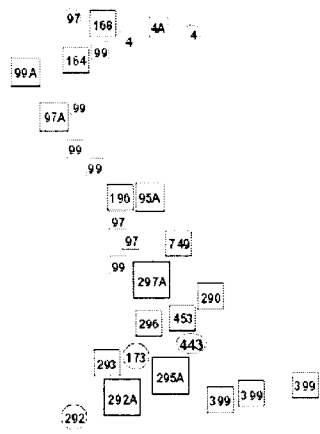
Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

[← Nav. Mode](#)
☒ Account
 ☐ Reference
 [→](#)

[Printer Friendly Version](#)

General Information Reference: 381N312402004003 Account: 114550340 Owners: SHIVER LEMA 1/4 INT LISTER WILLIAM A JR EST OF 1/4 INT SHIVER MATTHEW J EST OF 1/4 INT LISTER FRANKIE N EST OF 1/4 INT Mail: 820 GRAHAM RD CANTONMENT, FL 32533 Situs: 851 GRAHAM RD 32533 Use Code: MULTI-FAMILY <=9 Units: 2 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>2020</td> <td>\$18,620</td> <td>\$32,447</td> <td>\$51,067</td> <td>\$43,164</td> </tr> <tr> <td>2019</td> <td>\$18,620</td> <td>\$30,225</td> <td>\$48,845</td> <td>\$42,194</td> </tr> <tr> <td>2018</td> <td>\$18,620</td> <td>\$28,129</td> <td>\$46,749</td> <td>\$41,408</td> </tr> </tbody> </table> Disclaimer <hr/> Market Value Breakdown Letter <hr/> Tax Estimator <hr/> File for New Homestead Exemption Online <hr/> Report Storm Damage	Year	Land	Imprv	Total	Cap Val	2020	\$18,620	\$32,447	\$51,067	\$43,164	2019	\$18,620	\$30,225	\$48,845	\$42,194	2018	\$18,620	\$28,129	\$46,749	\$41,408																
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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>12/16/2020</td> <td>8425</td> <td>70</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>06/05/2013</td> <td>7026</td> <td>1642</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>04/1995</td> <td>3798</td> <td>927</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>01/1970</td> <td>499</td> <td>172</td> <td>\$2,500</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1970</td> <td>481</td> <td>549</td> <td>\$5,000</td> <td>WD</td> <td></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)	12/16/2020	8425	70	\$100	OT		06/05/2013	7026	1642	\$100	CJ		04/1995	3798	927	\$100	CJ		01/1970	499	172	\$2,500	WD		01/1970	481	549	\$5,000	WD		2020 Certified Roll Exemptions HOMESTEAD EXEMPTION <hr/> Legal Description BEG AT NE COR OF S 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4 OF SEC S 990 FT WLY WITH INT ANG OF 89 DEG 24 MIN 964 57/100... <hr/> Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																
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Parcel Information Launch Interactive Map Section Map Id: 38-1N-31-2 Approx. Acreage: 0.9728 Zoned: LDR Evacuation & Flood Information Open Report																																					



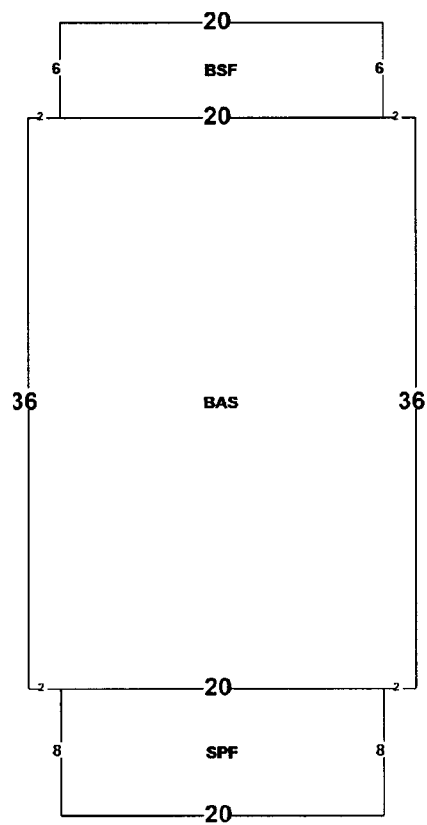
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:851 GRAHAM RD, Year Built: 1934, Effective Year: 1950, PA Building ID#: 11635

