

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900709

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126,

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
11-1509-000	2017/6316	06-01-2017	NW 1/4 OF NE 1/4 E OF SR# 4-A LESS DB 479 P 18 RD R/W & SW 1/4 OF SE 1/4 E OF SR #4-A SEC 31 T 6N R 30W SEC 6/31 T 5/6N R 30 W OR 6113 P 291

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, property information 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  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126

10-24-2019  
Application Date

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

11-1509-000 2017

NW 1/4 OF NE 1/4 E OF SR# 4-A LESS DB 479 P 18 RD R/W & SW 1/4 OF SE 1/4 E OF SR #4-A SEC 31 T 6N R 30W SEC 6/31 T 5/6N  
R 30 W OR 6113 P 291

20-439

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**

1900709

**Date of Tax Deed Application**

Oct 24, 2019

This is to certify that **JUAN C CAPOTE**

**MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK**, holder of **Tax Sale Certificate Number 2017 / 6316**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **11-1509-000**

Cert Holder:

**JUAN C CAPOTE**  
**MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK**  
**780 NW 42 AVE #300**  
**MIAMI, FL 33126**

Property Owner:

**FUGITT TANYA M**  
**4361 HWY 4A**  
**CENTURY, FL 32535**

NW 1/4 OF NE 1/4 E OF SR# 4-A LESS DB 479 P 18 RD R/W &  
 SW 1/4 OF SE 1/4 E OF SR #4-A SEC 31 T 6N R (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
2017/6316	11-1509-000	06/01/2017	680.51	34.03	714.54

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
2019/6134	11-1509-000	06/01/2019	1,276.80	6.25	63.84	1,346.89
2018/6461	11-1509-000	06/01/2018	1,254.84	6.25	62.74	1,323.83

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

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Property Information Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

**Total Amount Paid**

3,385.26  
 0.00  
 0.00  
 200.00  
 175.00  
  
 3,760.26

**Amounts Certified by Clerk of Court (Lines 8-15):**

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
19. Total Amount to Redeem

**Total Amount Paid**

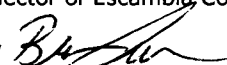
6.25

Done this the 30th day of October, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale:


9/8/2020

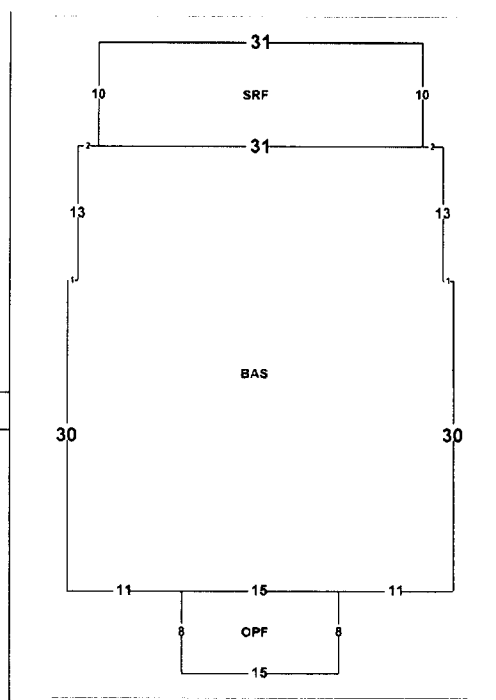
By



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

**FOUNDATION**-WOOD/NO SUB FLR  
**HEAT/AIR**-CENTRAL H/AC  
**INTERIOR WALL**-WOOD/WALLBOARD  
**NO. PLUMBING FIXTURES**-3  
**NO. STORIES**-1  
**ROOF COVER**-COMPOSITION SHG  
**ROOF FRAMING**-GABL/HIP COMBO  
**STORY HEIGHT**-0  
**STRUCTURAL FRAME**-WOOD FRAME

