

17.375

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700233

Date of Tax Deed Application
Apr 25, 2017

This is to certify that **TAX EASE FUNDING 2016-1 LLC**, holder of **Tax Sale Certificate Number 2015 / 5788**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **09-4978-000**

Cert Holder:
TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400 DALLAS, TX 75254

Property Owner:
FORTNER JOEL B &
GODWIN MAUREEN F
8524 GULF BEACH HWY
PENSACOLA, FL 32507
LTS 54 55 63 AND AND W1/2 OF LT 62 BLK 30 GULF BEACH
MANOR PB 1 P 16 SEC 33/4 T2/3S R 31 OR 2995 P 1 Full legal
attached.

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

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

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2015/5788	09-4978-000	06/01/2015	548.80	27.44	576.24

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
2016/5215	09-4978-000	06/01/2016	574.00	6.25	28.70	608.95
2014/5389	09-4978-000	06/01/2014	549.68	6.25	36.07	592.00

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	1,777.19
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	536.95
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)	2,689.14

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.	27,301
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	

Done this the 1st day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 7, 2017

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
09-4978-000 2015

LTS 54 55 63 AND W1/2 OF LT 62 BLK 30 GULF BEACH MANOR PB 1 P 16 SEC 33/4 T2/3S R 31 OR 2995 P 165 OR 4432 P 87 OR 4559 P 1498

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700233

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS, TX 75254,

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
09-4978-000	2015/5788	06-01-2015	LTS 54 55 63 AND AND W1/2 OF LT 62 BLK 30 GULF BEACH MANOR PB 1 P 16 SEC 33/4 T2/3S R 31 OR 2995 P 165 OR 4432 P 87 OR 4559 P 1498

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, ownership and encumbrance 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
TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS, TX 75254

04-25-2017
Application Date

Applicant's signature



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](#)

<p>General Information</p> <p>Reference: 332S312000054030</p> <p>Account: 094978000</p> <p>Owners: FORTNER JOEL B & GODWIN MAUREEN F</p> <p>Mail: 8524 GULF BEACH HWY PENSACOLA, FL 32507</p> <p>Situs: 8524 GULF BEACH HWY 32507</p> <p>Use Code: SINGLE FAMILY RESID </p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$73,720</td> <td>\$21,671</td> <td>\$95,391</td> <td>\$54,602</td> </tr> <tr> <td>2015</td> <td>\$73,720</td> <td>\$21,636</td> <td>\$95,356</td> <td>\$54,223</td> </tr> <tr> <td>2014</td> <td>\$73,720</td> <td>\$20,538</td> <td>\$94,258</td> <td>\$53,793</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p> <p style="text-align: center;">★ File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2016	\$73,720	\$21,671	\$95,391	\$54,602	2015	\$73,720	\$21,636	\$95,356	\$54,223	2014	\$73,720	\$20,538	\$94,258	\$53,793
Year	Land	Imprv	Total	Cap Val																	
2016	\$73,720	\$21,671	\$95,391	\$54,602																	
2015	\$73,720	\$21,636	\$95,356	\$54,223																	
2014	\$73,720	\$20,538	\$94,258	\$53,793																	

<p>Sales Data</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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>05/2000</td> <td>4817</td> <td>1239</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>05/2000</td> <td>4559</td> <td>1498</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>06/1999</td> <td>4432</td> <td>87</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/2000	4817	1239	\$100	QC	View Instr	05/2000	4559	1498	\$100	QC	View Instr	06/1999	4432	87	\$100	QC	View Instr	<p>2016 Certified Roll Exemptions</p> <p>HOMESTEAD EXEMPTION</p> <hr/> <p>Legal Description </p> <p>LTS 54 55 63 AND AND W1/2 OF LT 62 BLK 30 GULF BEACH MANOR PB 1 P 16 OR 2995 P 165 OR 4432 P 87 OR 4559 P 1498 OR...</p> <hr/> <p>Extra Features</p> <p>CARPORT FRAME SHED</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
05/2000	4817	1239	\$100	QC	View Instr																				
05/2000	4559	1498	\$100	QC	View Instr																				
06/1999	4432	87	\$100	QC	View Instr																				