Structural Elements

- DECOR/MILLWORK-BELOW AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-ASBESTOS SIDING
- FLOOR COVER-HARDWOOD/PARQET
- FOUNDATION-WOOD/SUB FLOOR
- HEAT/AIR-WALL/FLOOR FURN
- INTERIOR WALL-DRYWALL-PLASTER
- NO. PLUMBING FIXTURES-3
- NO. STORIES-1
- ROOF COVER-DIMEN/ARCH SHNG
- ROOF FRAMING-GABLE
- STORY HEIGHT-0
- STRUCTURAL FRAME-WOOD FRAME



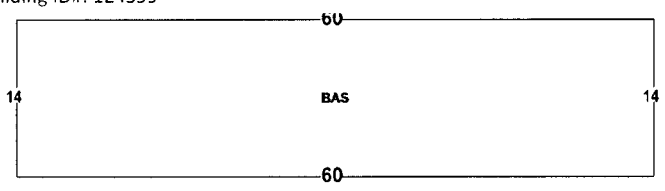
Areas - 1144 Total SF

- BASE AREA - 864
- BASE SEMI FIN - 120
- SCRN PORCH FIN - 160

Year Built: 1986, Effective Year: 1986, PA Building ID#: 124599

Structural Elements


- DWELLING UNITS-1
- MH EXTERIOR WALL-VINYL/METAL
- MH FLOOR FINISH-CARPET
- MH FLOOR SYSTEM-TYPICAL
- MH HEAT/AIR-CENTRAL HEAT
- MH INTERIOR FINISH-DRYWALL/PLASTER
- MH MILLWORK-TYPICAL
- MH ROOF COVER-METAL
- MH ROOF FRAMING-GABLE HIP
- MH STRUCTURAL FRAME-TYPICAL



NO. PLUMBING FIXTURES-6

NO. STORIES-1

STORY HEIGHT-0

 Areas - 840 Total SF

BASE AREA - 840

Images



6/29/16



6/29/16

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:04/29/2021 (tc.597)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06766**, issued the **1st day of June, A.D., 2019** 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:

BEG AT NE COR OF S 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4 OF SEC S 990 FT WLY WITH INT ANG OF 89 DEG 24 MIN 964 57/100 FT FOR POB CONT SAME COURSE 135 FT N WITH INT ANG OF 90 DEG 47 MIN 262 28/100 FT ELY 100 FT NLY 200 FT TO S R/W LI OF A CTY RD ELY ALG SD R/W LI 35 FT SLY 462 25/100 FT TO POB OR 3798 P 927 OR 7026 P 1642

SECTION 38, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114550340 (0222-14)

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

**LEMA SHIVER 1/4 INT and WILLIAM A LISTER JR EST OF 1/4 INT and MATTHEW J SHIVER
EST OF 1/4 INT and FRANKIE N LISTER EST OF 1/4 INT**

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 February, which is the **7th day of February 2022**.

Dated this 14th day of May 2021.

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
ESCAMBIA COUNTY FLORIDA
INST# 2021064958 6/11/2021 1:04 PM
OFF REC BK: 8551 PG: 657 Doc Type: RTD

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 8530, Page 1817, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06766, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 114550340 (0222-14)

DESCRIPTION OF PROPERTY:

BEG AT NE COR OF S 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4 OF SEC S 990 FT WLY WITH INT ANG OF 89 DEG 24 MIN 964 57/100 FT FOR POB CONT SAME COURSE 135 FT N WITH INT ANG OF 90 DEG 47 MIN 262 28/100 FT ELY 100 FT NLY 200 FT TO S R/W LI OF A CTY RD ELY ALG SD R/W LI 35 FT SLY 462 25/100 FT TO POB OR 3798 P 927 OR 7026 P 1642

SECTION 38, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: LEMA SHIVER 1/4 INT and WILLIAM A LISTER JR EST OF 1/4 INT
and MATTHEW J SHIVER EST OF 1/4 INT and FRANKIE N LISTER EST OF 1/4 INT

Dated this 11th day of June 2021.