 Areas - 1995 Total SF  
**BASE AREA** - 1565  
**OPEN PORCH FIN** - 120  
**SUN ROOM FIN** - 310



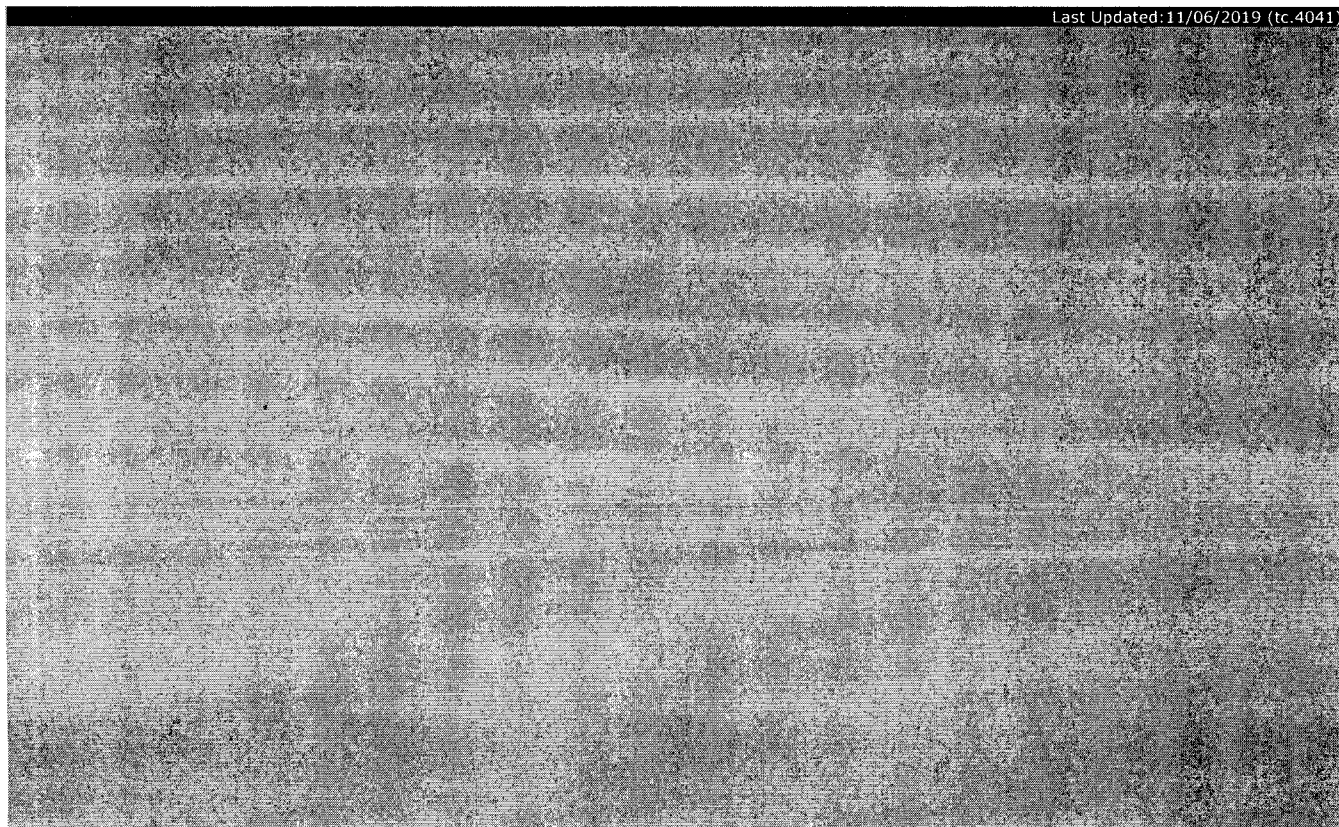
Images



8/30/17

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: 11/06/2019 (tc.4041)





# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[← Navigate Mode](#) [⦿ Account](#) [○ Reference](#)
[Printer Friendly Version](#)

General Information		Assessments				
<b>Reference:</b>	065N301202000000	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	111509000	2019	\$34,063	\$40,977	\$75,040	\$75,040
<b>Owners:</b>	FUGITT TANYA M	2018	\$34,063	\$38,049	\$72,112	\$72,112
<b>Mail:</b>	4361 HWY 4A CENTURY, FL 32535	2017	\$34,063	\$35,105	\$69,168	\$69,168
<b>Situs:</b>	4361 HIGHWAY 4-A 32535	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>&gt; File for New Homestead Exemption Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2019 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
03/2007	6113	291	\$148,000	WD	<a href="#">View Instr</a>	<b>Legal Description</b>	
07/2002	4942	465	\$176,600	WD	<a href="#">View Instr</a>	NW 1/4 OF NE 1/4 E OF SR# 4-A LESS DB 479 P 18 RD R/W & SW 1/4 OF SE 1/4 E OF SR #4-A SEC 31 T 6N R 30W SEC 6/31 T...	
02/2002	4854	1145	\$5,100	CT	<a href="#">View Instr</a>	<b>Extra Features</b>	
02/1998	4248	278	\$100	QC	<a href="#">View Instr</a>	None	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							

**Parcel Information**  
**Section Map Id:**  
31-6N-30  
**Approx. Acreage:**  
33.2000  
**Zoned:**   
RR  
**Evacuation & Flood Information**  
[Open Report](#)

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

### Buildings

Address: 4361 HIGHWAY 4-A, Year Built: 1940, Effective Year: 1940

#### Structural Elements

DECOR/MILLWORK-MINIMUM

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-PINE/SOFTWOOD

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06316**, issued the **1st day of June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**NW 1/4 OF NE 1/4 E OF SR# 4-A LESS DB 479 P 18 RD R/W & SW 1/4 OF SE 1/4 E OF SR #4-A  
SEC 31 T 6N R 30W SEC 6/31 T 5/6N R 30 W OR 6113 P 291**

**SECTION 06, TOWNSHIP 5 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 111509000 (20-439)**

The assessment of the said property under the said certificate issued was in the name of

**TANYA M FUGITT**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Tuesday in the month of September, which is the **8th day of September 2020**.

