

BEG AT NE COR OF LT 7 S 0 DEG 59 MIN 16 SEC W ALG THE E LI 8 38/100 FT N 89 DEG 25 MIN 27 SEC W 11 1 8/ 100 FT FOR POB N 89 DEG 25 MIN 27 SEC W 24 97/1 00 FT S 0 DEG 34 MIN 33 SEC W 100 FT NLY R/W LI OF SHOAL CREEK DR (60 FT R/W) S 89 DEG 25 MIN 27 SEC E ALG SD R/W LI 24 97/100 FT N 0 DEG 34 MIN 33 SE C E 100 FT TO POB ALSO BEING A PORT OF LT 4 BLK A SHOAL CREEK VILLAS PB 12 P 81 OR 3105 P 696

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800290

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032,

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

Account Number	Certificate No.	Date	Legal Description
02-1942-122	2016/733	06-01-2016	BEG AT NE COR OF LT 7 S 0 DEG 59 MIN 16 SEC W ALG THE E LI 8 38/100 FT N 89 DEG 25 MIN 27 SEC W 11 1 8/ 100 FT FOR POB N 89 DEG 25 MIN 27 SEC W 24 97/1 00 FT S 0 DEG 34 MIN 33 SEC W 100 FT NLY R/W LI OF SHOAL CREEK DR (60 FT R/W) S 89 DEG 25 MIN 27 SEC E ALG SD R/W LI 24 97/100 FT N 0 DEG 34 MIN 33 SE C E 100 FT TO POB ALSO BEING A PORT OF LT 4 BLK A SHOAL CREEK VILLAS PB 12 P 81 OR 3105 P 696

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  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032

04-27-2018  
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](#)

General Information		Assessments				
<b>Reference:</b>	1415307200041001	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	021942122	2017	\$14,250	\$38,000	\$52,250	\$51,483
<b>Owners:</b>	DUNCAN MARCELLA D	2016	\$14,250	\$35,303	\$49,553	\$46,803
<b>Mail:</b>	2376 SHOAL CREEK DR PENSACOLA, FL 32514	2015	\$14,250	\$35,303	\$49,553	\$42,549
<b>Situs:</b>	2376 SHOAL CREEK DR 32514	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	SINGLE FAMILY - TOWNHOME	<a href="#">Amendment 1/Portability Calculations</a>				
<b>Taxing Authority:</b>	COUNTY MSTU	<a href="#">File for New Homestead Exemption Online</a>				
<b>Schools (Elem/Int/High):</b>	FERRY PASS/FERRY PASS/PINE FOREST					
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2017 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None	
12/1991	3105	696	\$25,000	QC	<a href="#">View Instr</a>		
05/1989	2704	665	\$100	CT	<a href="#">View Instr</a>		
05/1987	2396	274	\$44,000	WD	<a href="#">View Instr</a>		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>Legal Description</b>	
						BEG AT NE COR OF LT 7 S 0 DEG 59 MIN 16 SEC W ALG THE E LI 8 38/100 FT N 89 DEG 25 MIN 27 SEC W 11 18/ 100 FT FOR...	
						<b>Extra Features</b>	
						None	


Parcel Information		Launch Interactive Map									
Section Map Id: 14-1S-30-1											
Approx. Acreage: 0.0572											
Zoned:  HDMU											
Evacuation & Flood Information <a href="#">Open Report</a>											