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: 114550340 Certificate Number: 006766 of 2019**

Payor: BRANDON NETTLES 851 GRAHAM RD CANTONMENT, FL 32533

Date 06/11/2021

Clerk's Check # 10000105913
Tax Collector Check # 1

Clerk's Total \$629.05
Tax Collector's Total \$3,533.32
Postage \$60.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received ~~\$3,859.37~~

~~\$2,985.94~~
~~\$3,002.94~~

**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

Whitney Copping

**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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 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

**Case # 2019 TD 006766
 Redeemed Date 06/11/2021**

Name BRANDON NETTLES 851 GRAHAM RD CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$629.05	\$2,985.94
Due Tax Collector = TAXDEED	\$3,753.32	
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: 114550340 Certificate Number: 006766 of 2019

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/12/2021"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="02/07/2022"/>	Redemption Date	<input type="text" value="06/11/2021"/>
Months	10			2	
Tax Collector	<input type="text" value="\$2,736.58"/>			<input type="text" value="\$2,736.58"/>	
Tax Collector Interest	\$410.49			\$82.10	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$3,153.32			\$2,824.93	T.C.
Record TDA Notice	<input type="text" value="\$17.00"/>			<input type="text" value="\$17.00"/>	
Clerk Fee	<input type="text" value="\$130.00"/>			<input type="text" value="\$130.00"/>	
Sheriff Fee	<input type="text" value="\$200.00"/>			<input type="text" value="\$120.00"/>	-
Legal Advertisement	<input type="text" value="\$200.00"/>			<input type="text" value="\$200.00"/>	-
App. Fee Interest	\$82.05			\$14.01	
Total Clerk	\$629.05			\$481.01	C.H.
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>			<input type="text" value="\$10.00"/>	
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>			<input type="text" value="\$7.00"/>	
Postage	<input type="text" value="\$60.00"/>			<input type="text" value="\$0.00"/>	
Researcher Copies	<input type="text" value="\$0.00"/>			<input type="text" value="\$0.00"/>	
Total Redemption Amount	\$3,859.37			\$3,322.94	- 120 - 200
		Repayment Overpayment Refund Amount		\$536.43	\$3002.94
Book/Page	<input type="text" value="8530"/>			<input type="text" value="1817"/>	



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 11, 2021

MIKON FINANCIAL SERVICES INC AND OCEAN BANK
780 NW 42 AVE #300
MIAMI FL 33126

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

TAX CERT

2019 TD 06766
2019 TD 06937

ADDITIONAL FEES

\$80.00 - Sheriff Fee
\$280.00 - Sheriff Fee

PLEASE REMIT \$360.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 11-4550-340 CERTIFICATE #: 2019-6766

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 19, 2001 to and including November 19, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: November 22, 2021

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

November 22, 2021

Tax Account #: **11-4550-340**

1. The Grantee(s) of the last deed(s) of record is/are: **LEMA SHIVER, MATTHEW JAMES SHIVER, FRANKIE NEWMAN LISTER AND ESTATE OF WILLIAM ALFRED LISTER, JR., DECEASED**

By Virtue of Personal Representative's Deed recorded 7/12/1995 in OR 3798/927 Probate of William Alfred Lister, Sr. recorded 5/30/2013 - OR 7023/1328 and 6/5/2013 - OR 7026/1642 and Death Certificate recorded 12/16/2020 - OR 8425/70

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Code Enforcement Order in favor of Escambia County recorded 7/20/2006 – OR 5953/475**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 11-4550-340

Assessed Value: \$43,164.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford

Escambia County Tax Collector

P.O. Box 1312

Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: FEB 7, 2022

TAX ACCOUNT #: 11-4550-340

CERTIFICATE #: 2019-6766

In compliance with Section 197.522, 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

☐☒

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

☒☐

Notify Escambia County, 190 Governmental Center, 32502

☒☐

Homestead for 2020 tax year.

