

## CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513  
R. 07/19**Part 1: Tax Deed Application Information**

Applicant Name Applicant Address	CAZENOVIA CREEK FUNDING II LLC PO BOX 54132 NEW ORLEANS, LA 70154	Application date	Apr 02, 2020
Property description	SEALE RALPH S JR 1/2 INT WOOD SUSAN 1/2 INT C/O SUSAN WOOD 319 GAMARRA RD PENSACOLA, FL 32503 319 GAMARRA RD LT 22 BLK 12 N LAKEVIEW UNITS 1/2/3/4 PB 3 P 19/78/81/95 SEC 3/4 T 2S R 30 W DB 477 P 102	Certificate #	2018 / 2019
	Date certificate issued	06/01/2018	
	Deed application number	2000266	
	Account number	05-0158-000	

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/2019	06/01/2018	2,260.34	113.02	2,373.36
→ Part 2: Total*				2,373.36

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/1947	06/01/2019	2,341.30	6.25	117.07	2,464.62
Part 3: Total*					2,464.62

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	4,837.98
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,306.06
4. Property information report fee and Deed Application Recording and Release Fees	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. <b>Total Paid (Lines 1-6)</b>	<b>7,519.04</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: <u>Condice Lewis</u> Signature, Tax Collector or Designee	Escambia County, Florida Date <u>April 20th, 2020</u>
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14.	<b>Total Paid (Lines 8-13)</b>
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>02/01/2021</u>	

#### INSTRUCTIONS

##### **Tax Collector (complete Parts 1-4)**

##### **Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

##### **Part 3: Other Certificates Redeemed by Applicant (Other than County)**

Total. Add the amounts in Columns 3, 4 and 5

##### **Part 4: Tax Collector Certified Amounts (Lines 1-7)**

Line 1, enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

##### **Clerk of Court (complete Part 5)**

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

**APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000266

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CAZENOVIA CREEK FUNDING II LLC  
PO BOX 54132  
NEW ORLEANS, LA 70154,

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
05-0158-000	2018/2019	06-01-2018	LT 22 BLK 12 N LAKEVIEW UNITS 1/2/3/4 PB 3 P 19/78/81/95 SEC 3/4 T 2S R 30 W DB 477 P 102

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  
CAZENOVIA CREEK FUNDING II LLC  
PO BOX 54132  
NEW ORLEANS, LA 7015404-02-2020  
Application Date

---

Applicant's signature



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

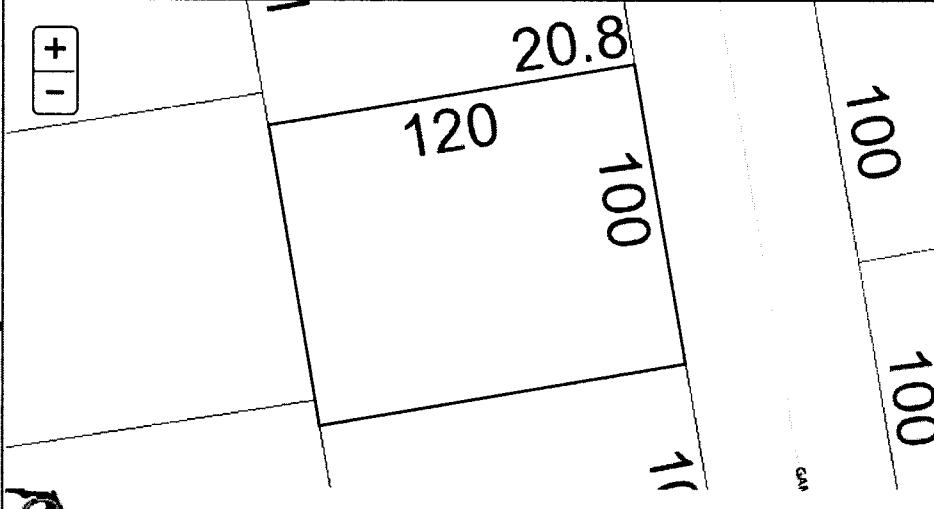
Tangible Property Search

Sale List

[Back](#)

◀ Navigate Mode  Account  Reference ▶

[Printer Friendly Version](#)

