

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000639

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
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
08-2391-000	2018/4184	06-01-2018	LT 541 BLK 25 NAVY POINT PB 1 P 100 OR 5089 P 300 CA 225

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

08-17-2020
Application Date

Applicant's signature

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. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	29,516.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/02/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.25

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.



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

0821-55

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154	Application date	Aug 17, 2020
Property description	SHUE TRAVIS R & JENNIFER B 303 SE SYRCLE DR PENSACOLA, FL 32507 303 SE SYRCLE DR 08-2391-000 LT 541 BLK 25 NAVY POINT PB 1 P 100 OR 5089 P 300 CA 225	Certificate #	2018 / 4184
		Date certificate issued	06/01/2018

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)
# 2018/4184	06/01/2018	609.57	30.48	640.05
→Part 2: Total*				640.05

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)
# 2020/4318	06/01/2020	604.21	6.25	30.21	640.67
# 2019/3978	06/01/2019	607.14	6.25	30.36	643.75
Part 3: Total*					1,284.42

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)	1,924.47
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	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. Total Paid (Lines 1-6)	2,299.47

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: Candice Lewis Escambia, Florida
Signature, Tax Collector or Designee Date August 25th, 2020

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



Chris Jones
Escambia County Property Appraiser

ECPA Home

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode Account Reference →

Printer Friendly Version

General Information

Reference: 502S306090547025
Account: 082391000
Owners: SHUE TRAVIS R & JENNIFER B
Mail: 303 SE SYRCLE DR
PENSACOLA, FL 32507
Situs: 303 SE SYRCLE DR 32507
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2020	\$20,000	\$59,036	\$79,036	\$60,389
2019	\$15,000	\$55,100	\$70,100	\$59,032
2018	\$15,000	\$51,166	\$66,166	\$57,932

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/2003	5089	300	\$61,000	WD	View Instr
08/1997	4166	300	\$51,400	WD	View Instr
02/1996	3922	464	\$12,000	WD	View Instr
02/1996	3922	463	\$12,000	WD	View Instr

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

2020 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 541 BLK 25 NAVY POINT PB 1 P 100 OR 5089 P 300 CA 225

Extra Features

METAL SHED

Parcel Information

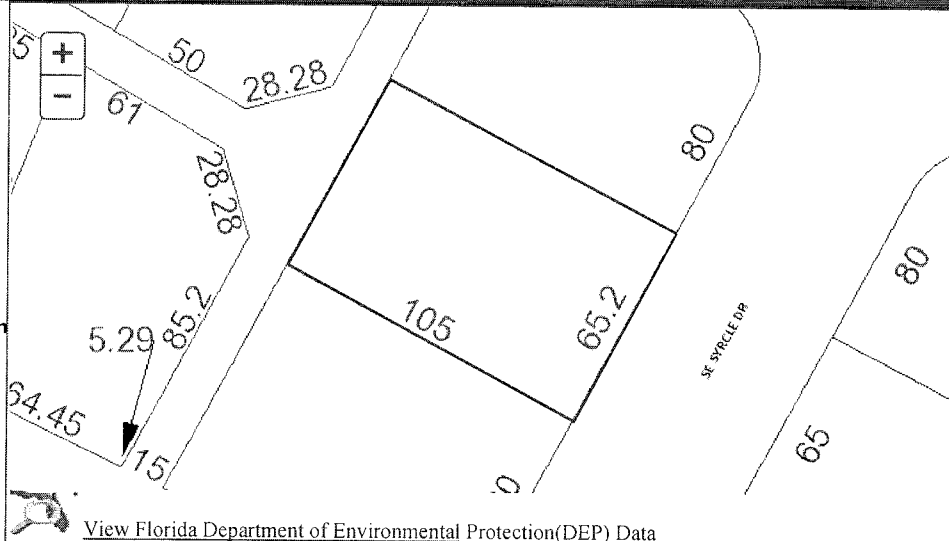
[Launch Interactive Map](#)

Section Map Id:
CA225

Approx. Acreage:
0.1649

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 303 SE SYRCLE DR, Year Built: 1945, Effective Year: 1960, PA Building ID#: 88731

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

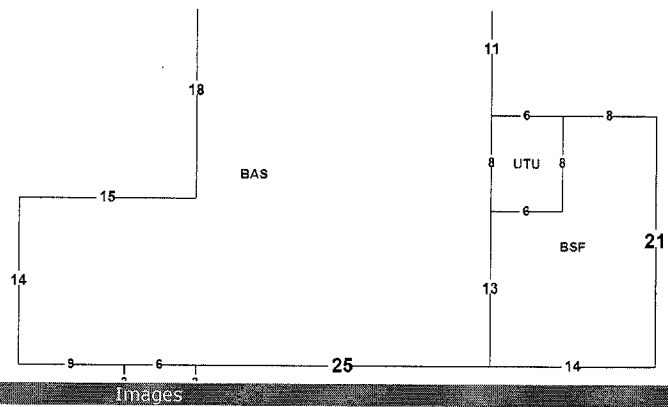
Areas - 1322 Total SF

BASE AREA - 1010

BASE SEMI FIN - 246

OPEN PORCH UNF - 18

UTILITY UNF - 48



10/5/16

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: 08/26/2020 (tc.1374)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 04184**, 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 541 BLK 25 NAVY POINT PB 1 P 100 OR 5089 P 300 CA 225

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 082391000 (0821-55)

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

TRAVIS R SHUE and JENNIFER B SHUE

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 August, which is the **2nd** day of August 2021.

Dated this 31st day of August 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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021026743 3/15/2021 11:12 AM
OFF REC BK: 8482 PG: 1390 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 8359, Page 1838, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04184, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **082391000 (0821-55)**

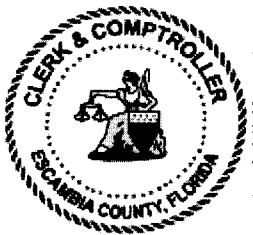
DESCRIPTION OF PROPERTY:

LT 541 BLK 25 NAVY POINT PB 1 P 100 OR 5089 P 300 CA 225

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: TRAVIS R SHUE and JENNIFER B SHUE

Dated this 15th day of March 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Escambia County Receipt of Transaction

Receipt # 2021018394

Cashiered by: mkj

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

TRAVIS SHUE

On Behalf Of:

On: 3/15/21 11:03 am
Transaction # 101557520

CaseNumber 2018 TD 004184

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(RECORD2) RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	0.00
(TD70) ADVANCE PAY ONLINE AUCTION FEE	70.00	70.00	0.00	0.00	0.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	7.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00	0.00
(TD10) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	2743.20	0.00	0.00	2743.20	2743.20	0.00
(RECORD2) RECORD FEE FIRST PAGE	10.00	0.00	0.00	10.00	10.00	0.00
Total:	3227.20	467.00	0.00	2760.20	2760.20	0.00

Grand Total: 3227.20 467.00 0.00 2760.20 2760.20 0.00

PAYMENTS

Payment Type	Reference		Amount	Refund	Overage	Change	Net Amount
OTC	~ ~ Authorization Code:010734	OK	2760.20	0.00	0.00	0.00	2760.20
Payments Total:			2760.20	0.00	0.00	0.00	2760.20

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

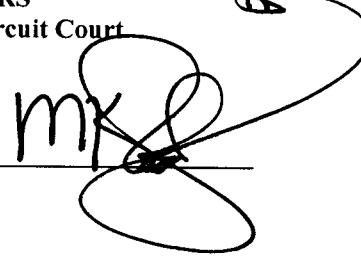
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 082391000 Certificate Number: 004184 of 2018**

Payor: TRAVIS R SHUE 303 SE SYRCLE DR PENSACOLA, FL 32507 Date 03/15/2021

Clerk's Check #	1	Clerk's Total	\$551.06
Tax Collector Check #	1	Tax Collector's Total	\$2,719.62
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,347.68

REDUCED TO \$ 2,760.20

**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>

BK: 8307 PG: 1297 Last Page

UNDER PENALTY OF PERJURY, I SWEAR OR AFFIRM THAT THE FOREGOING ANSWERS ARE TRUE AND COMPLETE.

JENNIFER B SHUE

STATE OF FLORIDA
COUNTY OF _____.

The foregoing instrument was acknowledged before me on _____, by _____, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

WITNESS my hand and official seal, on _____.

NOTARY PUBLIC, STATE OF
FLORIDA AT LARGE

My Commission Expires:

MAIL OR DELIVER THIS FORM TO

Joseph F. Rosen, Esq.
Attorney for Plaintiff
Pollack & Rosen, P.A.
806 Douglas Road, Suite 200
Coral Gables, Florida 33134

MATTER NO: 3323721

BK: 8307 PG: 1296

Year/Make/Model	_____	_____
Color	_____	_____
Vehicle ID #	_____	_____
Tag #	_____	_____
Mileage	_____	_____
Names on Title	_____	_____
Present Value	\$ _____	\$ _____
Loan Owed to	_____	_____
Balance on Loan	\$ _____	\$ _____
Monthly Payment	\$ _____	\$ _____

(List all other automobiles, as well as other vehicles, such as boats, motorcycles, bicycles, or aircraft, on the back of this sheet or on an additional sheet if necessary.)

Have you given, sold, loaned or transferred any real or personal property worth more than \$100 to any person in the last year? ____ If your answer is "yes," describe the property, market value and sale price, and give the name and address of the person who received the property.

Does anyone owe you Money? ____ Amount owed: \$ _____

Name and Address of Person Owning Money: _____

Reason money is owed: _____

Please attach copies of the following:

- Your last pay stub.
- Your last 3 statements for each bank, savings, credit union or other financial account.
- Your motor vehicle registrations and titles.
- Any deeds or titles to any real or personal property you own or are buying, or leases to property you are renting.

BK: 8307 PG: 1295

Spouse's Address (if different): _____

Spouse's Social Security Number: ____-____-____ Birthdate: ____/____/____

Spouse's Employer: _____

Spouse's Average Paycheck/Income: \$_____ per _____

Other Family Income: \$_____ per _____ (Explain details on back of this sheet or an additional sheet if necessary.)

Describe all other accounts or investments you may have, including stocks, mutual funds, savings bonds, or annuities, on the back of this sheet or an additional sheet if necessary.

Names and Ages of All Your Children (and addresses if not living with you): _____

Child Support or Alimony Paid: \$_____ per _____

Names of Others You Live With: _____

Who is Head of Your Household? ____ You ____ Spouse ____ Other Person

Checking Account at: _____ Account # _____

Savings Account at: _____ Account # _____

For Real Estate (land) You Own or Are Buying:

Address: _____

All Names on Title: _____

Mortgage Owed to: _____

Balance Owed: \$ _____

Monthly Payment: \$ _____

(Attach a copy of the deed or mortgage, or list the legal description of the property on the back of this sheet or on an additional sheet if necessary. Also provide the same information on any other property you own or are buying.)

For All Motor Vehicles You Own or Are Buying:

BK: 8307 PG: 1294

Capital One Bank (USA), N.A.,
1500 Capital One Drive
Richmond VA, 23238

Plaintiff,

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

SMALL CLAIMS DIVISION

vs.

CASE NO: 2019 SC 004796

Jennifer B Shue
303 Se Syrcle Dr
Pensacola, FL 32507-3151

Defendant.

_____ /

FACT INFORMATION SHEET

Full Legal Name: _____

Nicknames or Aliases: _____

Residence Address: _____

Mailing Address (if different): _____

Telephone Numbers: (Home) (____) _____ (Business) (____) _____

Name of Employer: _____

Address of Employer: _____

Position or Job Description: _____

Rate of Pay: \$ _____ per _____

Average Paycheck: \$ _____ per _____

Average Commissions or Bonuses: \$ _____ per _____

Commissions or bonuses are based on _____

Other Personal Income: \$ _____ per _____

(Explain details on the back of this sheet or on an additional sheet if necessary.)

Social Security Number: ____ - ____ - ____ Birthdate: ____ / ____ / ____

Driver's License Number: _____

Marital Status: _____

Spouse's Name: _____

Recorded in Public Records 6/5/2020 10:33 AM OR Book 8307 Page 1293,
Instrument #2020045082, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 108412146 E-Filed 06/04/2020 04:21:46 PM

Capital One Bank (USA), N.A.,
1500 Capital One Drive
Richmond VA, 23238

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

Plaintiff,

vs.

CASE NO: 2019 SC 004796

Jennifer B Shue
303 Se Syrcle Dr
Pensacola, FL 32507-3151

Defendant.
_____ /

FINAL JUDGMENT

At a Small Claims Pretrial Conference on November 13, 2019 the Plaintiff appeared but the Defendant did **NOT**, after proper service. Therefore, the Plaintiff is entitled to a Final Judgment and it is

ORDERED AND ADJUDGED THAT, Plaintiff shall recover from Defendant), JENNIFER B SHUE, the sum of \$990.71 on principal, costs in the sum of \$360.85, for a total due of \$1351.56, for which let execution issue.

FURTHER ORDERED that the Defendant shall complete the attached Fact Information Sheet and return it with all required attachments to plaintiff's attorney: Pollack & Rosen, P.A., 806 Douglas Road, Suite 200, Coral Gables, Florida 33134 within 45 days from the date of this final judgment, unless the final judgment is paid in full or a notice of appeal is filed.

Copies furnished to:

Joseph F. Rosen, Esq.
Attorney for Plaintiff
Pollack & Rosen, P.A.
806 Douglas Road, Suite 200
Coral Gables, Florida 33134
Telephone No: 305-448-0006
LegalPleadings@Pollackrosen.com

JENNIFER B SHUE
303 SE SYRCLE DR
PENSACOLA, FL 32507-3151


E-Filed by COUNTY COURT JUDGE PAT KINSEY
on 06/04/2020 14:14:39 HIN0820

MATTER NO: 3323721

DR BK 5089 P60302

Escambia County, Florida

INSTRUMENT 2003-069877

RCD Mar 13, 2003 04:15 pm
Escambia County, FloridaERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-069877**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: Southeast Syrcle Drive

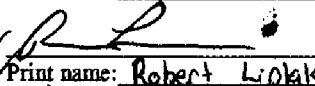
Legal Address of Property: 303 Southeast Syrcle Drive, Pensacola, Florida

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

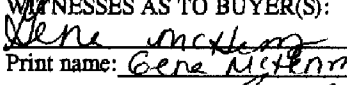
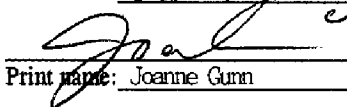
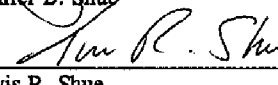
This form completed by: James D. Huller

3653 Avocado Village Court, Unit 113
LA MESA, CA 91941

WITNESSES AS TO SELLER(S):


Print name: DALE C LASONDE
James D. Huller
Print name: Robert L. Lohak
Lynne A. Huller

WITNESSES AS TO BUYER(S):


Print name: Gene Moxley
Jennifer B. Shue
Print name: Joanne Gunn
Travis R. ShueThis form approved by the
Escambia County Board of
County Commissioners
Effective: 4/15/95

FEB-28-2003 12:29

ESC CO ENVIRON HEALTH

8505956777 P.02

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
3300 NORTH PACE BOULEVARD #300
PENSACOLA, FLORIDA 32505**

Schedule A

February 28, 2003



James and Lynn Huller
c/o Gena McHenry
Exit Realty Advantage
410 West Nine Mile Road, Ste A
Pensacola, FL 32534

DR BK 5089 P60301
Escambia County, Florida
INSTRUMENT 2003-069877

RE: Two Bedroom
Single Family Residence
303 Southeast Syrcle Drive
Pensacola, FL 32507
Parcel ID: 50-2S-30-6090-547-025

Dear Mr. and Mrs. Huller:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location. The condition(s) stated below outline the department's assessment of the OSTDS:

The premise has been occupied for a considerable time and no overflows were observed at the time of the inspection. The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. However, a limited external inspection of the tank did not reveal any structural deficiencies.

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality. The drainfield was found to be constructed of terracotta material, which indicates that the system may be at least 25 years old. Also, it was determined it was determined that the drainfield does not have the proper separation from the seasonal high water table based on Florida Administrative Code 64E-6. In the event a repair to the OSTDS is warranted in the future, the drainfield may need to be modified to meet the code requirements. These items are for information only. The system appeared to be operating properly at the time of our inspection.

Furthermore, it appeared that the public water service line was crossing the drainfield area. If the water line is not currently sleeved, it must be sleeved or relocated 10 feet from any part of the septic system in order to prevent drinking water contamination. All new plumbing connections must be installed in accordance with the Escambia County Plumbing Ordinance. Plumbing permits must be purchased through the Department of Building Inspections. For information on plumbing requirements please call (850) 595-3550.

This letter will be honored for a period of six months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,


Mary M. Beverly, REHS
Environmental Supervisor I

MMB/fd
OSTDS #03-4544
c: Joanne Gunn, Lawyer's Title facsimile 457-3162

TOTAL P.02

This Warranty Deed

OR BK 5089 PG0300
Escambia County, Florida
INSTRUMENT 2003-069877

DEED DOC STAMPS PD @ ESC CO \$ 427.00
03/13/03 ERNIE LEE MAGNIA, CLERK
By: [Signature]

Made this 27th day of **February** A.D. 20 **03**
by **James D. Huller and Lynne A. Huller,**
Husband and Wife

hereinafter called the grantor, to
Jennifer B. Shue and Travis R. Shue,
Wife and Husband

whose post office address is:

303 S.E. Syrcle Drive
Pensacola, FL 32507
Grantees' SSN: [REDACTED]

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ **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, Florida, viz:

Lot 541, Block 25, Navy Point, a subdivision of a portion of Section 50, Township 2 South, Range 30 West, Escambia County, Florida, as recorded in Plat Book 1 at Pages 100A, 100B and 100C of the Public Records of said County.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

See Septic Tank as Schedule A

Parcel Identification Number: 50-2S-30-6090-547-025

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, **2002**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

1st Witness sign: [Signature]
Print Name: Dale C LaSonde

[Signature] LS
Name & Address: James D. Huller

2nd Witness sign: [Signature]
Print Name: Robert Leptak

[Signature] LS
Name & Address: Lynne A. Huller

Name: _____

Name & Address: _____ LS

Name: _____

Name & Address: _____ LS

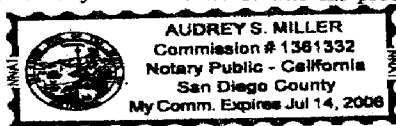
State of California
County of San Diego

3653 Avocado Village Court,
Unit 113, CA 91941

The foregoing instrument was acknowledged before me this 27 day of **February**, 20 **03**, by

James D. Huller and Lynne A. Huller, Husband and Wife

who is personally known to me or who has produced military identification as identification.



Notary Signature: _____

[Signature]
Notary Public
Print Name: Audrey S. Miller
My Commission Expires: July 14, 2006

PREPARED BY: Joanne Gunn
RECORD & RETURN TO:
Lawyers Title Agency of North Florida, Inc.
721 East Gregory Street
Pensacola, Florida 32501
File No: 3A-67780

BILL	AMOUNT DUE
2017 Annual Bill	\$0.00
Tax Deed Application #2000539	
	Paid \$1,327.88
2016. ①	
2016 Annual Bill	\$0.00
	Print (PDF)
Certificate #4128	
	Paid \$646.07
2015 Annual Bill ①	\$0.00
	Print (PDF)
2014 Annual Bill ①	\$0.00
	Print (PDF)
2013 Annual Bill ①	\$0.00
	Print (PDF)
2012 Annual Bill ①	\$0.00
	Print (PDF)
2011 Annual Bill ①	\$0.00
	Print (PDF)
2010 Annual Bill ①	\$0.00
	Print (PDF)
2009 Annual Bill ①	\$0.00
	Print (PDF)
2008 Annual Bill ①	\$0.00
	Print (PDF)
Total Amount Due	\$873.23

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Account Summary

Real Estate Account #08-2391-000



Owner:
SHUE TRAVIS R & JENNIFER B

Situs:
303 SE SYRACLE DR

[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

BILL	AMOUNT DUE
2020 Annual Bill	\$573.23
<div>Add To Cart</div>	
	Print (PDF)

Account History

BILL	AMOUNT DUE
2020 Annual Bill	\$573.23
	Print (PDF)
2019	
2019 Annual Bill	
Tax Deed Application #2000639	
	Paid \$707.94
2018	
2018 Annual Bill	
Tax Deed Application #2000639	
	Paid \$711.34
2017	
Total Amount Due	\$573.23

PROPERTY INFORMATION REPORT

May 14, 2021

Tax Account #: 08-2391-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 541 BLK 25 NAVY POINT PB 1 P 100 OR 5089 P 300 CA 225

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-2391-000 (0821-55)

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: AUG 2, 2021

TAX ACCOUNT #: 08-2391-000

CERTIFICATE #: 2018-4184

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.

TRAVIS R. SHUE AND
JENNIFER B. SHUE
303 SE SYRCLE DR.
PENSACOLA, FL 32507

CAPITAL ONE BANK (USA), N.A.
1500 CAPITAL ONE DRIVE
RICHMOND VA, 23238

Certified and delivered to Escambia County Tax Collector, this 14th day of May, 2021.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 14, 2021

Tax Account #: 08-2391-000

1. The Grantee(s) of the last deed(s) of record is/are: **JENNIFER B. SHUE AND TRAVIS R. SHUE**

By Virtue of Warranty Deed recorded 3/13/2003 – OR 5089/300

2. The land covered by this Report is: **See Attached Exhibit “A”**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. **Judgment in favor of Capital One Bank (USA), N.A. recorded 6/5/2020 – OR 8307/1293**

4. Taxes:

Taxes for the year(s) 2020 are delinquent.

Tax Account #: 08-2391-000

Assessed Value: \$60,389

Exemptions: HOMESTEAD EXEMPTION

5. 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 #: 08-2391-000 CERTIFICATE #: 2018-4184

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: May 12, 2001 to and including May 12, 2021 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", is written over a horizontal line.

Michael A. Campbell,
As President
Dated: May 14, 2021