Parcel Information [Launch Interactive Map](#)

Section Map Id:
33-25-31-2

Approx. Acreage:
3.5800

Zoned:
HC/LI
MDR

Evacuation & Flood Information
[Open Report](#)

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

Buildings	
Address: 8524 GULF BEACH HWY, Year Built: 1927, Effective Year: 1937	
<p>Structural Elements</p> <p>DECOR/MILLWORK-BELOW AVERAGE</p> <p>DWELLING UNITS-1</p> <p>EXTERIOR WALL-SIDING-LAP.AAVG</p> <p>FLOOR COVER-PINE/SOFTWOOD</p> <p>FOUNDATION-WOOD/NO SUB FLR</p> <p>HEAT/AIR-WALL/FLOOR FURN</p>	

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1570 Total SF

BASE AREA - 1024

CARPORT UNF - 130

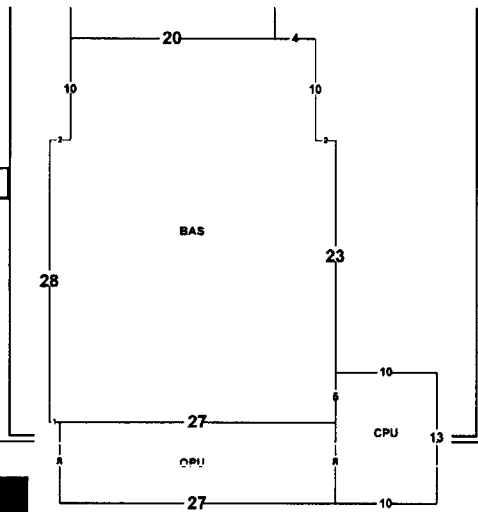
OPEN PORCH UNF - 216

SCRN PORCH UNF - 200

Images



11/8/02



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:05/08/2017 (tc.2551)

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

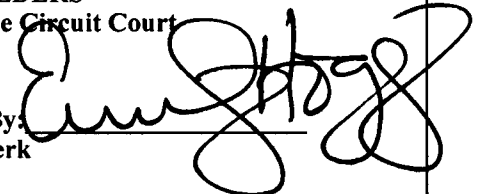
COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 094978000 Certificate Number: 005788 of 2015

Payor: JOEL BRUCE FORTNER 8524 GULF BEACH HWY PENSACOLA, FL 32507 **Date**
 05/31/2017

Clerk's Check #	5503719498	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$2,956.74
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$3,433.74 \$2872.48

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
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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 # 2015 TD 005788
Redeemed Date 05/31/2017

Name JOEL BRUCE FORTNER 8524 GULF BEACH HWY PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$477.00	
Due Tax Collector = TAXDEED	\$2,856.74	\$2872.48
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

No Information Available - See Dockets



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 094978000 Certificate Number: 005788 of 2015

Redemption Yes No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/07/2017"/>	Redemption Date <input type="text" value="05/31/2017"/>
Months	4	1
Tax Collector	<input type="text" value="\$2,689.14"/>	<input type="text" value="\$2,689.14"/>
Tax Collector Interest	\$161.35	\$40.34
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,856.74	<input type="text" value="\$2,735.73"/> 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	\$6.75
Total Clerk	\$477.00	<input type="text" value="\$456.75"/> CL
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,433.74	\$3,192.48
	Repayment Overpayment Refund Amount	\$241.26

Notes



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 5, 2017

TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS TX 75254

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
2015 TD 003743	\$450.00	\$6.75	\$456.75
2015 TD 005788	\$450.00	\$6.75	\$456.75

TOTAL \$913.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

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

17-375
Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13603

May 9, 2017

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 05-08-1997, through 05-08-2017, and said search reveals the following:

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

Joel Bruce Fortner and Maureen F. Godwin

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 9, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13603

May 9, 2017

Lots 54, 55, 63 and West 1/2 of Lot 62, Block 30, Gulf Beach Manor, Plat Book 1, page 16, public records of Escambia County, Florida.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13603

May 9, 2017

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

1. Easement to Gulf Power Company recorded in O.R. Book 6541, page 254.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$95,391.00. Tax ID 09-4978-000.