Dated this 14th day of November 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

This Instrument Was Prepared  
By And Is To Be Returned To:  
McEary Bowens  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311



## NOTICE OF LIEN

### STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

NW 1/4 OF NE 1/4 E OF SR# 4-A LESS DB 479 P 18 RD R/W & SW 1/4 OF SE 1/4 E OF SR #4-A SEC 31 T 6N R 30W SEC 6/31 T 5/6N R 30 W OR 6113 P 291

Customer: Tanya Fugitt

Account Number: 306856-142279

Amount of Lien: \$83.02, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of its pendency has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

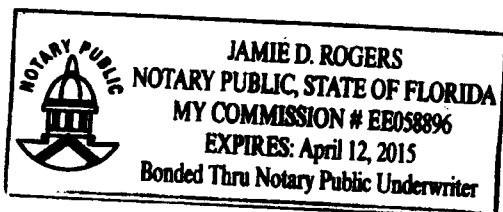
Dated: 3/9/15

EMERALD COAST UTILITIES AUTHORITY

BY: McEary Bowens

### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 9 day of March, 2015, by McEary Bowens of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie P. Rogers  
Notary Public - State of Florida

RWK:ls  
Revised 05/31/11

EXHIBIT "A"

COMMENCE AT A 1 1/2" AXLE AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 34 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 8, FOR A DISTANCE OF 1318.40 FEET TO A 4" x 4" CONCRETE MONUMENT, CORP. NUMBER 0340, MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE GO SOUTH 01 DEGREE 52 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 1318.72 FEET TO 4" x 4" CONCRETE MONUMENT, CORP. NUMBER 0340, MARKING THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE GO NORTH 88 DEGREES 40 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 37.00 FEET TO A 4" x 4" CONCRETE MONUMENT, CORP. NUMBER 0340, SAID POINT BEING ON THE CURVED EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 4-A (100' R/W); THENCE GO NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2683.03 FEET, FOR AN ARC DISTANCE OF 802.30 FEET (DELTA = 18 DEGREES 11 MINUTES 49 SECONDS, CHORD BEARING = NORTH 16 DEGREES 38 MINUTES 41 SECONDS WEST, CHORD DISTANCE = 898.08 FEET) TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1980.08 FEET, FOR AN ARC DISTANCE OF 822.57 FEET, (DELTA = 24 DEGREES 02 MINUTES 42 SECONDS, CHORD BEARING = NORTH 18 DEGREES 08 MINUTES 50 SECONDS WEST, CHORD DISTANCE = 818.55 FEET) TO A POINT OF TANGENCY; THENCE GO NORTH 30 DEGREES 52 MINUTES 54 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1243.84 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE AFOREMENTIONED SECTION 31; THENCE GO NORTH 03 DEGREES 13 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SECTION 31, A DISTANCE OF 8.95 FEET TO A 4" x 4" CONCRETE MONUMENT, CORP. NUMBER 0340, MARKING THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE GO SOUTH 88 DEGREES 34 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SECTION 31, A DISTANCE OF 1317.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE GO SOUTH 03 DEGREES 17 MINUTES 47 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, A DISTANCE OF 1318.83 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTIONS 8 AND 31, TOWNSHIP 5 AND 6 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 34.89 ACRES.

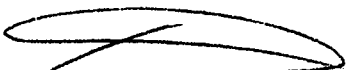


24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with the Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider or riders were a part of this Security Instrument. (Check applicable boxes.)

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider   | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> 1-4 Family Rider       |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider           | <input type="checkbox"/> Rate Improvement Rider         | <input type="checkbox"/> Second Home Rider      |
| <input type="checkbox"/> Other: (specify)        |   |   |

Borrower, Tanya M. Fugitt, accepts and agrees to the terms and covenants contained in this Security Instrument and in any riders executed by Borrower and recorded with it.


Signed, sealed and delivered in the presence of:



Witness Denis A. Braslow



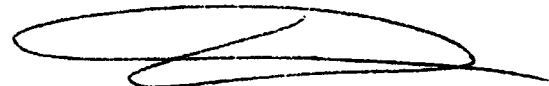
Witness Colleen Vert

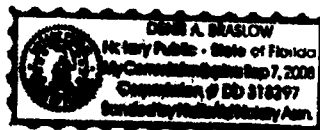
  
Borrower Tanya M. Fugitt

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 23rd day of March, 2007 by  
Tanya M. Fugitt

who has provided the Florida driver's license identification





This instrument prepared by:  
Denis A. Braslow  
Attorney at Law  
917 N. 12TH AVE  
Pensacola, FL 32501

[Space Above This Line For Recording Data]

## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **March 23, 2007**  
**Tanya M. Fugitt, a single woman**

The mortgagor is

("Borrower"). This Security Instrument is given to **Jacksonville Postal & Professional Credit Union**

and whose address is **1820 Rogero Road, Jacksonville, FL 32211**

("Lender"). Borrower owes Lender the principal sum of **One Hundred Eighteen Thousand Four Hundred and 00/100**

Dollars (U.S. \$ **118,400.00**)

). 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 **May 1, 2037**. 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 follow-  
ing described property located in: **Escambia**  
**County, Florida.**

SEE ATTACHED EXHIBIT "A"

which has the address of **4361 Hwy 4A,**

**Century**  
(City)

**Florida**

(Street)

**32535**

(Zip Code)

("Property Address");

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."

BORROWER COVENANTS that Borrower is lawfully seized 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.

Loan Generated by © Display Systems, Inc. 1999 (863) 767-5555

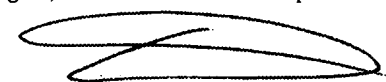
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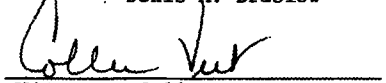
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- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider   | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> 1-4 Family Rider       |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider           | <input type="checkbox"/> Rate Improvement Rider         | <input type="checkbox"/> Second Home Rider      |
| <input type="checkbox"/> Other(s) [specify]      |   |   |

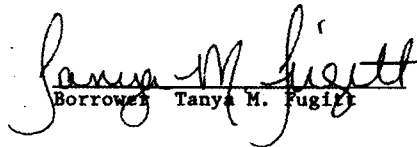
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.  
Signed, sealed and delivered in the presence of:



Witness Denis A. Braslow



Witness Colleen Vert

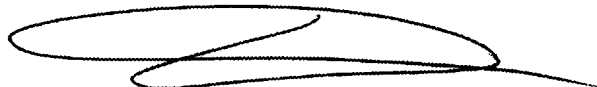


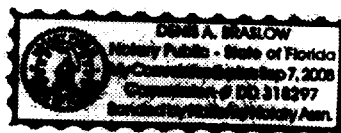
Borrower Tanya M. Fugitt

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 23rd day of March, 2007 by  
Tanya M. Fugitt

who has produced her Florida driver's license as identification...





This instrument prepared by:  
✓ Denis A. Braslow  
Attorney at Law  
917 N. 12TH AVE  
Pensacola, FL 32501

[Space Above This Line For Recording Data]

## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **March 23, 2007**

The mortgagor is

**Tanya M. Fugitt, a single woman**

("Borrower"). This Security Instrument is given to **Jacksonville Postal & Professional Credit Union**

and whose address is **1820 Rogero Road, Jacksonville, FL 32211**

("Lender"). Borrower owes Lender the principal sum of **One Hundred Eighteen Thousand Four Hundred and 00/100**

**Dollars (U.S. \$ 118,400.00)**. 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 **May 1, 2037**. 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 **4361 Hwy 4A,**

**Century**

[City]

Florida

[Street]

**32535**

[Zip Code]

("Property Address");

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."

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.