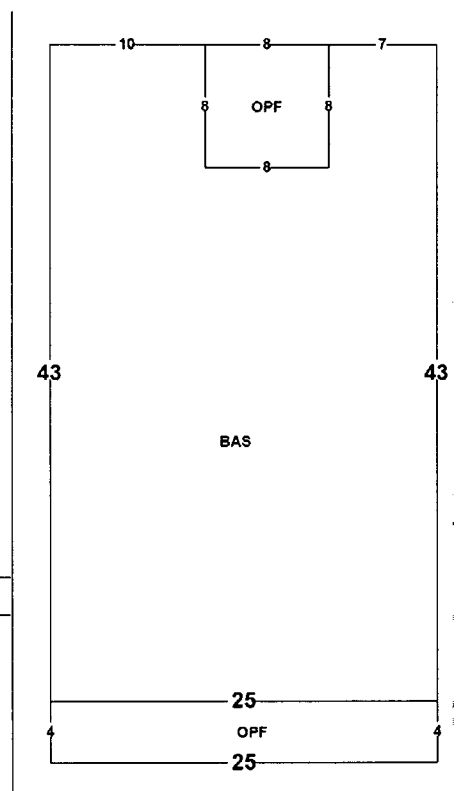
## Buildings

Address: 2376 SHOAL CREEK DR, Year Built: 1986, Effective Year: 1986

**Structural Elements**

**DECOR/MILLWORK-ABOVE AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-SIDING-LAP.AAVG**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1175 Total SF  
**BASE AREA - 1011**  
**OPEN PORCH FIN - 164**



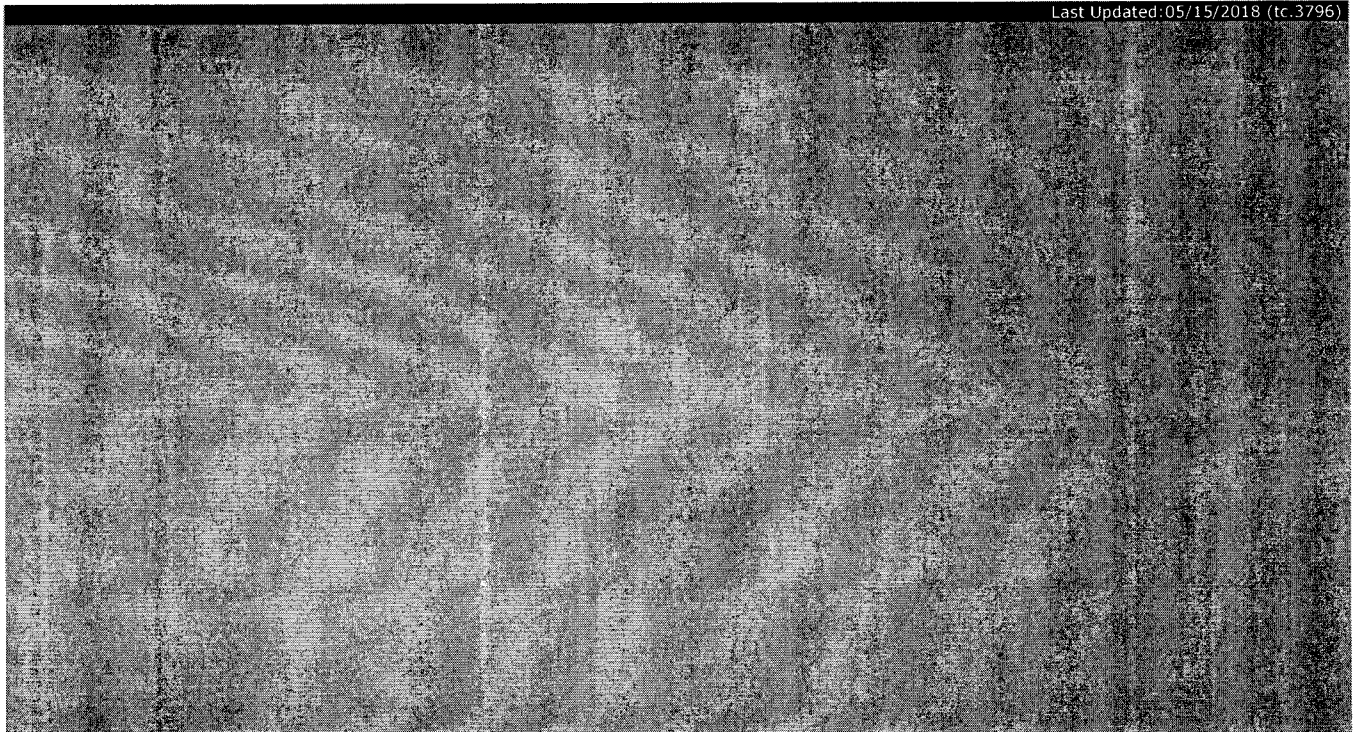
Images



8/10/10

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: 05/15/2018 (tc.3796)