<b>General Information</b> <p><b>Reference:</b> 032S302000022012  <b>Account:</b> 050158000  <b>Owners:</b> SEALE RALPH S JR 1/2 INT  <b>Mail:</b> C/O SUSAN WOOD  <b>Situs:</b> 319 GAMARRA RD 32503  <b>Use Code:</b> SINGLE FAMILY RESID   <b>Taxing Authority:</b> PENSACOLA CITY LIMITS  <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>            Tax Inquiry link courtesy of Scott Lunsford            Escambia County Tax Collector         </p>																			
<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>02/01/2019</td> <td>8040</td> <td>1543</td> <td>\$100</td> <td>CJ</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>11/01/2017</td> <td>7803</td> <td>1175</td> <td>\$100</td> <td>OT</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers            Escambia County Clerk of the Circuit Court and            Comptroller</p>		Sale Date	Book	Page	Value	Type	Official Records (New Window)	02/01/2019	8040	1543	\$100	CJ	<a href="#">View Instr</a>	11/01/2017	7803	1175	\$100	OT	<a href="#">View Instr</a>
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11/01/2017	7803	1175	\$100	OT	<a href="#">View Instr</a>														
<b>2019 Certified Roll Exemptions</b> None																			
<b>Legal Description</b> LT 22 BLK 12 N LAKEVIEW UNITS 1/2/3/4 PB 3 P 19/78/81/95 SEC 3/4 T 2S R 30 W OR 8040 P 1543																			
<b>Extra Features</b> None																			
<b>Parcel Information</b> <p><b>Section Map Id:</b> 04-2S-30-1  <b>Approx. Acreage:</b> 0.2684  <b>Zoned:</b> R-1AAAA  <b>Evacuation &amp; Flood Information</b>  <a href="#">Open Report</a></p>	<a href="#">Launch Interactive Map</a>  <p> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a></p>																		
<b>Buildings</b> Address: 319 GAMARRA RD, Year Built: 1957, Effective Year: 1957 <table border="1"> <thead> <tr> <th>Structural Elements</th> </tr> </thead> <tbody> <tr> <td><b>DECOR/MILLWORK-AVERAGE</b>  <b>DWELLING UNITS-1</b>  <b>EXTERIOR WALL-BRICK-COMMON</b>  <b>EXTERIOR WALL-SIDING-SHT.AVG.</b>  <b>FLOOR COVER-CARPET</b>  <b>FOUNDATION-WOOD/SUB FLOOR</b>  <b>HEAT/AIR-CENTRAL H/AC</b></td> </tr> </tbody> </table>		Structural Elements	<b>DECOR/MILLWORK-AVERAGE</b> <b>DWELLING UNITS-1</b> <b>EXTERIOR WALL-BRICK-COMMON</b> <b>EXTERIOR WALL-SIDING-SHT.AVG.</b> <b>FLOOR COVER-CARPET</b> <b>FOUNDATION-WOOD/SUB FLOOR</b> <b>HEAT/AIR-CENTRAL H/AC</b>																
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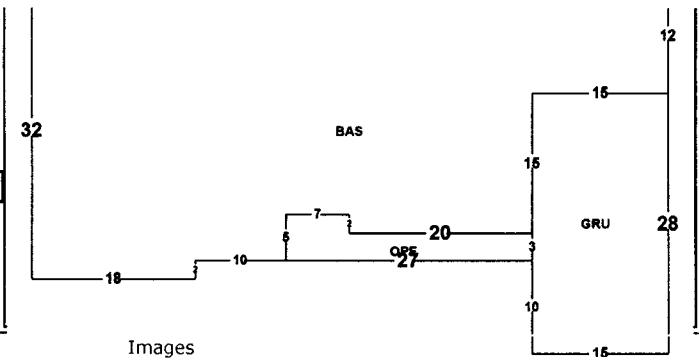
**INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-5  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME**

 Areas - 2286 Total SF

**BASE AREA - 1771**

**GARAGE UNFIN - 420**

**OPEN PORCH FIN - 95**



7/22/19

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:04/29/2020 (tc.2643)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2020034629 4/29/2020 3:00 PM  
OFF REC BK: 8287 PG: 934 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC holder of Tax Certificate No. 02019, issued the 1st day of June, A.D., 2018 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:

**LT 22 BLK 12 N LAKEVIEW UNITS 1/2/3/4 PB 3 P 19/78/81/95 SEC 3/4 T 2S R 30 W DB 477 P 102**

**SECTION 03, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 050158000 (0221-31)**

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

**RALPH S SEALE JR 1/2 INT and SUSAN WOOD 1/2 INT**

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 **first Monday in the month of February, which is the 1st day of February 2021.**

Dated this 29th day of April 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