Loan Generated by eDisplay Systems, Inc., 2000 (863) 761-5555, Form 07-001-01

**FUG12958**

## EXHIBIT "A"

COMMENCE AT A 1 1/2" AXLE AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 34 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 8, FOR A DISTANCE OF 1318.40 FEET TO A 4" x 4" CONCRETE MONUMENT, CORP. NUMBER 0340, MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE GO SOUTH 01 DEGREE 52 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 1318.72 FEET TO 4" x 4" CONCRETE MONUMENT, CORP. NUMBER 0340, MARKING THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE GO NORTH 88 DEGREES 40 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 37.00 FEET TO A 4" x 4" CONCRETE MONUMENT, CORP. NUMBER 0340, SAID POINT BEING ON THE CURVED EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 4-A (100' R/W); THENCE GO NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2893.03 FEET, FOR AN ARC DISTANCE OF 902.30 FEET (DELTA = 19 DEGREES 11 MINUTES 49 SECONDS, CHORD BEARING = NORTH 18 DEGREES 38 MINUTES 41 SECONDS WEST, CHORD DISTANCE = 898.08 FEET) TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1980.08 FEET, FOR AN ARC DISTANCE OF 822.57 FEET, (DELTA = 24 DEGREES 02 MINUTES 42 SECONDS, CHORD BEARING = NORTH 18 DEGREES 56 MINUTES 50 SECONDS WEST, CHORD DISTANCE = 816.55 FEET) TO A POINT OF TANGENCY; THENCE GO NORTH 30 DEGREES 52 MINUTES 54 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1243.94 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE AFOREMENTIONED SECTION 31; THENCE GO NORTH 03 DEGREES 13 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SECTION 31, A DISTANCE OF 8.95 FEET TO A 4" x 4" CONCRETE MONUMENT, CORP. NUMBER 0340, MARKING THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE GO SOUTH 88 DEGREES 34 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SECTION 31, A DISTANCE OF 1317.98 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE GO SOUTH 03 DEGREES 17 MINUTES 47 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, A DISTANCE OF 1318.93 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTIONS 8 AND 31, TOWNSHIP 5 AND 6 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 34.69 ACRES.

**RESIDENTIAL SALES  
ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County Employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

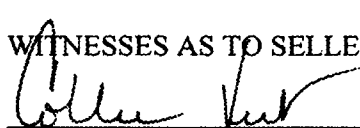
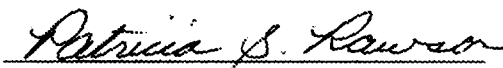
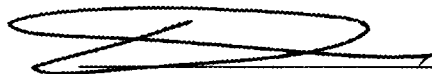
Name of Roadway: 4361 Hwy 4A

Legal Address of Property: 4361 Hwy 4A, Century, FL 32535

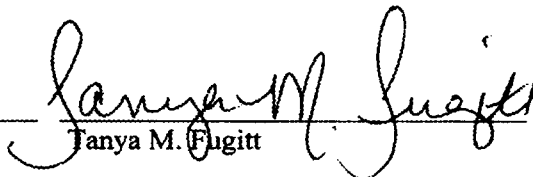
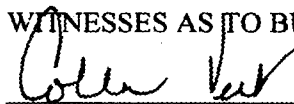
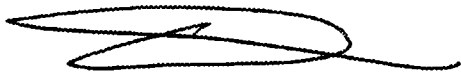
The County ☒ has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: Denis A. Braslow, Attorney at Law  
917 N. 12<sup>th</sup> Avenue  
Pensacola, FL 32501

WITNESSES AS TO SELLER(S):

  
David W. Rawson  
Patricia S. Rawson

WITNESSES AS TO BUYER(S):

  
Tanya M. Fugitt

THIS FORM IS APPROVED BY THE  
ESCAMBIA COUNTY BOARD OF COUNTY  
COMMISSIONERS

This instrument was prepared by:  
✓ Denis A. Braslow  
Attorney at Law  
917 N. 12th Avenue  
Pensacola, FL 32501

Parcel ID Number: 06-5N-30-1102-000-000

## Warranty Deed

This Indenture, Made this 23rd day of March, 2007 A.D. Between  
David W. Rawson and Patricia S. Rawson, husband and wife

of the County of Santa Rosa, State of Florida, grantors, and  
Tanya M. Fugitt, a single woman

whose address is: 4361 Hwy 4A, Century, FL 32535

of the County of Escambia, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Escambia State of Florida to wit:

SEE ATTACHED EXHIBIT "A"

It is the intent of the Grantors herein to convey only to surface  
rights to the herein described property. All rights, title and  
interest in and to any oil, gas and other minerals thereon or  
thereunder, is specifically reserved unto the Grantors.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

\_\_\_\_\_  
Denis A. Braslow  
Witness

\_\_\_\_\_  
Colleen Vert  
Witness

\_\_\_\_\_  
David W. Rawson (Seal)

P.O. Address: 327 Andrew Jackson Trail, Gulf Breeze, FL 32561

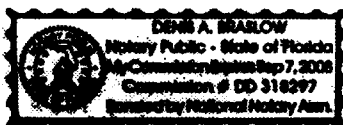
\_\_\_\_\_  
Patricia S. Rawson (Seal)

P.O. Address: 327 Andrew Jackson Trail, Gulf Breeze, FL 32561

STATE OF Florida  
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me this 23rd day of March, 2007 by  
David W. Rawson and Patricia S. Rawson, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.



\_\_\_\_\_  
Printed Name:  
Notary Public  
My Commission Expires:



# 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: Sept. 8, 2020

TAX ACCOUNT NO.: 11-1509-000

CERTIFICATE NO.: 2017-6316

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.