**LEMA SHIVER AND
ESTATE OF WILLIAM ALFORD LISTER JR.
AND MATTHEW JAMES SHIVER AND
ESTATE OF MATTHEW JAMES SHIVER
AND FRANKIE NEWMAN LISTER AND
ESTATE OF FRANKIE NEWMAN LISTER
820 GRAHAM RD.
CANTONMENT, FL 32533**

**LEMA SHIVER AND
ESTATE OF WILLIAM ALFORD LISTER JR.
AND MATTHEW JAMES SHIVER AND
ESTATE OF MATTHEW JAMES SHIVER
AND FRANKIE NEWMAN LISTER AND
ESTATE OF FRANKIE NEWMAN LISTER
851 GRAHAM RD.
CANTONMENT, FL 32533**

**ESCAMBIA COUNTY CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505**

**MATTHEW J. SHIVER AND
ESTATE OF MATTHEW J. SHIVER
AND LEMA SHIVER
833 GRAHAM RD.
CANTONMENT, FL 32533**

**ESTATE OF WILLIAM ALFORD LISTER JR.
4870 WHITE ASH ROAD
MOLINO, FL 32577**

**Certified and delivered to Escambia County Tax Collector, this 22nd day of November, 2021.
PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

November 22, 2021

Tax Account #:11-4550-340

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT NE COR OF S 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4 OF SEC S 990 FT WLY WITH INT ANG OF 89 DEG 24 MIN 964 57/100 FT FOR POB CONT SAME COURSE 135 FT N WITH INT ANG OF 90 DEG 47 MIN 262 28/100 FT ELY 100 FT NLY 200 FT TO S R/W LI OF A CTY RD ELY ALG SD R/W LI 35 FT SLY 462 25/100 FT TO POB OR 3798 P 927 OR 7026 P 1642 OR 8425 P 70

SECTION 38, TOWNSHIP 1 N , RANGE 31 W

TAX ACCOUNT NUMBER 11-4550-340(0222-14)

15. 10
OR Bk3798 Pg0927
INSTRUMENT 00219899

Prepared by:
DANIEL R. LOZIER, ESQ.
LOZIER, TIPTON, TIPTON & THAMES
125 W. Romana Street
Suite 222, One Pensacola Plaza
Pensacola, FL 32592-0408
(904) 469-9666

D S PD \$0.70
Mort \$0.00 ASUM \$0.00
JULY 12, 1995
Jim Nove, Comptroller
Cert. Reg. 59-2043328-27-01
BY: *McWigg* D.C.

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THIS INDENTURE, made this 13th day of April, 1995, by and between LEMA SHIVER, the duly qualified and acting Personal Representative of the Estate of Ruby Lister, deceased, party of the first part, and Lema Shiver, Matthew James Shiver, Frankie Newman Lister, and William Alfred Lister, c/o Lema Shiver, 833 Graham Road, Cantonment, Florida 32514, party of the second part.

WITNESSETH: That WHEREAS, Ruby Lister died testate a resident of Escambia County, Florida, on November 24, 1993, seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the parties of the second part as of the date of said decedent's death pursuant to the decedent's last will and testament as will more fully appear from those certain proceedings in the Circuit Court in and for Escambia County, Florida, Probate Division, in Case No. 94-249-CP-03, subject only to any right of the party of the first part to sell or encumber the property for the purpose of defraying claims, costs, and expenses of administration of decedent's estate; and

WHEREAS, the party of the first part wishes to distribute said property to the parties of the second part and evidence the release of the property from any said right to sell or encumber;

