

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800365

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
BEAMIF A LLC  
PO BOX 885  
BOCA RATON, FL 33429,

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
15-0067-000	2016/8511	06-01-2016	LT 19 LESS S 6 IN BLK 4 WEST KING TRACT OR 4311 P 33 CA 105

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  
BEAMIF A LLC  
PO BOX 885  
BOCA RATON, FL 33429

04-30-2018  
Application Date

\_\_\_\_\_  
Applicant's signature

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1800365

**Date of Tax Deed Application**  
Apr 30, 2018

This is to certify that **BEAMIF A LLC**, holder of **Tax Sale Certificate Number 2016 / 8511**, 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: **15-0067-000**

Cert Holder:  
**BEAMIF A LLC**  
**PO BOX 885**  
**BOCA RATON, FL 33429**

Property Owner:  
**MCDOWELL CHARLES**  
**611 NORTH A ST**  
**PENSACOLA, FL 32501**  
LT 19 LESS S 6 IN BLK 4 WEST KING TRACT OR 4311 P 33 CA 105

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
2016/8511	15-0067-000	06/01/2016	256.38	49.99	306.37
2017/8335	15-0067-000	06/01/2017	258.64	12.93	271.57

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
/						

**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	577.94
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	191.20
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)	1,144.14

**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.	16,306.50
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	12.50
19. Total Amount to Redeem	

Done this the 4th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: December 3, 2018

By *Condice Lewis*

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

15-0067-000 2016



# 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:	0005009060019004
Account:	150067000
Owners:	MCDOWELL CHARLES
Mail:	611 NORTH A ST PENSACOLA, FL 32501
Situs:	611 N A ST 32501
Use Code:	MOBILE HOME
Taxing Authority:	PENSACOLA CITY LIMITS
Schools (Elem/Int/High):	GLOBAL LEARNING ACADEMY/WORKMAN/PENSACOLA
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$7,626	\$30,173	\$37,799	\$32,613
2016	\$7,626	\$29,311	\$36,937	\$31,943
2015	\$7,626	\$26,580	\$34,206	\$31,721
<a href="#">Disclaimer</a>				
<a href="#">Amendment 1/Portability Calculations</a>				
➤ <a href="#">File for New Homestead Exemption Online</a>				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/1998	4311	33	\$100	WD	<a href="#">View Instr</a>
06/1993	3387	312	\$100	WD	<a href="#">View Instr</a>
04/1990	2864	627	\$1,300	WD	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2017 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
LT 19 LESS S 6 IN BLK 4 WEST KING TRACT OR 4311 P 33 CA 105	
Extra Features	
None	

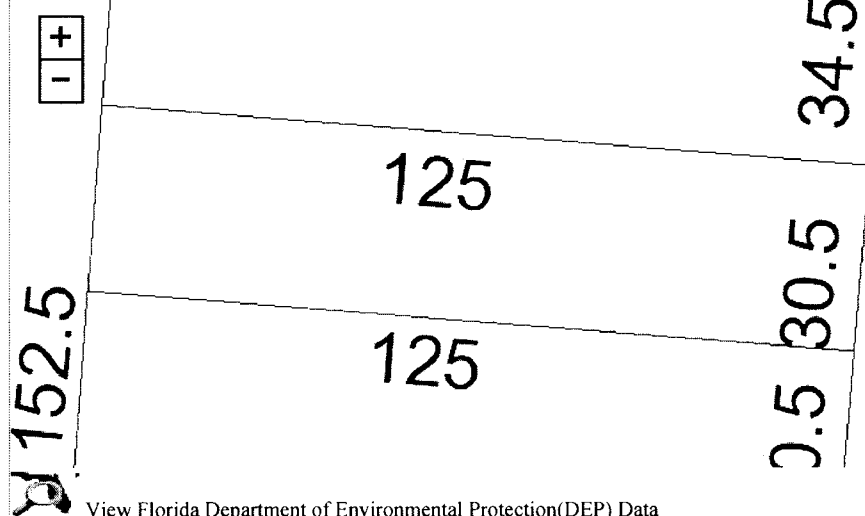
### Parcel Information [Launch Interactive Map](#)

Section Map  
Id:  
[CA105](#)

Approx.  
Acreage:  
0.0875

Zoned:   
R-1AA

Evacuation  
& Flood  
Information  
[Open Report](#)




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

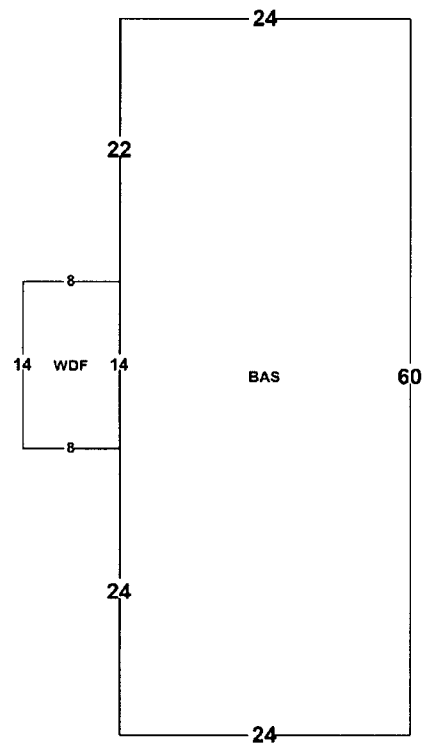
### Buildings

Address: 611 N A ST, Year Built: 2000, Effective Year: 2000

Structural Elements  
 DWELLING UNITS-1  
 MH EXTERIOR WALL-VINYL/METAL  
 MH FLOOR FINISH-VINYL  
 MH FLOOR SYSTEM-TYPICAL  
 MH HEAT/AIR-CENTRAL HEAT  
 MH INTERIOR FINISH-PANEL PLYWOOD  
 MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD  
MH ROOF FRAMING-GABLE HIP  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
STORY HEIGHT-0

 Areas - 1552 Total SF  
BASE AREA - 1440  
WOOD DECK FIN - 112

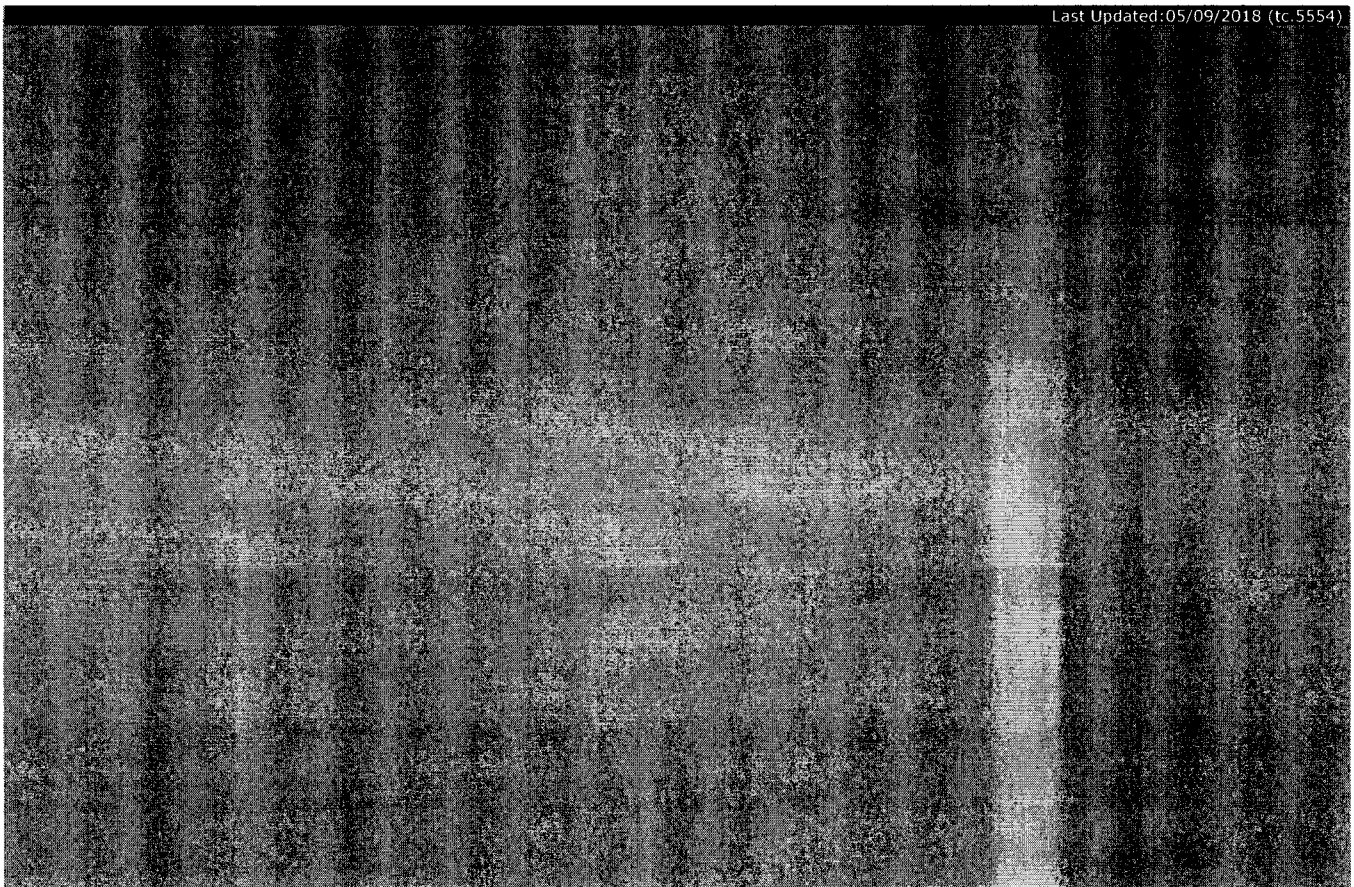


Images

None

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:05/09/2018 (tc.5554)



Filing # 66433242 E-Filed 01/11/2018 02:55:18 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2017 CF 002064 A

CHARLES DION MCDOWELL  
687 N 80TH AV  
PENSACOLA, FL 32506

DIVISION: C  
DATE OF BIRTH: 08/12/1987

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On JANUARY 8, 2018, an order assessing fines, costs, and additional charges was entered against the Defendant, **CHARLES DION MCDOWELL**. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$883.00**, which shall bear interest at the rate prescribed by law, **5.53%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida.



VERIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY *Carrie Childers* D.C.  
DATE *11/9/2018*

*Thomas Dannheisser*  
eSigned by CIRCUIT COURT JUDGE THOMAS DANNHEISSER  
on 01/10/2018 09:05:10 xyQm7b2Z

Filing # 66433242 E-Filed 01/11/2018 02:55:18 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2017 CF 002064 A

CHARLES DION MCDOWELL  
687 N 80TH AV  
PENSACOLA, FL 32506

DIVISION: C  
DATE OF BIRTH: 08/12/1987

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On JANUARY 8, 2018, an order assessing fines, costs, and additional charges was entered against the Defendant, **CHARLES DION MCDOWELL**. Defendant has failed to make payment in full in accordance with this order. Therefore,

**IT IS ADJUDGED** that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$883.00**, which shall bear interest at the rate prescribed by law, **5.53%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

**FOR WHICH LET EXECUTION ISSUE.**

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida.



VERIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY *Carrie Johnson* D.C.  
DATE *11/9/2018*

*Thomas Dannheisser*  
eSigned by CIRCUIT COURT JUDGE THOMAS DANNHEISSER  
on 01/10/2018 09:05:10 xyQm7b2Z

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2018081874 10/11/2018 2:42 PM  
OFF REC BK: 7982 PG: 746 Doc Type: FCL

IN THE COUNTY COURT  
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2010 MM 022772 A  
DIVISION: II

DEFENDANT: CHARLES DION MCDOWELL  
130 E NINE MILE RD  
PENSACOLA FL 32534

DATE OF BIRTH: 08/12/1987

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2010 JUL 12 P 2:53  
COUNTY CRIMINAL DIVISION  
FILED & RECORDED

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On June 30, 2010, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$625.00, plus any outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (6%) until satisfied.

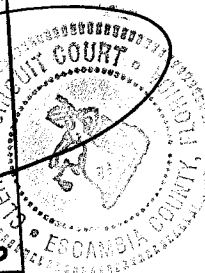
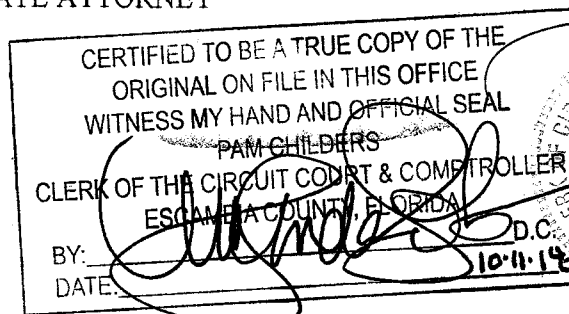
It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida, this 12th day of July, 2010.

COUNTY JUDGE

cc: ASSISTANT STATE ATTORNEY  
cc: DEFENDANT



Case: 2010 MM 022772 A  
00048629067  
Dkt: CLFC Pg#:

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA  
STATE OF FLORIDA,

Plaintiff,

vs.

CASE NO: 2011 MM 020841 A

DIVISION: IV

Name: CHARLES DEON MCDOWELL

Defendant.

CIVIL LIEN

**THIS CAUSE** comes before the Court for a plea on May 8, 2014. Upon the evidence presented, the Court assesses \$605.00 in Cost of Supervision, \$50.00 hearing fee. Therefore, the Court determines that \$655.00 is due to Department of Community Corrections. Accordingly, pursuant to the provisions of '938.30, Florida Statutes, it is,

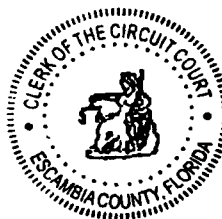
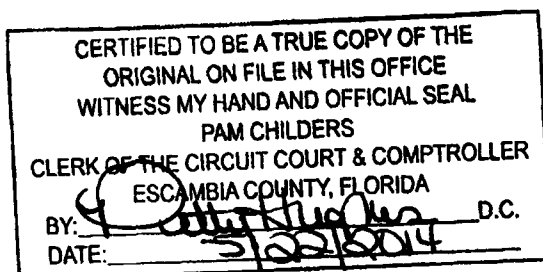
**ORDERED AND ADJUDGED** that the above-named Defendant shall pay cost of supervision fees to the Department of Community Corrections, in the amount of \$655.00 which shall accrue interest at the rate of four & seventy-five percent (4.75%) per annum.

**ORDERED FURTHER** that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

**DONE AND ORDERED** in Chambers, at Pensacola, Escambia County, Florida, the 19th day of May 2014.

  
Division IV

cc: Community Corrections – Accounting



PAM CHILDERS  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2014 MAY 19 P 2:20  
COUNTY CRIMINAL DIVISION  
FILED & RECORDED



IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 201<sup>0</sup><sub>1</sub> MM 027699 <sup>A</sup><sub>B</sub>

vs.

DIVISION: IV

CHARLES MCDOWELL

Defendant.

CIVIL LIEN

**THIS CAUSE** came before the Court for plea on April 18, 2013 Upon the evidence presented, the Court assessed \$710.00 in Cost of Supervision, testing, and hearing fees. Therefore, the Court determines that \$710.00 is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

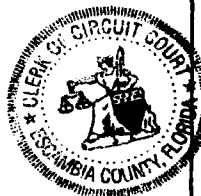
**ORDERED AND ADJUDGED** that the above-named Defendant shall pay cost of supervision fees to the **Department of Community Corrections**, in the amount of \$710.00 and will accrue interest at the rate of four and seventy-five percent (4.75%) per annum.

**ORDERED FURTHER** that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

**DONE AND ORDERED** in Chambers, at Pensacola, Escambia County, Florida,  
the 30 day of April 2013.

*Thomas E. Johnson*  
JUDGE THOMAS E. JOHNSON

cc: Community Corrections/Accounting



CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: *Brenda S. [Signature]* D.C.  
DATE: 5-7-2013

PAM CHILDERS  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2013 APR 30 P 3:55  
COUNTY CLERK'S DIVISION  
FILED & RECORDED

**Exhibit "A"**

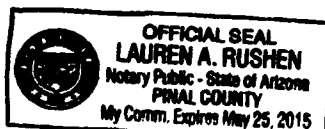
**NORTH THIRTY (30) FEET OF LOT NINETEEN (19) IN BLOCK  
FOUR (4) WEST KING TRACT, ACCORDING TO MAP OF THE  
CITY OF PENSACOLA COPYRIGHTED BY THOMAS C WATSON  
IN 1906.**

**TOGETHER WITH 1999 REDMAN SILVERCREST MOBILE HOME, SERIAL NO. FLA 14613731AB.**

State of Arizona  
County of Maricopa

The foregoing instrument was acknowledged before me this 11-16-11 by Tashona Cox,  
Assistant Vice President of Green Tree Servicing LLC as Attorney-in-Fact for Bombardier Capital Inc.,  
a Delaware corporation, on behalf of the corporation.

Lauren A. Rushen  
Notary Public



Prepared by and Return To:  
Denise Chavez  
Green Tree Servicing LLC  
NC/96  
7360 S. Kyrene Road  
Mail Stop T330  
Tempe, AZ 85283  
(888)315-8733

### ASSIGNMENT OF MORTGAGE

Account #: 51711000  
PIN #: 150067000

**FOR VALUE RECEIVED**, the undersigned holder of a Mortgage (herein "Assignor") whose address is 7360 S. Kyrene Rd Tempe, AZ 85283, does hereby grant, sell, assign, transfer and convey, unto The Bank of New York Mellon Trust Company, National Association as Trustee on behalf of BCMSC Securitization Trust 1999-A, whose address is c/o 7360 S. Kyrene Rd Tempe, AZ 85283 its successor and assigns, all its right, title and interest in and to a certain Mortgage described below, together with the note(s) and obligations therein described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such Mortgage.

Executor:	Charles McDowell, a Single Man
Date Executed:	12/11/1998
Amount:	\$57,366.25
Recorded Date	12/15/1998
Book/Page/Instrument Number:	Bk. 4348 Pg. 1966 Doc. No. 98-561903
County:	Escambia
State:	FL

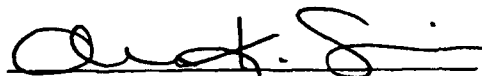
**TO HAVE AND TO HOLD** the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

**IN WITNESS WHEREOF**, the undersigned Assignor has executed this Assignment of Mortgage on 11-16-11 and made effective on 3/1/2006.

Bombardier Capital Inc. by its Attorney-in-Fact  
Green Tree Servicing LLC

  
Witness: Denise Chavez

BY:   
Name: Tashona Cox  
Title: Assistant Vice President

  
Witness:

DR BK 4348 PG 1980  
Escambia County, Florida  
INSTRUMENT 98-561903

RCD Dec 15, 1998 02:59 pm  
Escambia County, Florida

**EXHIBIT "A"**

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-561903

**NORTH THIRTY (30) FEET OF LOT NINETEEN (19) IN BLOCK  
FOUR (4) WEST KING TRACT, ACCORDING TO MAP OF THE  
CITY OF PENSACOLA COPYRIGHTED BY THOMAS C WATSON  
IN 1906.**

TOGETHER WITH 1999 REDMAN SILVERCREST MOBILE HOME, SERIAL NO. FLA 14613731AB.

FNMA/FHLMC MORTGAGE  
(Continued)

Loan No.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature Rob Harrell

Charles McDowell (Seal)  
CHARLES MCDOWELL Borrower Signature

Janice S. Sugar  
Witness Signature JANICE S. SUGAR

\_\_\_\_\_  
Borrower Signature (Seal)

\_\_\_\_\_  
Borrower Signature (Seal)

\_\_\_\_\_  
Borrower Signature (Seal)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF Escambia ) ss

The foregoing instrument was acknowledged before me this 11th day of December, 1998, by Charles McDowell, a single man, who is personally known to me or who has produced AT drivers license as identification and who did did not take an oath.

Janice S. Sugar  
Notary Public JANICE S. SUGAR



**FNMA/FHLMC MORTGAGE  
(Continued)**

**Loan No.**

**DESCRIPTION OF MANUFACTURED HOME** (The Manufactured Home includes the additional Appliances, Accessories and Furnishings.):

NEW	1999	REDMAN		
New/Used	Year	Manufacturer's Name		
SILVERCREST		FLA14613731AB	60	24
Model Name and Model No.		Manufacturer's Serial No.	Length	Width

**BORROWER COVENANTS** that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

**THIS SECURITY INSTRUMENT** combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.
- 2. Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security

**FLORIDA--Single Family-FNMA/FHLMC--UNIFORM INSTRUMENT**

flpg1.wpd  
1/13/98

Page 2 of 7

FLDEE2

15  
69.00  
209.90  
114.73

Record & Return To:  
First American Title Insurance Company  
127 S. Alcariz Street  
Pensacola, Florida 32501  
#98-008826

OR BK 4348 PG1966  
Escambia County, Florida  
INSTRUMENT 98-561903

MTG DOC STAMPS PD & ESC CO \$ 200.90  
12/15/98 ERNIE LEE MAGNIA, CLERK

By: *[Signature]*  
INTANGIBLE TAX PD & ESC CO \$ 114.73  
12/15/98 ERNIE LEE MAGNIA, CLERK

By: *[Signature]*

**WHEN RECORDED MAIL TO:**

Bombardier Capital Inc.  
12735 Gran Bay Parkway West  
Jacksonville, Florida 32258

[Space Above This Line For Recording Data]

This Mortgage  
prepared by:

Bombardier Capital Inc.  
12735 Gran Bay Parkway West  
Jacksonville, Florida 32258

**MORTGAGE**

THIS MORTGAGE ("Security Instrument") is given on DECEMBER 11, 1998. The mortgagor is CHARLES MCDOWELL, A SINGLE MAN (Borrower"),

whose address is 1420 EWING DR ATMORE AL 36502.

This Security Instrument is given to Bombardier Capital Inc., which is organized and existing under the laws of Massachusetts and with offices at 12735 Gran Bay Parkway West, Jacksonville, Florida 32258 ("Lender"). Borrower owes Lender the principal sum of FIFTY-SEVEN THOUSAND THREE HUNDRED SIXTY-SIX AND 25/100

Dollars (U.S. \$ 57,366.25). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on DECEMBER 15th, 2028.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in

ESCAMBIA County, Florida:

**SEE ATTACHED EXHIBIT "A"**

which has the address of 611 N A STREET  
Florida ("Property Address");

PENSACOLA 32501

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

**FLORIDA--Single Family-FNMA/FHLMC--UNIFORM INSTRUMENT**

flpg1.wpd  
1/13/98

Page 1 of 7

FLDEE1



Printed name of witness

State of Florida

County of Escambia )

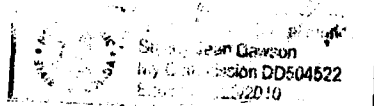
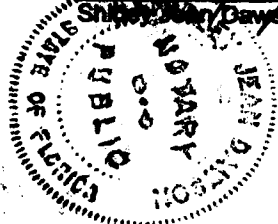
On February 08, 2007, before me, Shirley Jean Dawson, a notary public in and for the State of Florida, County of Escambia, in the City of Pensacola appeared KRYSTALL LYNETTE WILSON proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

*Shirley Jean Dawson*

Shirley Jean Dawson, Notary Public

Produced Picture ID: W425-512-90-520-0



QUIT CLAIM DEED

Return To :

Charles McDowell  
2410 West Avery Street  
Pensacola, Florida 32505

This Instrument Prepared by:

Shirley Jean Dawson  
1009 North "A" Street  
Pensacola, Florida 32501-3053

Grantee's SS#: \_\_\_\_\_

THIS QUIT CLAIM DEED, Executed the 8TH day of February, 2007, by KRYSTAL LYNETTE WILSON, with post office address, 205 Patterson Street, Atmore, Al. 36502, first party, to CHARLES McDOWELL whose post office address is, 2410 West Avery Street, Pensacola, Florida 32505, second party

WITNESSETH, That the first party, for and in consideration of the sum of ten dollars, (\$ 10.00 ), in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to-wit'

S 6 INCHES OF LOT 19 AND ALL LT. 20 BLK 4 WEST KING  
TRACT 2933 P B 884 Parcel ID# 00 05 00 90 60 020 004.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor fully Quit Claim the title to said land and will defend the same against the lawful claim of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantor has signed and sealed in the present of these witnesses, the day and year first above written.

Signed, sealed and delivered in  
our presence:

x Shirley Dawson  
Signature of witness

x Shirley Dawson  
Printed name of witness

x Ray Durant, Sr.  
Signature of witness

x Ray Durant, Sr.

x Krystal Lynette Wilson  
KRYSTAL LYNETTE WILSON

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
09/30/98 ERNIE LEE MAGAHA CLERK  
By: Sallie Arnold

## WARRANTY DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THIS WARRANTY DEED made the 25th day of September 1998, by  
and between CLARICE McDOWELL, SSN [REDACTED] hereinafter called the Grantor, to  
CHARLES McDOWELL, SSN [REDACTED] hereinafter called the Grantee,

### WITNESSETH

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and  
other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell,  
alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in  
Escambia County, Florida, to wit:

North Thirty (30) feet of lot nineteen (19) in Block  
four (4) West King Tract, according to map of the city  
of Pensacola copyrighted by Thomas C. Watson in 1906.  
Also known as 611 N. "A" Street, Pensacola, Florida.

Parcel ID# 00-0S-00-9060-019-004

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any  
wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized  
of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey  
said land; that the Grantor fully warrants the title to said land and will defend the same against  
the lawful claim of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day  
and year first above written.

Signed, sealed and delivered

In our presence

Charlene McDowell  
CHARLENE McDOWELL

IDA C. MITCHEM  
IDA C. MITCHEM

Clarice McDowell  
CLARICE McDOWELL

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25th day of September 1998, by  
Clarice McDowell, who produced identification of FLDL#M23410071 and did not take an oath.

Prepared by:

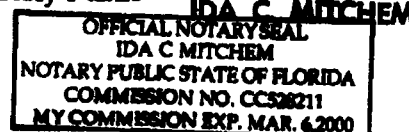
Clarice McDowell

2410 W. Avery Street

Pensacola, FL 32505

Return to: Charles McDowell  
1420 Ewing Drive  
Atmore, AL 36502

IDA C. MITCHEM  
Notary Public



RCD Sep 30, 1998 09:05 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-523566

# 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: 12-3-2018

TAX ACCOUNT NO.: 15-0067-000

CERTIFICATE NO.: 2016-8511

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 State of Florida/  
Escambia County, 190 Governmental Center, 32502  
X     Homestead for 2018 tax year.

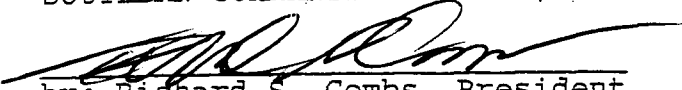
Charles McDowell  
611 North A St.  
Pensacola, FL 32501

State of Florida/  
Escambia County/  
Dept. of Community Corrections  
190 Governmental Center  
Pensacola, FL 32502

The Bank of New York  
Mellon Trust Company,  
National Association as  
Trustee on behalf of BCMSC  
Securitization Trust 1999-A  
c/o 7360 S. Kyrene Rd.  
Tempe, AZ 85283

Certified and delivered to Escambia County Tax Collector,  
this 4th day of September, 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.: 14607

September 4, 2018

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

1. That certain mortgage executed by Charles McDowell in favor of Bombardier Capital, Inc. dated 12/11/1998 and recorded 12/15/1998 in Official Records Book 4348, page 1966 of the public records of Escambia County, Florida, in the original amount of \$57,366.25. Assignment to Bank of New York Mellon Trust Company, National Association as Trustee on behalf of BMSC Securitization Trust 1999-A filed in O.R. Book 6795, page 266.
2. Possible Civil Lien filed by State of Florida/Dept. of Community Corrections recorded in O.R. Book 7013, page 540, and O.R. Book 7172, page 1728.
3. Possible Judgment filed by State of Florida/Escambia County recorded in O.R. Book 6613, page 114; O.R. Book 7841, page 1323; and O.R. Book 7841, page 1323.
4. Taxes for the year 2015-2017 delinquent. The assessed value is \$45,914.00. Tax ID 15-0067-000.

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.

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14607

September 4, 2018

**Lot 19, less South 6 inches, Block 4, West King Tract, O.R. Book 4311, page 33, CA 105.**

18-581

**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.: 14607

September 4, 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 09-04-1998, through 09-04-2018, and said search reveals the following:

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

Charles McDowell

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.

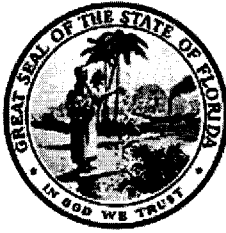
THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

September 4, 2018

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

**Tax Deed - Redemption Calculator**

**Account: 150067000 Certificate Number: 008511 of 2016**

Redemption ☐ Yes ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/03/2018"/>	Redemption Date <input type="text" value="10/12/2018"/>
Months	8	6
Tax Collector	<input type="text" value="\$1,144.14"/>	<input type="text" value="\$1,144.14"/>
Tax Collector Interest	\$137.30	\$102.97
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$1,293.94	<input type="text" value="\$1,259.61"/> IC
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	\$54.00	\$40.50
Total Clerk	\$504.00	<input type="text" value="\$490.50"/> C H
Postage	<input type="text" value="\$37.94"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$15.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,850.88	\$1,750.11
	Repayment Overpayment Refund Amount	\$100.77

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 008511**  
**Redeemed Date 10/12/2018**

**Name CLARICE MCDOWELL 611 N A ST PENSACOLA FL 32501**

Clerk's Total = TAXDEED	\$504.00
Due Tax Collector = TAXDEED	\$1,293.94 1430.11
Postage = TD2	\$37.94
ResearcherCopies = TD6	\$15.00

• 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: 150067000 Certificate Number: 008511 of 2016**

**Payor: CLARICE MCDOWELL 611 N A ST PENSACOLA FL 32501      Date 10/12/2018**

Clerk's Check #	1	Clerk's Total	\$504.00
Tax Collector Check #	1	Tax Collector's Total	\$1,293.94
		Postage	\$37.94
		Researcher Copies	\$15.00
		Total Received	<del>\$1,850.88</del>

**\$1430.11**

**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 •

October 24, 2018

BEAMIF A LLC  
PO BOX 885  
BOCA RATON FL 33429

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 008511	\$450.00	\$40.50	\$490.50
2016 TD 001007	\$450.00	\$40.50	\$490.50

**TOTAL \$981.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division



# Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

## 2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
15-0067-000	16		000S009060019004

PROPERTY ADDRESS:

EXEMPTIONS:

MCDOWELL CHARLES  
611 NORTH A ST  
PENSACOLA, FL 32501

611 N A ST

HOMESTEAD EXEMPTION

**PRIOR YEAR(S) TAXES OUTSTANDING**

*Redeemed*

*16/8511*

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	33,297	25,000	8,297	54.90
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	33,297	25,000	8,297	17.63
BY STATE LAW	4.2000	33,297	25,000	8,297	34.85
PENSACOLA	4.2895	33,297	25,000	8,297	35.59
WATER MANAGEMENT	0.0338	33,297	25,000	8,297	0.28
M.S.T.U. LIBRARY	0.3590	33,297	25,000	8,297	2.98

**TOTAL MILLAGE 17.6238**

**AD VALOREM TAXES \$146.23**

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

LT 19 LESS S 6 IN BLK 4 WEST KING TRACT OR 4311 P 33 CA 105	SW STORMWATER(CITY OF PENSACOLA)	49.12
<b>NON-AD VALOREM ASSESSMENTS</b>		<b>\$49.12</b>

**Pay online at EscambiaTaxCollector.com**

*Payments must be in U.S. funds drawn from a U.S. bank*

**COMBINED TAXES AND ASSESSMENTS \$195.35**

If Paid By Please Pay	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
	<b>\$187.54</b>	<b>\$189.49</b>	<b>\$191.44</b>	<b>\$193.40</b>	<b>\$195.35</b>

RETAIN FOR YOUR RECORDS

### 2018 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford**

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES  
OUTSTANDING**

*Payments in U.S. funds from a U.S. bank*

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	<b>Nov 30, 2018</b>
	<b>187.54</b>
AMOUNT IF PAID BY	<b>Dec 31, 2018</b>
	<b>189.49</b>
AMOUNT IF PAID BY	<b>Jan 31, 2019</b>
	<b>191.44</b>
AMOUNT IF PAID BY	<b>Feb 28, 2019</b>
	<b>193.40</b>
AMOUNT IF PAID BY	<b>Mar 31, 2019</b>
	<b>195.35</b>

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
15-0067-000
PROPERTY ADDRESS
611 N A ST

MCDOWELL CHARLES  
611 NORTH A ST  
PENSACOLA, FL 32501