

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000183

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

FCAP AS CUSTODIAN FOR FTCFIMT, LLC  
FL TAX CERT FUND I MUNI TAX, LLC  
PO BOX 775311  
CHICAGO, IL 60677,

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
09-4524-142	2018/5034	06-01-2018	LT 7 BLK B LAKE CHARLENE PB 9 P 53 A B C D OR 5801 P 1135 SEC 20/21 T2S R 31W SEC 56 T2S R 30W

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  
FCAP AS CUSTODIAN FOR FTCFIMT, LLC  
FL TAX CERT FUND I MUNI TAX, LLC  
PO BOX 775311  
CHICAGO, IL 60677

04-01-2020  
Application Date

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

<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.	53,967.50
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: _____ Date of sale <u>12/07/2020</u>	
Signature, Clerk of Court or Designee	

**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.

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

1220-39

513  
R. 07/19

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677	Application date	Apr 01, 2020
Property description	JONES SUSAN J 309 S 61ST AVE PENSACOLA, FL 32506 309 S 61ST AVE LT 7 BLK B LAKE CHARLENE PB 9 P 53 A B C D OR 5801 P 1135 SEC 20/21 T2S R 31W SEC 56 T2S R 30W	Certificate #	2018 / 5034
		Date certificate issued	06/01/2018
		Deed application number	2000183
		Account number	09-4524-142

## 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)
# 2018/5034	06/01/2018	1,194.29	59.71	1,254.00
→ Part 2: Total*				1,254.00

## 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)
# 2019/4831	06/01/2019	1,201.28	6.25	60.06	1,267.59
Part 3: Total*					1,267.59

## 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)	2,521.59
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,072.22
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. Total Paid (Lines 1-6)	3,968.81

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  
Signature, Tax Collector or Designee

Escambia County, Florida  
Date April 24th, 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

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← [Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) →

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	202S314110007002
<b>Account:</b>	094524142
<b>Owners:</b>	JONES SUSAN J
<b>Mail:</b>	309 S 61ST AVE PENSACOLA, FL 32506
<b>Situs:</b>	309 S 61ST AVE 32506
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2019	\$25,000	\$118,721	\$143,721	\$107,935
2018	\$25,000	\$110,252	\$135,252	\$105,923
2017	\$25,000	\$102,066	\$127,066	\$103,745

[Disclaimer](#)

[Tax Estimator](#)

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

Sales Data				
Sale Date	Book	Page	Value	Type
11/2005	5801	1135	\$195,000	WD
07/2003	5198	1801	\$124,000	WD
03/1993	3342	712	\$101,000	WD
08/1989	2743	744	\$101,000	WD
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller				

2019 Certified Roll Exemptions
HOMESTEAD EXEMPTION

Legal Description
LT 7 BLK B LAKE CHARLENE PB 9 P 53 A B C D OR 5801 P 1135 SEC 20/21 T2S R 31W SEC 56 T2S R 30W

Extra Features
FRAME SHED

## Parcel Information

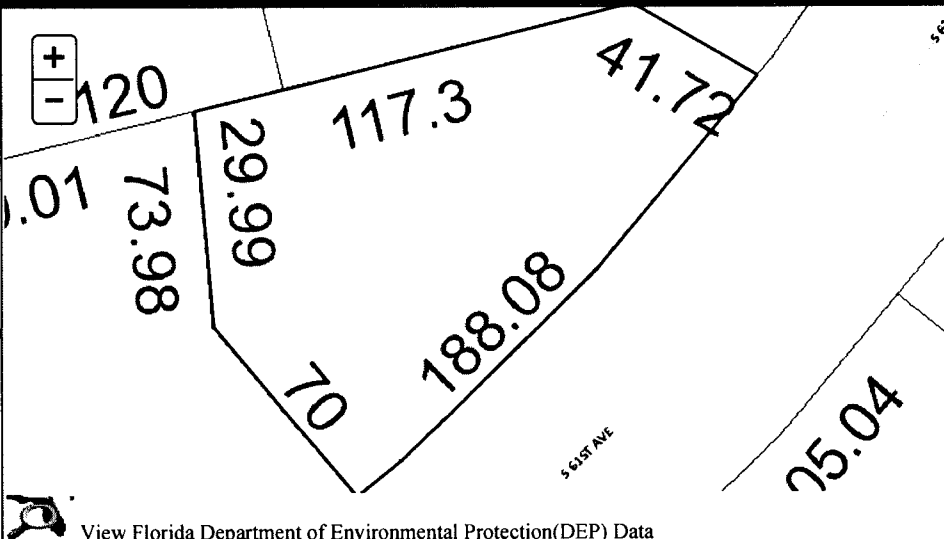
[Launch Interactive Map](#)