By:  
Emily Hogg  
Deputy Clerk



**Part 5: Clerk of Court Certified Amounts (Lines 8-14)**

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Signature, Clerk of Court or Designee	
Date of sale <u>02/01/2021</u>	

**INSTRUCTIONS**

*+6.25*

**Tax Collector (complete Parts 1-4)**

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**Clerk of Court (complete Part 5)**

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**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C.  
Effective 07/19  
Page 1 of 2

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CAZENOVIA CREEK FUNDING II LLC PO BOX 54132 NEW ORLEANS, LA 70154	Application date	Apr 02, 2020
Property description	SEALE RALPH S JR 1/2 INT WOOD SUSAN 1/2 INT C/O SUSAN WOOD 319 GAMARRA RD PENSACOLA, FL 32503 319 GAMARRA RD 05-0158-000 LT 22 BLK 12 N LAKEVIEW UNITS 1/2/3/4 PB 3 P 19/78/81/95 SEC 3/4 T 2S R 30 W DB 477 P 102	Certificate #	2018 / 2019
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7. <b>Total Paid (Lines 1-6)</b>	<b>7,519.04</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date July 29th, 2020

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2



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

**Tax Deed - Redemption Calculator**

**Account: 050158000 Certificate Number: 002019 of 2018**

Redemption  Yes  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/01/2021"/>	Redemption Date <input type="text" value="11/17/2020"/> 
Months	10	7
Tax Collector	<input type="text" value="\$7,519.04"/>	<input type="text" value="\$7,519.04"/>
Tax Collector Interest	<input type="text" value="\$1,127.86"/>	<input type="text" value="\$789.50"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$8,653.15"/>	<input type="text" value="\$8,314.79"/> JC
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	<input type="text" value="\$70.05"/>	<input type="text" value="\$49.04"/>
Total Clerk	<input type="text" value="\$537.05"/>	<input type="text" value="\$516.04"/> CH
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="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$9,307.20"/>	<input type="text" value="\$8,847.83"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$459.37"/>
Book/Page	<input type="text" value="8287"/>	<input type="text" value="934"/>

**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 # 2018 TD 002019**

**Redeemed Date 11/17/2020**

**Name** LOCKLIN SABA LOCKLIN & JONES PA 4557 CHUMUCKLA HWY PACE, FL 32571

Clerk's Total = TAXDEED	\$537.05	8510.83
Due Tax Collector = TAXDEED	\$8,553.15	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
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
------	--------	------	-------------	------------	------------

No Information Available - See Dockets

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
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**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**

**Tax Certificate Redeemed From Sale**

**Account: 050158000 Certificate Number: 002019 of 2018**

**Payor: LOCKLIN SABA LOCKLIN & JONES PA 4557 CHUMUCKLA HWY PACE, FL 32571**

**Date 11/17/2020**

Clerk's Check #	570387	Clerk's Total	\$337.05	8510.83
Tax Collector Check #	1	Tax Collector's Total	\$8,653.15	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$9,267.20	

**\$8,527.83**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

## 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 8287, Page 934, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02019, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **050158000 (0221-31)**

### DESCRIPTION OF PROPERTY:

**LT 22 BLK 12 N LAKEVIEW UNITS 1/2/3/4 PB 3 P 19/78/81/95 SEC 3/4 T 2S R 30 W DB 477 P 102**

**SECTION 03, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: RALPH S SEALE JR 1/2 INT and SUSAN WOOD 1/2 INT

Dated this 17th day of November 2020.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



Recorded in Public Records 07/24/2009 at 03:53 PM OR Book 6487 Page 1197,  
Instrument #2009050164, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 06/23/2009 at 11:41 AM OR Book 6475 Page 545,  
Instrument #2009041953, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT FOR THE  
1ST JUDICIAL CIRCUIT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2009-SC-001082

CITIBANK (SOUTH DAKOTA), N.A.  
Plaintiff,

vs.

THOMAS WILLIAMS  
Defendant.

ERNE LEE MAGAH  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
JULY 24, 2009  
Case No. 2009-SC-001082  
CIVIL DIVISION  
FILED & RECORDED

AGREED FINAL JUDGMENT

THIS CAUSE, having come before the Court and the Court having reviewed the pleadings and being otherwise duly advised in the premises,

IT IS ADJUDGED that plaintiff, CITIBANK (SOUTH DAKOTA), N.A., recover from the defendant(s), THOMAS WILLIAMS, the sum of \$1643.94 on principal, \$0.00 for interest, and \$220.00 for costs making a total of \$1863.94 that shall bear interest at the rate of 8% per year, for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the defendant(s) shall complete the attached Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to Zakhem & Associates, P.A., 1045 South University Drive, Suite 202, Plantation, Florida 33324, within 45 days from the date of this final judgment, unless the final judgment is satisfied or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete Form 7.343 and return it to Zakhem & Associates, P.A.

ORDERED in ESCAMBIA County, Florida, this 17 day of JUNE, 2009.

JUDGE



Plaintiff's Address:

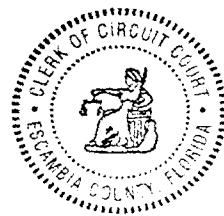
CITIBANK (SOUTH DAKOTA), N.A., 701 EAST 60TH STREET NORTH, SIOUX FALLS SD 57117  
Account No: [REDACTED]

Copies furnished to:

Zakhem & Associates, P.A., 1045 S. University Dr., Ste. # 202, Plantation, FL 33324  
THOMAS WILLIAMS, 988 TINSON CIR, PENSACOLA FL 32514-1919, \*\*\*-\*\*-9430

"CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNE LEE MAGAH, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA"

BY: Ernie Lee Magaha D.C.



Case: 2009 SC 001082



00034994346

Dkt: CC1033 Pg#:

RECORDED AS RECEIVED

Recorded in Public Records 09/20/2007 at 10:42 AM OR Book 6220 Page 1645,  
Instrument #2007090378, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 09/07/2007 at 04:29 PM OR Book 6214 Page 921,  
Instrument #2007086483, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

**IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA**

BOOKOUT ELECT CO LLC  
3671 MAULE RD  
PENSACOLA FL 32503

**Plaintiff,**  
**VS.**

TOM WILLIAMS DBA WILLIAMS GOLF CARTS  
5779 TROUT BAYOU CIR  
MILTON FL 32583

**Defendant.**

**Case No.** 2007 SC 004153

**Division:** V

**FINAL JUDGMENT AGAINST  
TOM WILLIAMS DBA WILLIAMS GOLF CARTS**

\*\*\*\*\*  
THIS CAUSE having come before the Court, and the Court being fully advised in the premises,  
it is therefore

**ORDERED AND ADJUDGED** that the Plaintiff shall recover from the Defendant the sum of  
\$1500.00, plus \$175.00 costs for a total of \$1675.00 that shall bear interest at the rate of 11% per  
annum, for which let execution issue.

**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida this  
6<sup>th</sup> day of September, 2007.

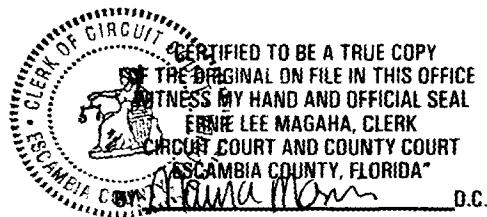
Copies to:

BOOKOUT ELECT CO LLC

TOM WILLIAMS

*Paul Allen*  
County Judge

ERIN LEE MAGAH  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
111 SEP -5 P 2 2007  
COURT CIVIL DIVISION  
FILED & INDEXED



Case: 2007 SC 004153  
00091122414  
Dkt: CC1033 Pg#:

Recorded in Public Records 03/30/2007 at 04:49 PM OR Book 6116 Page 938,  
Instrument #2007030532, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 02/09/2007 at 11:01 AM OR Book 6084 Page 1474,  
Instrument #2007012980, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

CASE NO. 2006-CC-6770

CITIBANK (SOUTH DAKOTA), N.A.,

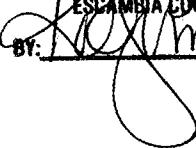
Plaintiff,

vs.

TOM WILLIAMS

Defendant(s).

"CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHAN, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA"

BY: 



ERNIE LEE MAGAHAN  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2007 FEB -5 P 3:34

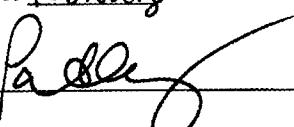
**DEFAULT FINAL JUDGMENT**

This cause, having come before the court and the court having reviewed the pleadings and being otherwise duly advised in the premises,

IT IS ADJUDGED that Plaintiff, CITIBANK (SOUTH DAKOTA), N.A., recover from the Defendant(s), TOM WILLIAMS, the sum of \$8368.05 on principal, and \$275.00 for costs making a total of \$8643.05 that shall bear interest at the rate of 11% per year, for which let execution issue.