NOW THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the parties of the second part any right to sell or encumber said property and granted, conveyed and confirmed unto the parties of the second part, their heirs and assigns forever, as described in ITEM NINE of the aforesaid last will and testament all of the interest of said decedent in and to the real property situated in Escambia County, Florida, described as follows:

Commence at the Northeast corner of the S1/2 of S1/2 of SE1/4 of NW1/4, Section 38, Township 1 North, Range 31 West, Escambia County, Florida, as located by W.E. Wheat,

OR Bk3798 Pg0928
Instrument 00219899

April, 1966, thence South 990 feet; thence Westerly 964.57 feet to point of beginning, thence continue same course Westerly a distance of 135.0 feet, thence North 462.34 feet, thence Easterly along South right-of-way of a 66 foot County Road 135.0 feet, thence South a distance of 462.28 feet to point of beginning, containing 1.43 acres, more or less.

LESS AND EXCEPT that portion described in the instrument recorded in Official Record Book 515, Page 992 of the Public Records of Escambia County, Florida.

TITLE TO THE PROPERTY CONVEYED HEREIN HAS NEITHER BEEN EXAMINED NOR APPROVED BY THE PREPARER HEREOF. THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the under signed, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered
in the presence of:

Angela W. Galter
Print Name: Angela W. Galter

Lema Shiver (SEAL)
LEMA SHIVER, As
Personal Representative of
the Estate of Ruby Lister,
Deceased

Print Name:

JACK L. JONES, II
MY COMMISSION EXPIRES
July 18, 1995



STATE OF FLORIDA

BONDED THRU TROY FAIR INSURANCE, INC.
CC 128578

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 13th

OR Bk3798 Pg0929
INSTRUMENT 00219899

day of April 13, 1995, by Lema Shiver, who is
personally known to me or who has produced a driver's license as
identification and has not taken an oath.

_____, NOTARY PUBLIC
Commission No. _____
My Commission Expires: _____


JACK L. JONES, II
MY COMMISSION EXPIRES
July 18, 1995
BONDED THRU TROY FAIN INSURANCE, INC.
CC 128578



Instrument 00219899

Filed and recorded in the
public records
JULY 12, 1995
at 08:53 A.M.
in Book and Page noted
above or herein
and record verified
JIM MOYE,
COMPTROLLER
Escambia County,
Florida

Recorded in Public Records 07/20/2006 at 10:03 AM OR Book 5953 Page 475,
Instrument #2006072950, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 07/20/2006 at 09:14 AM OR Book 5953 Page 253,
Instrument #2006072896, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 05-11-0029
Location: 851 Graham Road
PR# 381N31-2402-004-003

Matthew J & Lema Shiver,
Frankie N & William A Lister
851 Graham Road
Cantonment, FL 32533

ORDER

This CAUSE having come before the Office of Environmental
Enforcement Special Magistrate on the Petition of the Environmental Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida, and the Special Magistrate having considered the evidence before him in the
form of testimony by the Enforcement Officer and the respondent or representative,
Matthew Shiver as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the Code of Ordinances § 30-203(w)

has occurred and continues.



Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: Kathleen Sullivan D.C.
Date: July 20, 2022

BK: 5953 PG: 476

BK: 5953 PG: 254

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: MATTHEW SHUMAN shall have until 8/8/06, 2006 to correct the violation and to bring the violation into compliance. Corrective action shall include: REMOVE ADS
REPAIR OF LEAKS

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25.00 per day, commencing 8/9, 2006. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 675 are hereby awarded in favor of Escambia County as the prevailing party against MATTHEW J SHUMAN

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the

BK: 5953 PG: 477 Last Page

BK: 5953 PG: 255 Last Page

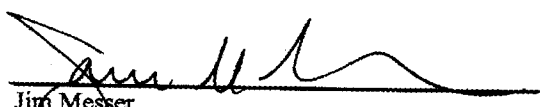
property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 11 day
of July, 2006.


Jim Messer
Special Magistrate
Office of Environmental Enforcement