Tanya M. Fugitt  
4361 Hwy. 4A  
Century, FL 32535

Jacksonville Postal &  
Professional Credit Union  
1820 Rogero Rd.  
Jacksonville, FL 32211

ECUA  
9255 Sturdevant St.  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 5th day of June, 2020.

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.: 15986

June 4, 2020

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

1. That certain mortgage executed by Tanya M. Fugitt in favor of Jacksonville Postal and Professional Credit Union dated 03/23/2007 and recorded 03/26/2007 in Official Records Book 6113, page 294 of the public records of Escambia County, Florida, in the original amount of \$118,400.00.
2. That certain mortgage executed by Tanya M. Fugitt in favor of Jacksonville Postal and Professional Credit Union recorded 12/18/2012 in Official Records Book 6949, page 1875 of the public records of Escambia County, Florida, in the original amount of \$127,100.00.
3. Utility Lien filed by ECUA in OR Book 7313, page 1737.
4. Taxes for the year 2016-2019 delinquent. The assessed value is \$75,040.00. Tax ID 11-1509-000.

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.: 15986

June 4, 2020

**065N301202000000 - Full Legal Description**

NW 1/4 OF NE 1/4 E OF SR# 4-A LESS DB 479 P 18 RD R/W& SW 1/4 OF SE 1/4 E OF SR #4-A SEC 31 T 6N R 30W  
SEC 6/31 T 5/6N R 30 W OR 6113 P 291

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-439

**PROPERTY INFORMATION REPORT**

File No.: 15986

June 4, 2020

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 06-04-2000, through 06-04-2020, and said search reveals the following:

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

Tanya M. Fugitt

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: 

June 4, 2020

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 8, 2020, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06316**, issued the 1st day of **June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**NW 1/4 OF NE 1/4 E OF SR# 4-A LESS DB 479 P 18 RD R/W & SW 1/4 OF SE 1/4 E OF SR #4-A SEC 31 T 6N R 30W SEC 6/31 T 5/6N R 30 W OR 6113 P 291**

**SECTION 06, TOWNSHIP 5 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 111509000 (20-439)**

The assessment of the said property under the said certificate issued was in the name of

**TANYA M FUGITT**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Tuesday in the month of September, which is the **8th day of September 2020**.

Dated this 13th day of July 2020.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

### Post Property:

**4361 HIGHWAY 4-A 32535**



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

By:  
Emily Hogg  
Deputy Clerk

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SEC 31 T 6N R 30W SEC 6/31 T 5/6N R 30 W OR 6113 P 291**

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### Personal Services:

**TANYA M FUGITT**  
4361 HWY 4A  
CENTURY, FL 32535

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



By:  
Emily Hogg  
Deputy Clerk

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

By:  
Emily Hogg  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 06316 of 2017**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 23, 2020, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

TANYA M FUGITT 4361 HWY 4A CENTURY, FL 32535	JACKSONVILLE POSTAL & PROFESSIONAL CREDIT UNION 1820 ROGERO RD JACKSONVILLE FL 32211
ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514	

WITNESS my official seal this 23th day of July 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



008504

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Dated this 13th day of July 2020.

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### Post Property:

4361 HIGHWAY 4-A 32535



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

008504

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA  
**NON-ENFORCEABLE RETURN OF SERVICE**

20-439

**Document Number:** ECSO20CIV019805NON

**Agency Number:** 20-008504

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06316 2017

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: TANYA M FUGITT

**Defendant:**

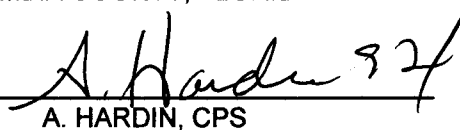
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/17/2020 at 9:54 AM and served same at 8:36 AM on 7/21/2020 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

 82f

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 8, 2020, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 06316, issued the 1st day of June, A.D., 2017 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

NW 1/4 OF NE 1/4 E OF SR# 4-A LESS DB 479 P 18 RD R/W & SW 1/4 OF SE 1/4 E OF SR #4-A  
SEC 31 T 6N R 30W SEC 6/31 T 5/6N R 30 W OR 6113 P 291

SECTION 06, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111509000 (20-439)

The assessment of the said property under the said certificate issued was in the name of

**TANYA M FUGITT**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Tuesday in the month of September, which is the **8th day of September 2020**.

Dated this 13th day of July 2020.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

### Personal Services:

**TANYA M FUGITT**  
4361 HWY 4A  
CENTURY, FL 32535



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

By:  
Emily Hogg  
Deputy Clerk

# WARNING

008503

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 8, 2020, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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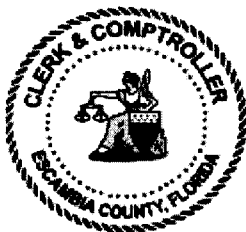
Dated this 13th day of July 2020.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

### Personal Services:

**TANYA M FUGITT**  
4361 HWY 4A  
CENTURY, FL 32535

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



By:  
Emily Hogg  
Deputy Clerk

RECEIVED

**ESCAMBIA COUNTY SHERIFF'S OFFICE**  
**ESCAMBIA COUNTY, FLORIDA**  
**NON-ENFORCEABLE RETURN OF SERVICE**

20-439

**Document Number:** ECSO20CIV019804NON

**Agency Number:** 20-008503

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06316 2017

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: TANYA M FUGITT

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 7/17/2020 at 9:54 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for TANYA M FUGITT , Writ was returned to court UNEXECUTED on 7/21/2020 for the following reason:

4361 HIGHWAY 4A, CENTURY IS A VACANT HOUSE. SPOKE WITH SUBJECT BY PHONE, ADVISED SHE NOW LIVES IN SANTA ROSA COUNTY. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

  
A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO



# Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



SCAN TO PAY ONLINE

## 2019 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
11-1509-000	06		065N301202000000

PROPERTY ADDRESS:

EXEMPTIONS:

FUGITT TANYA M  
4361 HWY 4A  
CENTURY, FL 32535

4361 HIGHWAY 4-A

PRIOR YEAR(S) TAXES OUTSTANDING

17 | 6316

PAY DELINQUENT TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER

### AD VALOREM TAXES

COUNTY	6.6165	75,040	0	75,040	496.50
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	75,040	0	75,040	157.51
BY STATE LAW	3.9440	75,040	0	75,040	295.96
WATER MANAGEMENT	0.0327	75,040	0	75,040	2.45
SHERIFF	0.6850	75,040	0	75,040	51.40
M.S.T.U. LIBRARY	0.3590	75,040	0	75,040	26.94
<b>TOTAL MILLAGE</b>	<b>13.7362</b>			<b>AD VALOREM TAXES</b>	<b>\$1,030.76</b>

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

NW 1/4 OF NE 1/4 E OF SR# 4-A LESS DB 479 P 18  
RD R/W & SW 1/4 OF SE 1/4 E OF SR  
See Additional Legal on Tax Roll

FP FIRE PROTECTION

125.33

NON-AD VALOREM ASSESSMENTS

\$125.33

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS

\$1,156.09

Face: 1,298.52	Cert #6500	If Received By	Aug 31, 2020	Sep 30, 2020	Oct 30, 2020
Rate: 0.25%	Bidder #86295	Please Pay	1,369.70	1,369.70	1,369.70

RETAIN FOR YOUR RECORDS

### 2019 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

PAY DELINQUENT TAXES BY CASH,  
CASHIER'S CHECK OR MONEY ORDER

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

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Aug 31, 2020
	1,369.70
AMOUNT IF PAID BY	Sep 30, 2020
	1,369.70
AMOUNT IF PAID BY	Oct 30, 2020
	1,369.70
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

### ACCOUNT NUMBER

11-1509-000

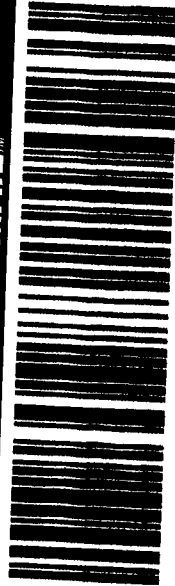
### PROPERTY ADDRESS

4361 HIGHWAY 4-A

FUGITT TANYA M  
4361 HWY 4A  
CENTURY, FL 32535

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**CERTIFIED MAIL™**



**9171 9690 0935 0128 2892 23**

322 DE 1

0007/21/20

RETURN TO SENDER  
VALANCE  
UNABLE TO FORWARD

NIXIE

BC: 32502583335

\*2187-10747-16-42

*Handwritten:*  
32  
1100  
07/19/20

TANYA M FUGITT [20-439]  
4361 HWY 4A  
CENTURY, FL 32535

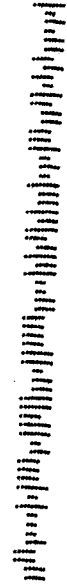
NEOPOST  
07/16/2020  
FIRST-CLASS MAIL

**US POSTAGE \$005.75**



ZIP 32502  
041M11272965

**32505833335 VAS**



TANYA M FUGITT [20-439]  
4361 HWY 4A  
CENTURY, FL 32535

**9171 9690 0935 0128 2892 23**

JACKSONVILLE POSTAL &  
PROFESSIONAL CREDIT UNION  
[20-439]  
1820 ROGERO RD  
JACKSONVILLE FL 32211

**9171 9690 0935 0128 2892 30**

ECUA [20-439]  
9255 STURDEVANT ST  
PENSACOLA, FL 32514

**9171 9690 0935 0128 2892 47**

*Contact -  
owner*



**STATE OF FLORIDA**

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE – 09-08-2020 – TAX CERTIFICATE #'S 06101