IT IS FURTHER ADJUDGED that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments and the spouse related portion, and serve it on the judgment creditor's attorney, Zakheim & Associates, P.A., within 45 days of the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

ORDERED in ESCAMBIA County, Florida, this 5<sup>th</sup> day of February 2007.

  
JUDGE

Plaintiff's Address:

CITIBANK (SOUTH DAKOTA), N.A. 7930 NW 110<sup>TH</sup> ST, KANSAS CITY MO 64153, ,

Account No: 

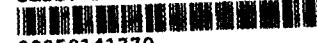
Copies furnished to:

Sasha Haro, Esq., Zakheim & Associates, P.A., 1045 S. University Dr., Ste. # 202, Plantation, FL 33324  
TOM WILLIAMS, , 101 S JEFFERSON ST APT 2A, , PENSACOLA FL 32502, -7164

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

File Number: 3000153266.001

Case: 2006 cc 006770



00059141770

Dkt: CC1033 Pg#: 1

OR BK 5047 PGO793  
Escambia County, Florida  
INSTRUMENT 2003-046841  
RCD Jan 08, 2003 02:26 pm  
Escambia County, Florida  
ERNIE LEE MAGAHA  
Clerk of the Circuit Cour  
INSTRUMENT 2003-046841

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,  
VS

CASE NO. 00-07643 WWA

DEFENDANT: *Thomas Williams*

SOCIAL SECURITY NO.:

DATE OF BIRTH: 6-4-64

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On the 7<sup>th</sup> day of January, 2002, 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 32501 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$65.00, the amount of which shall bear interest at the rate prescribed by law (06%) until satisfied.

#### FOR WHICH LET EXECUTION ISSUE

DONE AND ORDERED in open court/chambers in Pensacola, Escambia  
County, Florida, this 2<sup>nd</sup> day of January, 2003.

W. P. White, Jr.  
WILLIAM P. WHITE, JR.  
COUNTY JUDGE

cc: Assistant State Attorney - Division 1

cc: Assistant Public Defender - Division 1/Defense Counsel

cc: Plaintiff

88. 1901.



CERTIFIED TO BE A TRUE COPY  
THE ORIGINAL ON FILE IN THIS OFFICE  
Witness My Hand and Official Seal  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
CLAY COUNTY, FLORIDA

**BK: 8402 PG: 502 Last Page**

State of Florida  
County of Escambia

**ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to section 86-165 of the Escambia County Code of Ordinances, 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.** Section 86-166 of the Escambia County Code of Ordinances requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a 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: Gamarra Rd.

LEGAL ADDRESS OF PROPERTY: 319 Gamarra Rd., Pensacola, FL 32503

THE COUNTY (\_\_\_\_) HAS ACCEPTED, (X) HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE

This information is believed to be correct and is being provided as it appears on the County's website at [www.myescambia.com](http://www.myescambia.com).

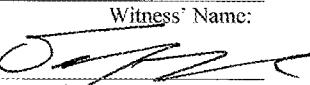
This form completed by:

Ralph S. Seale Jr

Susan Wood seller address: \_\_\_\_\_

AS TO SELLER(S):

Seller: \_\_\_\_\_ Ralph S. Seale Jr \_\_\_\_\_ Witness' Name: \_\_\_\_\_

Seller: Susan D. Wood  \_\_\_\_\_ Witness' Name: \_\_\_\_\_  
Susan Wood \_\_\_\_\_

AS TO BUYER(S)

Buyer: Blank \_\_\_\_\_ Thomas W. Williams \_\_\_\_\_ Witness' Name: \_\_\_\_\_

Buyer: \_\_\_\_\_ Witness' Name: \_\_\_\_\_

LJS File # 20-397

**Recorded in Public Records 11/10/2020 3:11 PM OR Book 8402 Page 501,  
Instrument #2020096488, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$1,130.50**

Prepared by:  
**Jennifer Wilson**, an employee of  
**Locklin, Saba, Locklin & Jones, PA**  
**4557 Chumuckla Hwy**  
**Pace, FL 32571**  
**(850) 995-1102**  
File No.: 20-397

### **WARRANTY DEED**

This indenture made on A.D. 11/10/2020, by  
**Ralph S. Seale, Jr. and Susan Seale a/k/a Susan Wood, a single woman**  
whose address is: **2472 Eagle Run Way, Weston, FL 33327**  
hereinafter called the "grantor", to  
**Thomas W. Williams**  
whose address is: **1580 East Texar Drive, Pensacola, FL 32503**  
hereinafter called the "grantee".

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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 grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, FL**, to-wit:

**Lot 22 in Block 12, of NORTH LAKEVIEW UNIT NO. 4, according to the Plat thereof, recorded in Plat Book 3 Page 95, of the public records of Escambia County, Florida.**

Parcel Identification Number: **032S302000022012**

THE PROPERTY SET FORTH ABOVE IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR  
**RALPH S. SEALE, JR.**, NOR IS IT CONTIGUOUS THERETO.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

**To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said 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 hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2020.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Susan D. Wood  
**Susan Wood**

*Signed in the presence of the following (2) witnesses:*

1. \_\_\_\_\_  
Witness Signature  
1. Witness Print Name: Blake Lee

2. \_\_\_\_\_  
Witness Signature  
2. Witness Print Name: OSCAR J. LOCKLIN

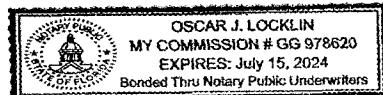
State of **Florida**

County of **Escambia**

**Sworn To, Subscribed and Acknowledged** before me by means of  physical presence or  online notarization on 11/10/2020, by **Susan Wood** who is personally known to me or who has produced a valid driver's license as identification.

R. D. Cade

SEAL



OSCAR J. LOCKLIN  
Notary Public  
Notary Print Name  
My Commission Expires: \_\_\_\_\_

RECORDED AS RECEIVED

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

## **PROPERTY INFORMATION REPORT**

**November 16, 2020**

**Tax Account #: 05-0158-000**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**LT 22 BLK 12 N LAKEVIEW UNITS 1/2/3/4 PB 3 P 19/78/81/95 SEC 3/4 T 2S R 30 W DB 477 P 102**

**SECTION 03, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-0158-000 (0221-31)**

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
**3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077**

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** FEB 1, 2021

**TAX ACCOUNT #:** 05-0158-000

**CERTIFICATE #:** 2018-2019

In compliance with Section 197.522, 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 2020 tax year.

THOMAS W. WILLIAMS  
SUSAN SEALE AKA SUSAN WOOD  
RALPH S. SEALE, JR.  
319 GAMARRA RD.  
PENSACOLA, FL 32503

THOMAS W. WILLIAMS  
1580 EAST TEXAR DR.  
PENSACOLA, FL 32503

RALPH S. SEALE, JR. AND  
SUSAN SEALE AKA SUSAN WOOD  
2472 EAGLE RUN WAY  
WESTON, FL 33327

CITIBANK (SOUTH DAKOTA), N.A.  
7930 NW 110TH ST.  
KANSAS CITY, MO 64153

TOM WILLIAMS  
101 S. JEFFERSON ST. APT 2A  
PENSACOLA, FL 32502-7164

BOOKOUT ELECT CO LLC  
3671 MAULE RD.  
PENSACOLA, FL 32503

CITIBANK (SOUTH DAKOTA), N.A.  
701 EAST 60TH STREET NORTH  
SIOUX FALLS, SD 57117

TOM WILLIAMS  
5779 TROUT BAYOU CIR  
MILTON FL 32583

THOMAS WILLIAMS  
988 TINSON CIR.  
PENSACOLA, FL 32514-1919

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of November, 2020.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

November 16, 2020

Tax Account #: 05-0158-000

1. The Grantee(s) of the last deed(s) of record is/are: **THOMAS W. WILLIAMS**

**By Virtue of Warranty Deed recorded 11/10/2020 – OR 8402/501**

The land covered by this Report is: **SEE ATTACHED**

2. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Judgment in favor of State of Florida/Escambia County recorded 1/8/2003 - OR 5047/793**
  - b. **Judgment in favor of Citibank (South Dakota), N.A. recorded 3/30/2007 - OR 6116/938**
  - c. **Judgment in favor of Bookout Elect Co LLC recorded 9/20/2007 - OR 6220/1645**
  - d. **Judgment in favor of Citibank (South Dakota), N.A. recorded 7/24/2009 - OR 6487/1197**

3. Taxes:

**Taxes for the year(s) 2017 – 2019 are delinquent.**

**Tax Account #: 05-0158-000**

**Assessed Value: \$137,449**

**Exemptions: NONE**

4. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



## PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 05-0158-000 CERTIFICATE #: 2018-2019

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 12, 2000 to and including November 12, 2020 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: November 16, 2020