150.00

31054 696

QUITCLAIM DEED

Deed made this 26th day of December, 1991, by the Resolution Trust Corporation, a corporation organized and existing under the laws of the United States, as Conservator/Receiver for Altus Bank, grantor, to Marcella D. Duncan, a single woman, whose mailing address is: 2376 Shoal Creek Drive, Pensacola, Florida 32504, grantee.

Grantor, in consideration of the sum of TEN Dollars (\$10.00) paid by grantee, does hereby remise, release and forever quitclaim to grantee that real property located in the county of ESCAMBIA, State of Florida, and more particularly described as follows:

Commence at the Northwest corner of Lot 7, Section 14, Township 1 South, Range 30 West, Escambia County, Florida; thence go South 00 deg 59'16" West along the East line of said Section 14, for a distance of 8.38 feet; thence go North 89 deg 25'27" West for a distance of 11.18 feet to the Point of Beginning; thence continue North 89 deg 25'27" West for a distance of 24.97 feet; thence go South 00 deg 34'33" West for a distance of 100.00 feet to the Northerly right of way line of Shoal Creek Drive (60' R/W); thence go South 89 deg 25'27" East along said right of way line for a distance of 24.97 feet; thence go North 00 deg 34'33" East for a distance of 100.00 feet to the Point of Beginning; being a portion of Lot 4, Block "A", Shoal Creek Villas Subdivision, as recorded in Plat Book 12, at Page 81, of the Public Records of said County.

POA recorded in O.R. Book # 6413, on Page #1226, 1227, 1228, in County of HILLSBOROUGH, State of Florida.

IN WITNESS WHEREOF, grantor has caused this instrument to be signed by its duly authorized representative on the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN OUR PRESENCE,

RESOLUTION TRUST CORPORATION,  
as Conservator/Receiver for  
Altus Bank

Jo Ann Geisler  
Witness JO ANN GEISLER

Diane E. Sultenfuss  
Witness Diane E. Sultenfuss

COUNTY OF Hillsborough }

Leonard B. Green  
As POA for Resolution Trust  
Corporation as  
Conservator/Receiver for  
Altus Bank

The foregoing instrument was acknowledged before me on this 26th day of December, 1991 by Leonard B. Green, its authorized agent and the attorney-in-fact for the Resolution Trust Corporation, a corporation organized and existing under the laws of the United States, as Conservator/Receiver for Altus Bank.

924976

FILED  
IN THE  
PUBLIC  
RECORDS  
OF  
HILLSBOROUGH COUNTY  
FLORIDA

Dec 31 3 15 PM '91

IN BOOK & PAGE NOTED ABOVE  
BY J. A. FLOWERS, COUNTY CLERK  
HILLSBOROUGH COUNTY, FLORIDA

Jo Ann Geisler  
Notary Public JO ANN GEISLER  
State of Florida  
County of Hillsborough

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA  
MY COM. EXPIRES DATE: 12-28, 1993  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument was prepared by:  
Resolution Trust Corp.

Diane E. Sultenfuss  
Resolution Trust Corporation  
4300 W. Cypress, Suite 175  
Tampa, FL 33607

D.E. PD. 150.00  
DATE 12-31-91  
JOE A. FLOWERS, COUNTY CLERK  
BY Diane E. Sultenfuss D.C.  
NOT. REG. #19-241228-27-21

T-570246

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2018

TAX ACCOUNT NO.: 02-1942-122

CERTIFICATE NO.: 2016-733

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

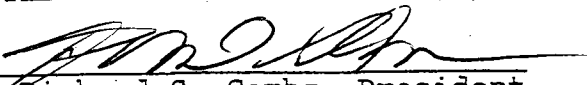
     X   Homestead for        tax year.