in the CIRCUIT Court

was published in said newspaper in the issues of

AUGUST 6, 13, 20, 27, 2020

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
ou=A01410D00000171E5A7746E0000AE64, cn=Michael P Driver  
Date: 2020.08.27 09:53:37 -05'00'

**PUBLISHER**

Sworn to and subscribed before me this 27TH day of AUGUST  
A.D., 2020



Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
ou=A01410D00000171E5ABA6670000AE70, cn=Heather Tuttle  
Date: 2020.08.27 10:10:12 -05'00'

**HEATHER TUTTLE**  
**NOTARY PUBLIC**



HEATHER TUTTLE  
Notary Public, State of Florida  
My Comm. Expires June 24, 2024  
Commission No. HH4627

Page 1 of 1

**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 06316, issued the 1st day of June, A.D., 2017 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

NW 1/4 OF NE 1/4 E OF SR# 4-A LESS DB 479 P 18 RD R/W & SW 1/4 OF SE 1/4 E OF SR #4-A SEC 31 T 6N R 30W SEC 6/31 T 5/6N R 30 W OR 6113 P 291 SECTION 06, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111509000 (20-439)

The assessment of the said property under the said certificate issued was in the name of TANYA M FUGITT

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the second Tuesday in the month of September, which is the 8th day of September 2020.

Dated this 16th day of July 2020.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-08-06-13-20-27-2020




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

**Tax Deed - Redemption Calculator**

**Account: 111509000 Certificate Number: 006316 of 2017**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/08/2020"/>	Redemption Date <input type="text" value="09/02/2020"/> 
Months	11	11
Tax Collector	<input type="text" value="\$3,760.26"/>	<input type="text" value="\$3,760.26"/>
Tax Collector Interest	\$620.44	\$620.44
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,386.95	<input type="text" value="\$4,386.95"/> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$77.06	\$77.06
Total Clerk	\$544.06	<input type="text" value="\$544.06"/> <i>CL</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$17.25"/>	<input type="text" value="\$17.25"/>
Researcher Copies	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Total Redemption Amount	\$4,975.26	\$4,975.26
	Repayment Overpayment Refund Amount	\$0.00
Book/Page	<input type="text" value="8198"/>	<input type="text" value="1295"/>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

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

**Case # 2017 TD 006316  
 Redeemed Date 09/02/2020**

**Name TANYA FRETWELL 5337 CATHY ST MILTON FL 32583**

Clerk's Total = TAXDEED	\$544.06	4891.01
Due Tax Collector = TAXDEED	\$4,386.95	
Postage = TD2	\$17.25	
ResearcherCopies = TD6	\$10.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

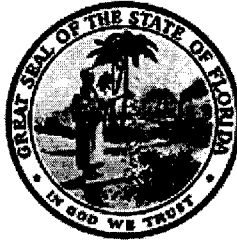
• For Office Use Only

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

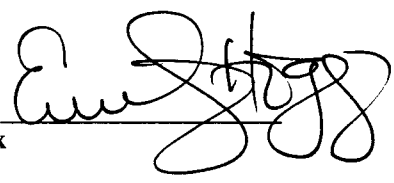
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 111509000 Certificate Number: 006316 of 2017**

**Payor: TANYA FRETWELL 5337 CATHY ST MILTON FL 32583 Date 09/02/2020**

Clerk's Check #	5506486165	Clerk's Total	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$4,386.95
		Postage	\$17.25
		Researcher Copies	\$10.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$4,975.26</del>

4891.01  
4955.26

**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  
ESCAMBIA COUNTY FLORIDA  
INST# 2020073249 9/2/2020 3:28 PM  
OFF REC BK: 8362 PG: 699 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8198, Page 1295, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06316, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 111509000 (20-439)

DESCRIPTION OF PROPERTY:

NW 1/4 OF NE 1/4 E OF SR# 4-A LESS DB 479 P 18 RD R/W & SW 1/4 OF SE 1/4 E OF SR #4-A  
SEC 31 T 6N R 30W SEC 6/31 T 5/6N R 30 W OR 6113 P 291

SECTION 06, TOWNSHIP 5 N, RANGE 30 W

NAME IN WHICH ASSESSED: TANYA M FUGITT

Dated this 2nd day of September 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk