

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2014/ 2592	06-01-2014	BEG AT INTER OF S R/W LI OF MICHIGAN AVE (SR 296 100 FT R/W) & CENTER LI OF GULF POWER EASEMENT (100 FT R/W) N 89 DEG 56 MIN 0 SEC E ALG S R/W LI OF SD MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG SD S R/W LI 545 83/100 FT TO PT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO N HAVING RADIUS OF 2778 37/100 FT CENTRAL ANG OF 2 DEG 8 MIN 35 SEC CHORD BEARING N 88 DEG 52 MIN 36 SEC E CHORD DIST 103 91/100 FT ELY ALG SD CURVE & R/W LI AN ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 126 89/100 FT N 85 DEG 45 MIN 5 SEC E 69 87/100 FT S 4 DEG 17 MIN 31 SEC E 75 07/100 FT TO POB CONT S 4 DEG 17 MIN 31 SEC E 33 03/100 FT N 85 DEG 42 MIN 29 SEC E 24 87/100 FT N 4 DEG 17 MIN 31 SEC W 33 03/100 FT S 85 DEG 42 MIN 29 SEC W 24 87/100 FT TO POB BEING UNIT 10 OF FAIRWAY VILLAGE OR 2397 P 672

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the above- mentioned 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
Applicant's Signature

04-25-2016
Date

FT TO PT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO N HAVING RADIUS OF 2778 37/100 FT CENTRAL ANG OF 2 DEG 8 MIN
35 SEC CHORD BEARING N 88 DEG 52 MIN 36 SEC E CHORD DIST 103 91/100 FT ELY ALG SD CURVE & R/W LI AN ARC DIST 103
92/100 FT S 0 DEG 3 MIN 7 SEC E 126 89/100 FT N 85 DEG 45 MIN 5 SEC E 69 87/100 FT S 4 DEG 17 MIN 31 SEC E 75 07/100 FT
TO POB CONT S 4 DEG 17 MIN 31 SEC E 33 03/100 FT N 85 DEG 42 MIN 29 SEC E 24 87/100 FT N 4 DEG 17 MIN 31 SEC W 33
03/100 FT S 85 DEG 42 MIN 29 SEC W 24 87/100 FT TO POB BEING UNIT 10 OF FAIRWAY VILLAGE OR 2397 P 672

16-191

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600146

Date of Tax Deed Application
Apr 25, 2016

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2014 / 2592**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **05-3870-422**

Cert Holder:
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

Property Owner:
SHEPPARD JOHN PAUL
2301 W MICHIGAN AVE # 10
PENSACOLA, FL 32526
BEG AT INTER OF S R/W LI OF MICHIGAN AVE (SR 296 100 FT R/W) & CENTER LI OF GULF POWER EASEMENT (100Full 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
2014/2592	05-3870-422	06-01-2014	734.61	52.80	787.41

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
2015/2768	05-3870-422	06-01-2015	671.88	6.25	33.59	711.72

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	1,499.13
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	653.60
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,527.73

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	6.25
19. Total Amount to Redeem	2,533.98

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: August 1, 2016 By Jenna Stewart

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
05-3870-422 2014

BEG AT INTER OF S R/W LI OF MICHIGAN AVE (SR 296 100 FT R/W) & CENTER LI OF GULF POWER EASEMENT (100 FT R/W) N 89 DEG 56 MIN 0 SEC E ALG S R/W LI OF SD MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG SD S R/W LI 545 83/100



Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

← Navigate Mode Account Reference →

[Printer Friendly Version](#)

General Information	
Reference:	122S302500000010
Account:	053870422
Owners:	SHEPPARD JOHN PAUL
Mail:	2301 W MICHIGAN AVE # 10 PENSACOLA, FL 32526
Situs:	2301 MICHIGAN AVE 10 32526
Use Code:	SINGLE FAMILY - TOWNHOME
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
<small>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</small>	

Assessments				
Year	Land	Imprv	Total	Cap Val
2015	\$8,550	\$27,541	\$36,091	\$36,091
2014	\$8,550	\$25,765	\$34,315	\$34,315
2013	\$8,550	\$29,053	\$37,603	\$37,466

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/1987	2397	672	\$39,900	WD	View Instr
11/1986	2314	798	\$50,000	OJ	View Instr
11/1985	2168	680	\$100	QC	View Instr
10/1984	1985	282	\$42,600	WD	View Instr

2015 Certified Roll Exemptions

Legal Description

BEG AT INTER OF S R/W LI OF MICHIGAN AVE (SR 296 100 FT R/W) & CENTER LI OF GULF POWER EASEMENT (100 FT R/W)...

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

Extra Features
None

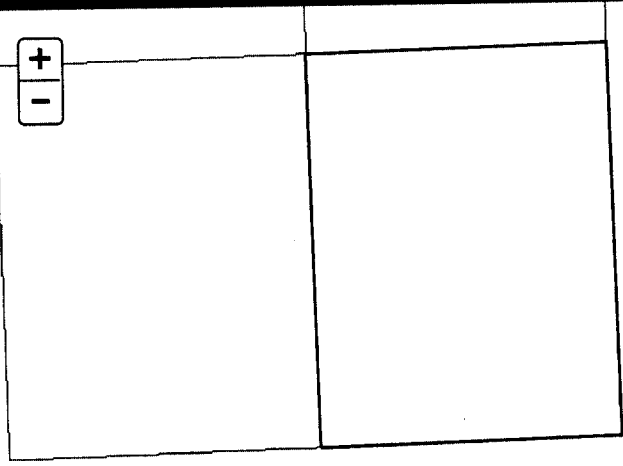
Parcel Information [Launch Interactive Map](#)

Section Map Id:
12-2S-30-1

Approx. Acreage:
0.0189

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 2301 MICHIGAN AVE # 10, Year Built: 1984, Effective Year: 1984

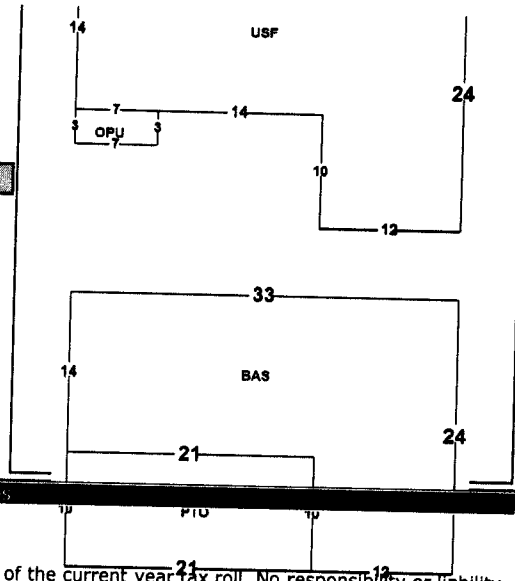
Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-FACE/VENEER
 EXTERIOR WALL-SIDING-SHT.AVG.
 FLOOR COVER-CARPET
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-8
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-MANSARD/GAMBREL
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1413 Total SF

BASE AREA - 582
OPEN PORCH UNF - 39
PATIO - 210
UPPER STORY FIN - 582



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.

Notary Public

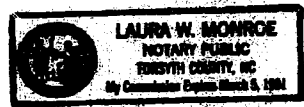
Subscribed and sworn to before me, Notary Public, personally appeared E. A. Allen, Jr. a550

Whose name to be the instrument described in by said names who executed the foregoing instrument, and
known to be the President and First National Mortgage Company
a corporation, and acknowledged and declared that they as President of said corporation, and
being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and
as its act and deed.

Given under my hand and official seal this 12th day of May, 19 87

Laura W. Monroe
Notary Public

My commission expires: March 5, 1991



ASSIGNMENT WARRANTY DEED

State of Florida.

Escambia County

KNOW ALL MEN BY THESE PRESENTS, That the First Wachovia Mortgage Company a corporation, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations. DOLLARS

the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto John Paul Shepard, a single man, 2301 W. Michigan Avenue, #10, Pensacola, Florida 32506

his heirs, executors, administrators, and assigns, forever, the following described property, situate, lying and being in the County of Escambia State of Florida, to-wit:

FOR LEGAL DESCRIPTION, SEE THE ATTACHED EXHIBIT A, CONSISTING OF ONE PAGE AND MAKE A PART HEREOF BY REFERENCE.

There is expressly excepted from the warranties herein contained all easements and restrictions of record, if any, and any mineral leases and/or reservations of record, including any reservations of a royalty interest in minerals and Ad Valorem real property taxes for the year 1987 and subsequent years.

D.S. PD. \$ 199.50

DATE 5-14-89 JOE A. FLOWERS, COMPTROLLER

BY J. Cantrell, P.C. CERT. REG. #59-2043328-27-01

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

And the said corporation covenants that it is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free from incumbrances, and that it, its successors and assigns, the said grantee, his heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, the said corporation, grantor, in pursuance of due and legal action of its stockholders and Board of Directors, has executed these presents causing its name to be signed by its President, and its corporate seal to be affixed hereto this 12th day of May, A.D., 1987

Signed, sealed and delivered in the presence of:

John M. Stumpf Paige W. Powell

ATTEST:

Secretary

First Wachovia Mortgage Company

By B. A. Allen, Jr., Vice President

This instrument was prepared by:

JOHN W. MORGAN, JR., or LEVIN HARRIS, et al. 236 SOUTH PALATKA STREET PENSACOLA, FLORIDA 32501 Address



SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-1-2016

TAX ACCOUNT NO.: 05-3870-422

CERTIFICATE NO.: 2014 2592

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 tax year.

John Paul Sheppard
2301 W. Michigan Ave. #10
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,
this 19th day of May, 2016.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12709

May 17, 2016

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

1. Taxes for the year 2013-2015 delinquent. The assessed value is \$36,091.00. Tax ID 05-3870-422.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12709

May 17, 2016

122S30250000010 - Full Legal Description

BEG AT INTER OF S R/W LI OF MICHIGAN AVE (SR 296 100 FT R/W) & CENTER LI OF GULF POWER EASEMENT (100 FT R/W) N 89 DEG 56 MIN 0 SEC E ALG S R/W LI OF SD MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG SD S R/W LI 545 83/100 FT TO PT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO N HAVING RADIUS OF 2778 37/100 FT CENTRAL ANG OF 2 DEG 8 MIN 35 SEC CHORD BEARING N 88 DEG 52 MIN 36 SEC E CHORD DIST 103 91/100 FT ELY ALG SD CURVE & R/W LI AN ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 126 89/100 FT N 85 DEG 45 MIN 5 SEC E 69 87/100 FT S 4 DEG 17 MIN 31 SEC E 75 07/100 FT TO POB CONT S 4 DEG 17 MIN 31 SEC E 33 03/100 FT N 85 DEG 42 MIN 29 SEC E 24 87/100 FT N 4 DEG 17 MIN 31 SEC W 33 03/100 FT S 85 DEG 42 MIN 29 SEC W 24 87/100 FT TO POB BEING UNIT 10 OF FAIRWAY VILLAGE OR 2397 P 672

16-191

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12709

May 17, 2016

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 05-17-1996, through 05-17-2016, and said search reveals the following:

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

John Paul Sheppard

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

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

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

Southern Guaranty Title Company

By: 

May 17, 2016

OTC - Receipt

Your payment has been successfully processed

OTC Receipt Number: 15930901

06/22/2016 10:36 AM

Service Information

Payment Amount

Amount: \$2755.31

Service Fee: \$96.44

Total: \$2851.75

per tele phone call

Credit Card Info

Name on Card: JOHN SHEPPARD

Card Number: *****4288

There is a non-refundable 3.5% fee per transaction to provide this service.

This service fee is charged by MyFloridaCounty.com.

Your Credit Card Statement will display the vendor name of MyFloridaCounty.com for billing details.

For Information on refunds or for general inquiries, please call customer support on (877) 326 8689.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 053870422 Certificate Number: 002592 of 2014

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/01/2016"/>	Redemption Date <input type="text" value="06/22/2016"/>
Months	4	2
Tax Collector	<input type="text" value="\$2,527.73"/>	<input type="text" value="\$2,527.73"/>
Tax Collector Interest	\$151.66	\$75.83
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,685.64	<input type="text" value="\$2,609.81"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$27.00	\$13.50
Total Clerk	\$477.00	<input type="text" value="\$463.50"/> CH
Postage	<input type="text" value="\$5.12"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$2.00"/>	<input type="text" value="\$2.00"/>
Total Redemption Amount	\$3,169.76	\$3,075.31
	Repayment Overpayment Refund Amount	\$94.45

Notes

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

Case # 2014 TD 002592
Redeemed Date 06/22/2016

Name JOHN SHEPPARD 1154 CARDONDALE WAY GAMBRILLS MD 21054

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$2,685.64 2753.31
Postage = TD2	\$5.12
ResearcherCopies = TD6	\$2.00

• 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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
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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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 053870422 Certificate Number: 002592 of 2014

Payor: JOHN SHEPPARD 1154 CARDONDALE WAY GAMBRILLS MD 21054 Date 06/22/2016

Clerk's Check #	1	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$2,685.64
		Postage	\$5.12
		Researcher Copies	\$2.00
		Total Received	\$3,169.76 \$ 2155.31

PAM CHILDERS
 Clerk of the Circuit Court

Received By: _____
 Deputy Clerk



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 24, 2016

CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS LA 70154

Dear Certificate Holder:

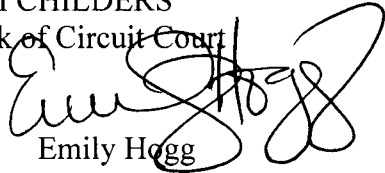
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 007707	\$450.00	\$13.50	\$463.50
2014 TD 008038	\$450.00	\$13.50	\$463.50
2014 TD 000902	\$450.00	\$13.50	\$463.50
2014 TD 002592	\$450.00	\$13.50	\$463.50

TOTAL \$1,854.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division