PLEASE NOTE THE FOLLOWING:

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

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-7-2017

TAX ACCOUNT NO.: 09-4978-000

CERTIFICATE NO.: 2015-5788

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

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

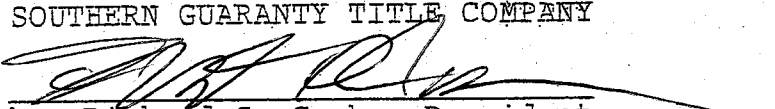
Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2016 tax year.

Joel Bruce Fortner
Maureen F. Godwin
8524 Gulf Beach Hwy.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 9th day of May, 2017.

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.

6.00
6.75
6.75

OR BK 4817 PG1239
Escambia County, Florida
INSTRUMENT 2001-910996
OR BK 4559 PG1498
Escambia County, Florida
INSTRUMENT 00-735105

RCD May 18, 2000 10:52 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-735105

DEED DOC STAMPS PD @ ESC CO \$ 0.70
05/18/00 ERNIE LEE MAGAHA, CLERK
By: *Ernie Lee Magaha*

Return to: (enclose self-addressed stamped envelope)
Name: **Joel Bruce Fortner**
Address: **8524 Gulf Beach Hwy.
Pensacola FL 32507**

This Instrument Prepared by:
Name: **Joel Bruce Fortner**
Address: **8524 Gulf Beach Hwy
Pensacola FL**
Property Appraiser's Parcel Identification (Poio) Number(s):
33-25-31-2000-054-030

Grantee(s) S.S. N(s):

QUIT-CLAIM DEED

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Corrective
Quit Claim Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the sex of any gender shall include all genders; and, if used, the term "none" shall include all the nouns herein described if more than one.

Made this **18th** day of **May** 2000
BETWEEN **Joel Bruce Fortner, a single man**
whose post office address is: **8524 Gulf Beach Hwy, Pensacola FL.**

OF THE County of **Escambia** and State of **Florida**
and **Joel Bruce Fortner a single man**
and **Maureen F. Gudwin a married woman** *AS Joint Tenants*
whose post office address is: **8524 Gulf Beach Hwy, Pensacola FL 32507** by right of Survivorship
OF THE County of **Escambia** and State of **Florida**

WITNESSETH, that the said party of the first part, for and in consideration of the sum of
TEN Dollars *TEN* Dollars,

in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot(s), piece(s) or parcel(s) of land, situate lying and being in the County of **Escambia** State of Florida, to-wit:

**Lots 54, 55, 63 and the west half of lot 62
ALL in Block 30, Gulf Beach Manor; According
to plat there of recorded in plat Book 1,
page 16 of the records of Escambia County,
Florida, in the John B. Casanova Grant, otherwise
known as section 33, Township 2 South, Range
31 West.**

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:
Kim Sawyer

Joel Bruce Fortner
J. Bruce Fortner
Joel Bruce Fortner

Kim Sawyer
Patricia Mickelson
STATE OF **Florida**
COUNTY OF **Escambia**

RCD Dec 13, 2001 10:06 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2001-910996

The foregoing instrument was acknowledged before me this **18th** day of **May**, 2000,
by **Joel Bruce Fortner**

who is/are personally known to me or who has/have produced *Drivers License*
as identification and who did take an oath.

My Commission expires:

Patricia Mickelson
PATRICIA MICKELSON

Notary Public
Serial Number:

