

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

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800290

Date of Tax Deed Application
Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 733**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **02-1942-122**

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

Property Owner:
DUNCAN MARCELLA D
2376 SHOAL CREEK DR
PENSACOLA, FL 32514
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 (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 |
|-------------------------|----------------|------------|----------------------------|----------|----------|
| 2016/733 | 02-1942-122 | 06/01/2016 | 1,113.93 | 55.70 | 1,169.63 |

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 |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|----------|
| 2017/734 | 02-1942-122 | 06/01/2017 | 1,173.14 | 6.25 | 58.66 | 1,238.05 |

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

| | |
|---|----------|
| 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant | 2,407.68 |
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant | 0.00 |
| 3. Total of Current Taxes Paid by Tax Deed Applicant | 1,116.05 |
| 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) | 3,898.73 |

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 | |

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 5, 2018

By *Candice Lewis*

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

02-1942-122 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



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: | 141S307200041001 |
| Account: | 021942122 |
| Owners: | DUNCAN MARCELLA D |
| Mail: | 2376 SHOAL CREEK DR PENSACOLA, FL 32514 |
| Situs: | 2376 SHOAL CREEK DR 32514 |
| Use Code: | SINGLE FAMILY - TOWNHOME |
| Taxing Authority: | COUNTY MSTU |
| Schools (Elem/Int/High): | FERRY PASS/FERRY PASS/PINE FOREST |
| Tax Inquiry: | Open Tax Inquiry Window |
| Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | |

| Assessments | | | | |
|-------------|----------|----------|----------|----------|
| Year | Land | Imprv | Total | Cap Val |
| 2017 | \$14,250 | \$38,000 | \$52,250 | \$51,483 |
| 2016 | \$14,250 | \$35,303 | \$49,553 | \$46,803 |
| 2015 | \$14,250 | \$35,303 | \$49,553 | \$42,549 |

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

| Sales Data | | | | | |
|------------|------|------|----------|------|-------------------------------|
| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
| 12/1991 | 3105 | 696 | \$25,000 | QC | View Instr |
| 05/1989 | 2704 | 665 | \$100 | CT | View Instr |
| 05/1987 | 2396 | 274 | \$44,000 | WD | View Instr |

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

| 2017 Certified Roll Exemptions | |
|--------------------------------|--|
| None | |

| 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... | |


| Extra Features | |
|----------------|--|
| None | |

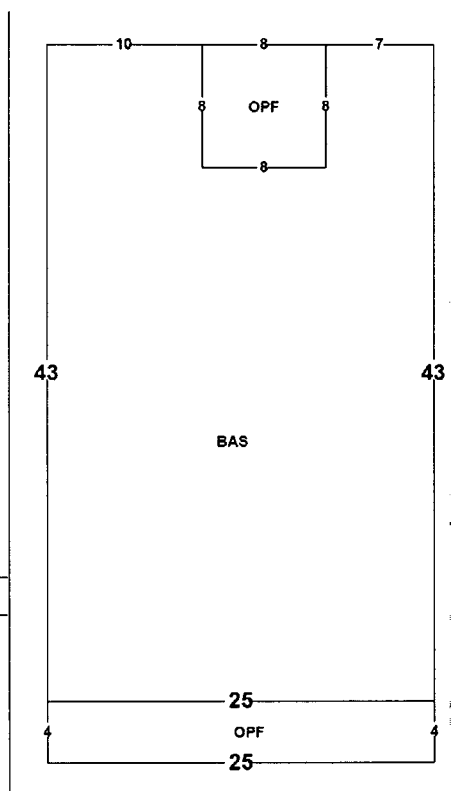
| Parcel Information | | Launch Interactive Map | |
|--|--|--|--|
| Section Map Id: 14-1S-30-1 | | | |
| Approx. Acreage: 0.0572 | | | |
| Zoned: HDMU | | | |
| Evacuation & Flood Information Open Report | | | |

View Florida Department of Environmental Protection(DEP) Data

| 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



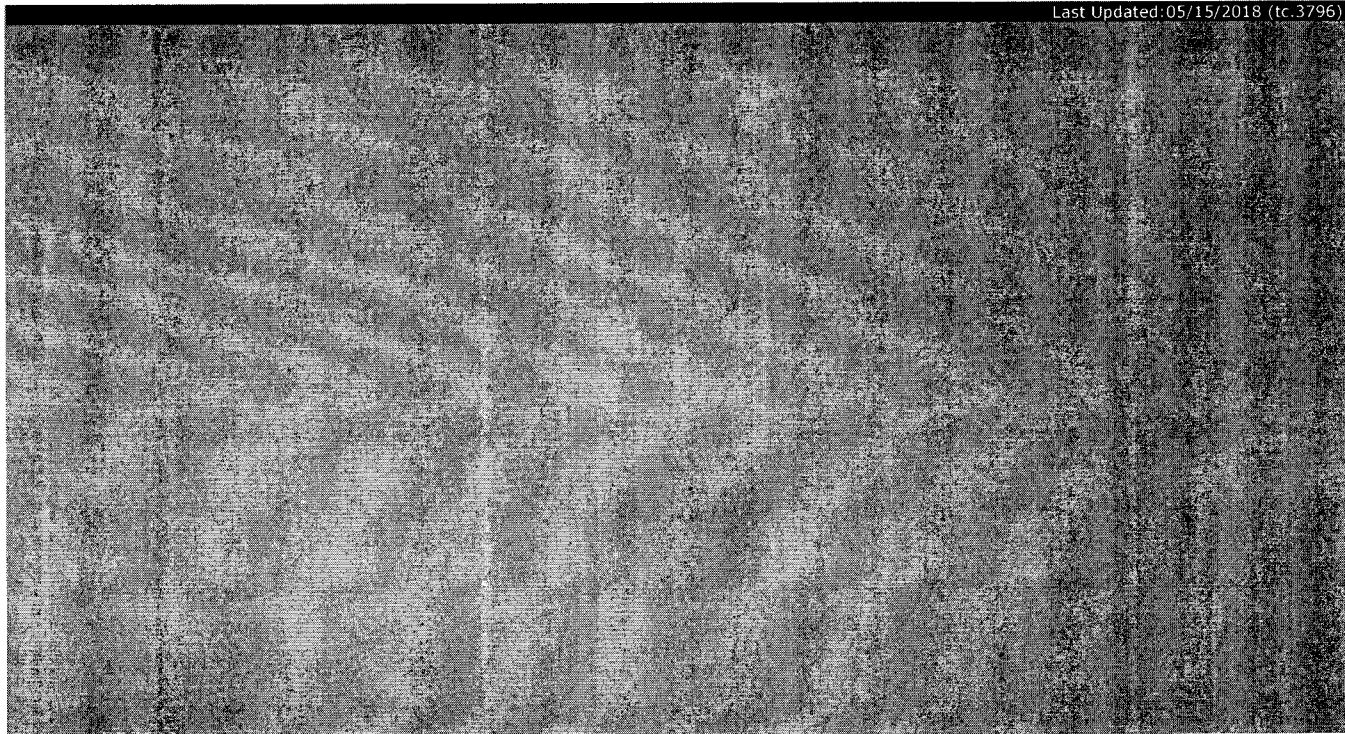
Images



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 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
ESCAMBIA COUNTY

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.C. PD. 150.00
DATE 12-31-91
JOE A. FLOWERS, COUNTY CLERK
BY Diane E. Sultenfuss D.C.
CLERK, FILE #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: rcsgr@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"/> TTC |
| 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"/> CH |
| 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 |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|

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

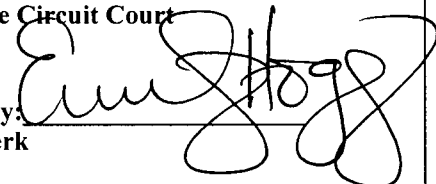
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 021942122 Certificate Number: 000733 of 2016**

**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 | \$4,364.35 |
| | | Postage | \$10.84 |
| | | Researcher Copies | \$1.00 |
| | | Total Received | \$4,823.44 |

\$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