**Section Map Id:**  
53-2S-30-1

**Approx. Acreage:**  
0.3664

**Zoned:** MDR

**Evacuation & Flood Information**  
[Open Report](#)



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

## Buildings

Address: 309 S 61ST AVE, Year Built: 1981, Effective Year: 1981

Structural Elements
DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-CARPET

**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-7**  
**NO. STORIES-1**  
**ROOF COVER-DIMEN/ARCH SHNG**  
**ROOF FRAMING-GABLE-HI PITCH**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

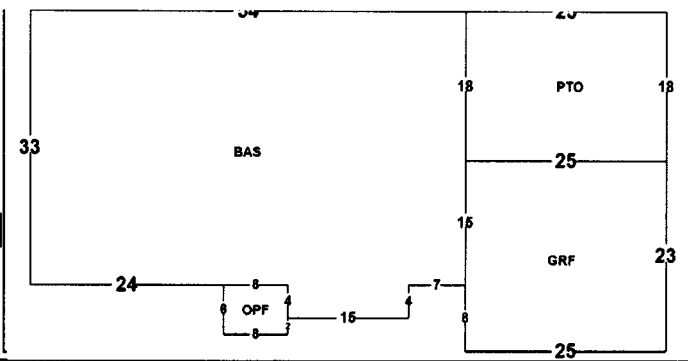
 Areas - 2915 Total SF

**BASE AREA - 1842**

**GARAGE FIN - 575**

**OPEN PORCH FIN - 48**

**PATIO - 450**



Images



8/28/19

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: 05/01/2020 (tc.3645)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FCAP AS CUSTODIAN FOR FTCFIMT LLC** holder of **Tax Certificate No. 05034**, 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 7 BLK B LAKE CHARLENE PB 9 P 53 A B C D OR 5801 P 1135 SEC 20/21 T2S R 31W SEC 56 T2S R 30W**

**SECTION 20, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094524142 (1220-39)**

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

**SUSAN J JONES**

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 December, which is the **7th day of December 2020**.

Dated this 11th day of May 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



# 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	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677	Application date	Apr 01, 2020
Property description	JONES SUSAN J 309 S 61ST AVE PENSACOLA, FL 32506 309 S 61ST AVE 09-4524-142 LT 7 BLK B LAKE CHARLENE PB 9 P 53 A B C D OR 5801 P 1135 SEC 20/21 T2S R 31W SEC 56 T2S R 30W	Certificate #	2018 / 5034
		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)
# 2018/5034	06/01/2018	1,194.29	59.71	1,254.00
→Part 2: Total*				1,254.00

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# 2019/4831	06/01/2019	1,201.28	6.25	60.06	1,267.59
Part 3: Total*					1,267.59

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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)	3,968.81

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 28th, 2020

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.	53,967.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/07/2020</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

16.25

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

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**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.





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

**Tax Deed - Redemption Calculator**

**Account: 094524142 Certificate Number: 005034 of 2018**

Redemption ☐ Yes ☒ No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/07/2020"/>	Redemption Date <input type="text" value="07/31/2020"/>
Months	8	3
Tax Collector	<input type="text" value="\$3,968.81"/>	<input type="text" value="\$3,968.81"/>
Tax Collector Interest	\$476.26	\$178.60
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,451.32	<input type="text" value="\$4,153.66"/> TC
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	\$56.04	\$21.02
Total Clerk	\$523.04	<input type="text" value="\$488.02"/> 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	\$5,091.36	\$4,658.68
	Repayment Overpayment Refund Amount	\$432.68
Book/Page	<input type="text" value="8294"/>	<input type="text" value="474"/>

over payment  
 \$432.68

**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 # 2018 TD 005034**

**Redeemed Date 07/31/2020**

**Name SUSAN JONES 309 S 61ST AVE PENSACOLA, FL 32506**

Clerk's Total = TAXDEED	\$523.04	4321.68
Due Tax Collector = TAXDEED	\$4,451.32	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

*Taxdeed 461.32 overpayment*

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: 094524142 Certificate Number: 005034 of 2018**

**Payor: SUSAN JONES 309 S 61ST AVE PENSACOLA, FL 32506 Date 07/31/2020**

Clerk's Check #	6650603050	Clerk's Total	\$123/04
Tax Collector Check #	1	Tax Collector's Total	\$4,451.32
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$5,091.36</del>

**\$4,338.68**

**+461.32**

**\$4,800.00**

**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# 2020062723 8/3/2020 8:44 AM  
OFF REC BK: 8342 PG: 846 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 8294, Page 474, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05034, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 094524142 (1220-39)

DESCRIPTION OF PROPERTY:

LT 7 BLK B LAKE CHARLENE PB 9 P 53 A B C D OR 5801 P 1135 SEC 20/21 T2S R 31W SEC 56  
T2S R 30W

SECTION 20, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: SUSAN J JONES

Dated this 3rd day of August 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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 2004.

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

Bobbie Vass  
Bobbie Vass

Rebecca Vass  
Rebecca Vass

Signed, sealed and delivered in our presence:

Alexis Bolin  
Witness Signature

Print Name: ALEXIS BOLIN

R Wall  
Witness Signature

Print Name: RWall

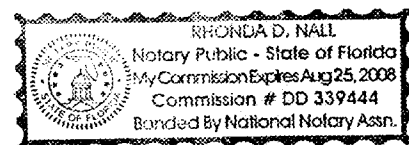
State of **FL**

County of **Escambia**

The Foregoing Instrument Was Acknowledged before me on **November 17, 2005**, by **Bobbie Vass and Rebecca Vass, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Rhonda D. Nall  
NOTARY PUBLIC

Notary Print Name  
My Commission Expires: \_\_\_\_\_



FROM : ESCAMBIA COUNTY ROAD DEPT FAX FAX NO. : 8506372122

DATE: 27 2005 11:39AM P2

1009322  
NR

**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 Ordinance Chapter 1-29.2, Article V requires that 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 acknowledgement by the County of the veracity of any disclosure statement.

**RECORDED AS RECEIVED**

Name Street: South 61<sup>st</sup> Avenue  
Legal Address of Property: 309 South 61<sup>st</sup> Avenue

The County (x) has accepted ( ) has not accepted the above abutting roadway for maintenance at the above address.

This form completed by: **Public Works, Roads & Bridges Division**  
**601 Hwy 297A**  
**Cantonment, Florida 32533**

**AS TO SELLER (S)**

1. Bobbie Vass  
Seller's Name Bobbie Vass  
1. Rebecca Vass  
Seller's Name Rebecca Vass

Alexis Bolin  
Witness Name ALEXIS BOLIN  
R. Wall  
Witness' Name R. Wall

**AS TO BUYER (S)**

1. Susan J. Jones  
Buyer's Name Susan J. Jones  
Buyer's Name \_\_\_\_\_

Alexis Bolin  
Witness' Name ALEXIS BOLIN  
R. Wall  
Witness' Name R. Wall

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS  
Effective 4/5/95

**IN AND FOR THE COUNTY CIVIL COURT, FIRST JUDICIAL CIRCUIT  
ESCAMBIA COUNTY, FLORIDA**

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2012 OCT 25 P 2:19

FIRESIDE PROMENADE, LLC  
C/O Gulf Coast Property Management, Co. Inc,  
600 University Office Blvd., Suite 1D  
Pensacola, Florida 32504,  
Plaintiff(s),

COUNTY CIVIL DIVISION  
FILED & RECORDED

v.

Case No.:2012 CC 003322  
Div.: V

SUSAN JONES  
13261 LILLIAN HIGHWAY #3  
PENSACOLA, FLORIDA 32507

**DEFENDANT(S).**

**ORDER FOR DEFAULT AND FINAL ORDER OF POSSESSION**

THIS CAUSE came before the Court on the motion of Plaintiff(s) for default and tenant removal. This Court finds that this is an eviction-only action filed pursuant to §83.625, Florida Statutes (FS), for non-payment of rent and that the amount of rent owing and unpaid is Four Hundred Twenty Five Dollars 00/100 (\$425.00); that service of process has been effected on Defendant by posting; and that such service notwithstanding:

1. Defendant filed no answer (as required by FS 51.011) to Plaintiff's complaint for possession of the subject residential premises within 5 days of being serviced with service of process;
2. Defendant "failed to defend" by not filing a legally sufficient document, asserting no legal defense (pursuant to Florida Rules of Civil Procedure 1.500);
3. Defendant did not file a legally sufficient motion to determine rent (pursuant to FS 83.60(2));
4. Defendant(s) failed to post the "disputed rent" as alleged in Plaintiff(s) complaint into the court registry within 5 days of being served with service of process (pursuant to FS 83.60(2));
5. The time for defensive pleadings and rent posting has expired (pursuant to FS 83.60(2) and FS 51.011); and
6. At this time, the clerk of court has entered a default on Count I.

The Court being so advised, **IT IS ACCORDINGLY ADJUDGED:**

That a Final Order of Possession be entered in favor of the Plaintiff(s), FIRESIDE PRMENADE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, C/O GULF COAST PROPERTY MANAGMENT, that the Plaintiff(s) recover from Defendant(s), SUSAN JONES, possession of the premises located at 13261 Lillian Highway #3, Pensacola, Florida 32507, for which let writ of possession issue forthwith. The Court hereby reserves jurisdiction over any other remaining justiciable issues.

DONE AND ORDERED at Escambia County, Florida, on this 25<sup>th</sup> day of October 2012 in chambers.

Case: 2012 CC 003322



00052245626

Dkt: CC1218 Pg#: |

/s/

Honorable Judge Pat Kinsey



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

LAKE CHARLENE HOMEOWNERS ASSOCIATION, INC.

### Filing Information

**Document Number** 732561  
**FEI/EIN Number** 59-1646361  
**Date Filed** 04/24/1975  
**State** FL  
**Status** ACTIVE

### Principal Address

6200 Lake Charlene Dr.  
PENSACOLA, FL 32506

Changed: 01/21/2020

### Mailing Address

P. O. BOX 36277  
PENSACOLA, FL 32516

Changed: 04/25/2005

### Registered Agent Name & Address

ERICKSON, STEVEN  
6200 WEST JACKSON ST  
PENSACOLA, FL 32506

Name Changed: 03/06/2016

Address Changed: 03/06/2016

### Officer/Director Detail

#### **Name & Address**

Title Director

Everett, Victor  
6820 Lake Charlene Dr.  
PENSACOLA, FL 32506

Title VD

Macon, Robert



368 Bunker Hill Dr.  
PENSACOLA, FL 32506

Title TD

ERICKSON, STEVEN  
6200 WEST JACKSON ST  
PENSACOLA, FL 32506

Title President

Kirschner, Dean  
6200 Lake Charlene Dr  
PENSACOLA, FL 32506

Title Secretary

Hamblen, Cassandra  
325 S. 61st Ave.  
Pensacola, FL 32506

#### Annual Reports

Report Year	Filed Date
2018	02/21/2018
2019	01/30/2019
2020	01/21/2020

#### Document Images

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Florida Department of State, Division of Corporations

Prepared by  
Rhonda Nall, an employee of  
First American Title Insurance Company  
4300 Bayou Boulevard, Suite 17E  
Pensacola, Florida 32503  
(850)484-5566

Return to: Grantee

File No.: 2124-1009322

### **WARRANTY DEED**

This indenture made on **November 17, 2005 A.D.**, by

**Bobbie Vass and Rebecca Vass, husband and wife**

whose address is: **129 Frazier Street, Dunkirk, NY 14048**  
hereinafter called the "grantor", to

**Susan J. Jones, a single woman**

whose address is: **309 South 61st Avenue, Pensacola, FL 32506**  
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, Florida**, to-wit:

**Lot 7, Block B of LAKE CHARLENE, according to the Plat thereof as recorded in Plat Book 9, Page(s) 53 A-D, of the Public Records of Escambia County, Florida.**

Parcel Identification Number: **20-2S-31-4110-007-002**

**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.

**PROPERTY INFORMATION REPORT**

**September 24, 2020**

**Tax Account #: 09-4524-142**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 7 BLK B LAKE CHARLENE PB 9 P 53 A B C D OR 5801 P 1135 SEC 20/21 T2S R 31W SEC 56  
T2S R 30W**

**SECTION 20, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-4524-142 (1220-39)**

**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:** DEC 7, 2020

**TAX ACCOUNT #:** 09-4524-142

**CERTIFICATE #:** 2018-5034

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 2019 tax year.

**SUSAN J. JONES**  
**309 S 61<sup>ST</sup> AVENUE**  
**PENSACOLA, FL 32506**


**SUSAN JONES**  
**13261 LILLIAN HIGHWAY #3**  
**PENSACOLA, FL 32507**

**FIRESIDE PROMENADE, LLC**  
**C/O GULF COAST PROPERTY**  
**MANAGEMENT, CO. INC.**  
**600 UNIVERSITY OFFICE BLVD., SUITE 1D**  
**PENSACOLA, FL 32504**

**LAKE CHARLENE HOMEOWNERS**  
**ASSOCIATION, INC.**  
**6200 LAKE CHARLENE DR.**  
**PENSACOLA, FL 32506**

**Certified and delivered to Escambia County Tax Collector, this 24th day of September, 2020.**

**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**

September 24, 2020

Tax Account #: 09-4524-142

1. The Grantee(s) of the last deed(s) of record is/are: **SUSAN J JONES**

**By Virtue of Warranty Deed recorded December 19, 2015 Official Records Book 5801 Page 1135.**

2. The land covered by this Report is: **See Exhibit "A"**

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

- a. **Order for Default and Final Order of Possession in favor of Fireside Promenade, LLC recorded 10/26/2012 OR 6926/1523.**

4. Taxes:

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

**Tax Account #: 09-4524-142**

**Assessed Value: \$143,721**

**Exemptions: HOMESTEAD**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **LAKE CHARLENE HOMEOWNERS ASSOCIATION, INC**

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 #: 09-4524-142 CERTIFICATE #: 2018-5034

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: September 22, 2000 to and including September 22, 2020 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President

Dated: September 24, 2020