Marcella D. Duncan  
2376 Shoal Creek Dr.  
Pensacola, FL 32514

Shoal Creek Villas  
Owners Assoc.  
4400 Bayou Blvd., Ste 58  
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,  
this 13th day of August, 2018.

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.



**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14531

August 6, 2018

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

1. Subject to interest of Shoal Creek Villas Owners Association.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$52,250.00. Tax ID 02-1942-122.

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.

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14531

August 6, 2018

**141S307200041001 - Full Legal Description**

BEG AT NE COR OF LT 7 S 0 DEG 59 MIN 16 SEC W ALG THE E LI 8 38/100 FT N 89 DEG 25 MIN 27 SEC W 11  
18/ 100 FT FOR POB N 89 DEG 25 MIN 27 SEC W 24 97/100 FT S 0 DEG 34 MIN 33 SEC W 100 FT NLY R/W LI OF  
SHOAL CREEK DR (60 FT R/W) S 89 DEG 25 MIN 27 SEC E ALG SD R/W LI 24 97/100 FT N 0 DEG 34 MIN 33 SEC  
E 100 FT TO POB ALSO BEING A PORT OF LT 4 BLK A SHOAL CREEK VILLAS PB 12 P 81 OR 3105 P 696



**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

**PROPERTY INFORMATION REPORT**

File No.: 14531

August 6, 2018

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 08-06-1998, through 08-06-2018, and said search reveals the following:

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

Marcella D. Duncan

## 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: 

August 6, 2018



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

**Tax Deed - Redemption Calculator**

**Account: 021942122 Certificate Number: 000733 of 2016**

Redemption ☐ Yes ☒ No
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/05/2018"/>	Redemption Date <input type="text" value="09/18/2018"/>
Months	7	5
Tax Collector	<input type="text" value="\$3,898.73"/>	<input type="text" value="\$3,898.73"/>
Tax Collector Interest	\$409.37	\$292.40
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,314.35	<input type="text" value="\$4,197.38"/> <b>TTC</b>
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	\$47.25	\$33.75
Total Clerk	\$497.25	<input type="text" value="\$483.95"/> <b>CH</b>
Postage	<input type="text" value="\$10.84"/>	<input type="text" value="\$10.84"/>
Researcher Copies	<input type="text" value="\$1.00"/>	<input type="text" value="\$1.00"/>
Total Redemption Amount	\$4,823.44	\$4,692.97
	Repayment Overpayment Refund Amount	\$130.47

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



**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 # 2016 TD 000733**

**Redeemed Date 09/18/2018**

**Name CYNTHIA D SANDERS 2376 SHOAL CREEK DR PENSACOLA, FL 32514**

Clerk's Total = TAXDEED	\$497.25	4,361.13
Due Tax Collector = TAXDEED	\$4,314.35	
Postage = TD2	\$10.84	
ResearcherCopies = TD6	\$1.00	

• 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  
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

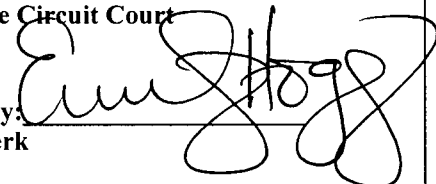
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 021942122 Certificate Number: 000733 of 2016**

**Payor: CYNTHIA D SANDERS 2376 SHOAL CREEK DR PENSACOLA, FL 32514      Date  
09/18/2018**

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$4,874.35
		Postage	\$10.84
		Researcher Copies	\$1.00
		Total Received	<del>\$4,823.44</del>

**\$4,362.13**

**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 and Comptroller, Escambia County

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

September 25, 2018

TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON CT 06032

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
2016 TD 002279	\$450.00	\$33.75	\$483.75
2016 TD 000733	\$450.00	\$33.75	\$483.75

**TOTAL \$967.50**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division