

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000452

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
EVERMORE FUNDING LLC - 18 US BANK % EVERMORE FUNDING LLC
US BANK % EVERMORE FUNDING LLC - 18
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
10-2705-000	2018/5707	06-01-2018	LTS 31 32 OR 147 P 56 E OF NEWMAN RD AND W OF TROUT RD NAVY ACRES PB 3 P 57 OR 2187 P 689

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
EVERMORE FUNDING LLC - 18 US BANK %
EVERMORE FUNDING LLC
US BANK % EVERMORE FUNDING LLC - 18
PO BOX 645040
CINCINNATI, OH 45264-5040

04-21-2020
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.	30080.50
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>03/01/2021</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

0321-55

513
R. 07/19

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	EVERMORE FUNDING LLC - 18 US BANK % EVERMORE FUNDING LLC US BANK % EVERMORE FUNDING LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	ESTEP ELIZABETH C EST OF C/O RONALD K ESTEP 12900 HARTUNG AVE PENSACOLA, FL 32506 12900 HARTUNG AVE LTS 31 32 OR 147 P 56 E OF NEWMAN RD AND W OF TROUT RD NAVY ACRES PB 3 P 57 OR 2187 P 689	Certificate #	2018 / 5707
		Date certificate issued	06/01/2018
		Deed application number	2000452
		Account number	10-2705-000

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)
# 2018/5707	06/01/2018	617.46	30.87	648.33
→Part 2: Total*				648.33

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)
# 2019/5475	06/01/2019	614.85	6.25	30.74	651.84
Part 3: Total*					651.84

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)	1,300.17
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	1,675.17

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 County, Florida

Date May 12th, 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](#)
[← Navigate Mode](#)
[Account](#)
[Reference →](#)
[Printer Friendly Version](#)

General Information

Reference: 022S323001000031
Account: 102705000
Owners: ESTEP ELIZABETH C EST OF
Mail: C/O RONALD K ESTEP
 12900 HARTUNG AVE
 PENSACOLA, FL 32506
Situs: 12900 HARTUNG AVE 32506
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
2019	\$22,000	\$48,091	\$70,091	\$60,161
2018	\$22,000	\$44,636	\$66,636	\$59,040
2017	\$21,800	\$40,794	\$62,594	\$57,826

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/1986	2187	589	\$2,100	SM	View Instr

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

2019 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LTS 31 32 OR 147 P 56 E OF NEWMAN RD AND W OF TROUT
 RD NAVY ACRES PB 3 P 57 OR 2187 P 689

Extra Features

METAL BUILDING

Parcel Information

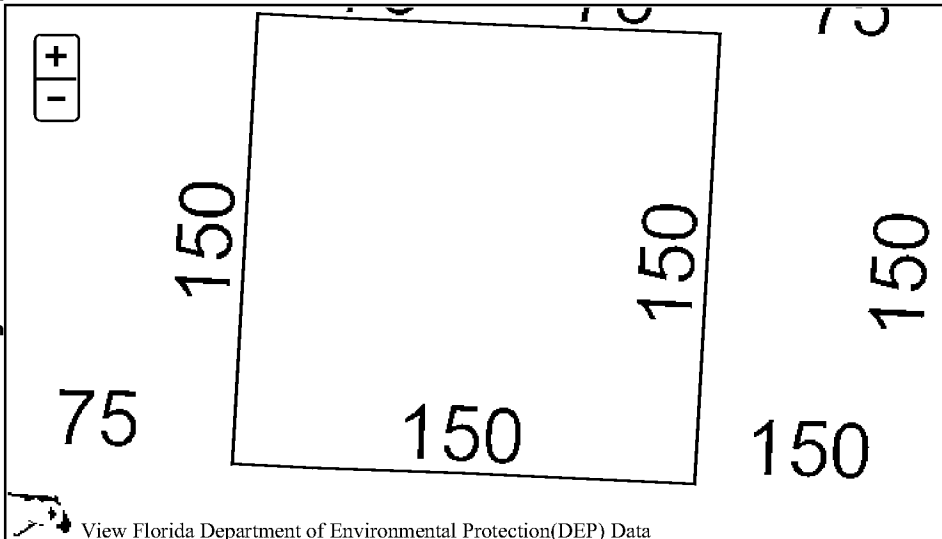
[Launch Interactive Map](#)

Section Map Id:
 02-2S-32-1

Approx. Acreage:
 0.5028

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address:12900 HARTUNG AVE, Year Built: 1959, Effective Year: 1959

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-SIDING-BLW.AVG.
 FLOOR COVER-HARDWOOD/PARQET
 FOUNDATION-WOOD/SUB FLOOR
 HEAT/AIR-WALL/FLOOR FURN
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-3
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG

UTILITY UNF - 72



Last Updated:05/14/2020 (tc.9204)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EVERMORE FUNDING LLC-18 US BANK** holder of **Tax Certificate No. 05707**, 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:

LTS 31 32 OR 147 P 56 E OF NEWMAN RD AND W OF TROUT RD NAVY ACRES PB 3 P 57 OR 2187 P 689

SECTION 02, TOWNSHIP 2 S, RANGE 32 W

TAX ACCOUNT NUMBER 102705000 (0321-55)

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

ELIZABETH C ESTEP EST OF

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 March, which is the **1st day of March 2021**.

Dated this 22nd 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




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 102705000 Certificate Number: 005707 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/01/2021"/>	Redemption Date <input type="text" value="07/22/2020"/> 
Months	11	3
Tax Collector	<input type="text" value="\$1,675.17"/>	<input type="text" value="\$1,675.17"/>
Tax Collector Interest	\$276.40	\$75.38
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,957.82	<input type="text" value="\$1,756.80"/> 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	\$77.06	\$21.02
Total Clerk	\$544.06	<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	\$2,618.88	\$2,261.82
	Repayment Overpayment Refund Amount	\$357.06
Book/Page	<input type="text" value="8300"/>	<input type="text" value="268"/>

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 005707

Redeemed Date 07/22/2020

Name RONALD K ESTEP 12900 HARTUNG AVE PENSACOLA FL 32506

Clerk's Total = TAXDEED	\$544.06	\$ 1924.82
Due Tax Collector = TAXDEED	\$1957.82	
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

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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

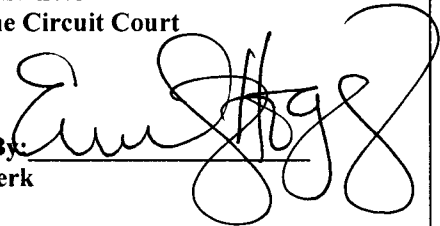
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 102705000 Certificate Number: 005707 of 2018**

Payor: RONALD K ESTEP 12900 HARTUNG AVE PENSACOLA FL 32506 Date 07/22/2020

Clerk's Check #	1941.82	Clerk's Total	\$544.96
Tax Collector Check #	1	Tax Collector's Total	\$1,957.82
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,618.88

\$1,941.82

**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>

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 8300, Page 268, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05707, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 102705000 (0321-55)

DESCRIPTION OF PROPERTY:

LTS 31 32 OR 147 P 56 E OF NEWMAN RD AND W OF TROUT RD NAVY ACRES PB 3 P 57 OR
2187 P 689

SECTION 02, TOWNSHIP 2 S, RANGE 32 W

NAME IN WHICH ASSESSED: ELIZABETH C ESTEP EST OF

Dated this 22nd day of July 2020.



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. 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.	30,080.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/01/2021</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

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	EVERMORE FUNDING LLC - 18 US BANK % EVERMORE FUNDING LLC US BANK % EVERMORE FUNDING LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	ESTEP ELIZABETH C EST OF C/O RONALD K ESTEP 12900 HARTUNG AVE PENSACOLA, FL 32506 12900 HARTUNG AVE 10-2705-000 LTS 31 32 OR 147 P 56 E OF NEWMAN RD AND W OF TROUT RD NAVY ACRES PB 3 P 57 OR 2187 P 689	Certificate #	2018 / 5707
		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)
# 2018/5707	06/01/2018	617.46	30.87	648.33
→Part 2: Total*				648.33

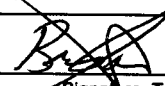
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2019/5475	06/01/2019	614.85	6.25	30.74	651.84
Part 3: Total*					651.84

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)	1,300.17
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)	1,675.17

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 31st, 2020

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

006032187 690

STATE OF FLORIDA,
COUNTY OF ESCAMBIA.

The foregoing instrument was acknowledged before me this
February
28th day of March, 1986, by AUSTIN B. GRAN, Special Master.

Austin B. Gran
NOTARY PUBLIC

My Commission expires:

MY COMMISSION EXPIRES FEB 15 1989



433916

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON
FEB 28 3 54 PM '86

IN 3001 & 3002 NOTED ABOVE
JOE L. FLEMING, COMPTROLLER
ESCAMBIA CO. UNIT

9.20
10.50
19.50

SPECIAL MASTERS DEED

STATE OF FLORIDA,
COUNTY OF ESCAMBIA.

KNOW ALL MEN BY THESE PRESENTS: That this deed is made this 28th day of February, 1986, by AUSTIN B. GRAN, as Special Master, appointed under Judgment of Circuit Court of Escambia County, Florida, in a Cause therein pending, wherein Elizabeth C. Estep was plaintiff, and LaVerne Schaaf, et al, were defendants, which is Case No. 85-2427-CP-01, Grantors and Elizabeth C. Estep, Route 3, Box 314, Pensacola, Florida 32506, as Grantee, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, the receipt whereof is hereby acknowledged, does bargain, sell, grant and convey, absolutely, unto Elizabeth C. Estep, Route 3, Box 314, Pensacola, Florida 32506, her respective heirs, personal representatives and assigns, forever, the fee simple title including but not being limited to all of the right, title and interest of John P. Culhane, in and to the following described real property therein, which is, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lots 31 and 32 in Block West of Trout Road and East of Newman Road, Navy Acres Subdivision, a subdivision of a portion of Government Lots 3 and 4, Section 2, Township 2 South, Range 32 West, Escambia County, Florida, according to a plat of said subdivision recorded in Plat Book 3 at Page 57 of the public records of said County.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This instrument prepared by AUSTIN B. GRAN, as Special Master and Attorney at Law, 703 South Palafox Street, Pensacola, Florida 32501.

IN WITNESS WHEREOF, Austin B. Gran, as Special Master aforesaid, has hereunto set his hand and seal this 28th day of February March, 1986.

Signed, sealed and delivered in the presence of:

James W. Fairhead
John P. Smith

Austin B. Gran (SEAL)
AUSTIN B. GRAN, Special Master

DS PD \$ 10.00
DATE February 28, 1986
JULIA FLORES, CLERK
BY Tolson DC
CERT REG #59-243320 2791

PROPERTY INFORMATION REPORT

December 29, 2020

Tax Account #: 10-2705-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LTS 31 32 OR 147 P 56 E OF NEWMAN RD AND W OF TROUT RD NAVY ACRES PB 3 P 57 OR
2187 P 689**

SECTION 02, TOWNSHIP 2 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-2705-000 (0321-55)

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: MAR 1, 2021

TAX ACCOUNT #: 10-2705-000

CERTIFICATE #: 2018-5707

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.

RONALD KENT ESTEP
AKA RONALD K. ESTEP
AND ESTATE OF ELIZABETH C. ESTEP
AKA ELIZABETH JOHNSON ESTEP
12900 HARTUNG AVE
PENSACOLA, FL 32506

RONALD KENT ESTEP
AKA RONALD K. ESTEP
AND ESTATE OF ELIZABETH C. ESTEP
AKA ELIZABETH JOHNSON ESTEP
ROUTE 3, BOX 314
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 29th day of December, 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

December 29, 2020

Tax Account #:10-2705-000

1. The Grantee(s) of the last deed(s) of record is/are: **RONALD KENT ESTEP AND THE ESTATE OF ELIZABETH JOHNSON ESTEP AKA ELIZABETH C. ESTEP**

Last Will and Testament recorded 07/21/2004 – Case No. 2004-CP-000193W, Clerk of the Circuit Court, Escambia County, Florida

(Abstractor's Note: No recorded Death Certificate or probate proceedings found for Elizabeth C. Estep a/k/a Elizabeth Johnson Estep, record title holder by virtue of Special Masters Deed recorded 02/28/1986 - OR 2187/689 – we did find a Will on Deposit and have included it for your review as well as added Ronald Kent Estep the devisee under that will for notification)

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:

NONE

4. Taxes:

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

Tax Account #:10-2705-000

Assessed Value: \$75,507

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 #: 10-2705-000 CERTIFICATE #: 2018-5707

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: March 29, 1982 to and including November 18, 2020 Abstractor: Cody Campbell

BY

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

Michael A. Campbell,
As President

Dated: December 29, 2020



**Escambia County Florida Clerk of the Circuit Court
Honorable Ernie Lee Magaha, Clerk
Probate Division**

**M.C. BLANCHARD JUDICIAL BUILDING • 190 GOVERNMENTAL CENTER • PENSACOLA, FLORIDA 32502
(850) 595-4300 • FAX (850) 595-4357 • <http://www.clerk.co.escambia.fl.us>**

OFFICIAL RECEIPT FOR LAST WILL AND TESTAMENT

Received this 21st day of July, 2004, the purported

LAST WILL AND TESTAMENT

of

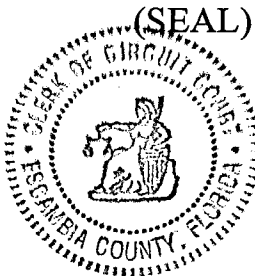
ELIZABETH JOHNSON ESTEP

dated the 26TH day of MAY, 1986 and witnessed by MARGARET E. JONES , SALLY A. ZICCORDI and ELIZABETH G. GRUBBS from RICHARD N. SHERRILL ESQUIRE in accordance with Section 732.901, Florida Statutes.

Deposited Will Number: 2004 CP 000193 W

Date of Testator's Death: 08/26/2002

Testator's Social Security Number: 236-22-3318



Ernie Lee Magaha
Clerk of the Circuit Court
Escambia County Florida

By: _____

[Signature]
Deputy Clerk

such securities and property and in such manner as my executor in his absolute discretion may think best and to do and perform any and all other acts and things necessary which my executor may see fit to carry out any of the purposes herein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 26 day of May, 1986.

Elizabeth Johnson Estep (SEAL)
ELIZABETH JOHNSON ESTEP

The foregoing instrument was on this the 26 day of MAY, 1986, signed, sealed, published and declared by ELIZABETH JOHNSON ESTEP in our presence as and for her last will and testament, and we each of us in her presence and at her special request and in the presence of each other have hereunto subscribed our names as witnesses to the same.

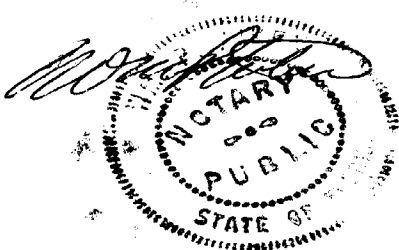
Margaret E. Jones of Pensacola, Florida

Sally A. Ziccardi of Pensacola, Florida

Elizabeth A. Gubbs of Pensacola, Florida

PAGE TWO OF A TWO PAGED INSTRUMENT

Signed before me this 26th day of May 1986



Notary Public, State of Florida at Large
My Commission Expires March 19, 1988

2004-CP-193W

LAST WILL AND TESTAMENT OF
ELIZABETH JOHNSON ESTEP

I, ELIZABETH JOHNSON ESTEP, of Pensacola, Escambia County, Pensacola, Florida, do hereby make and publish this as my last will and testament, hereby revoking all other wills heretofore made by me.

ITEM ONE

I direct that all of my just debts and funeral expenses shall be paid as soon as practicable after my death. It is my express desire that prior to my death should it become necessary to utilize the facilities of life-sustaining equipment or medication, that same shall not be done if my physicians deem it not advisable.

ITEM TWO

I specifically advise that all wall hangings and whatnots which are located in my home have been previously designated to whom said items shall pass after my death.

ITEM THREE

I specifically devise, give, and bequeath my cedar chest and the three-piece maple bedroom suite that belonged to Grandmother Estep which is presently located in my home to RONALD KENT ESTEP.

ITEM FOUR

I direct that all my household furniture, furnishings, and any automobile which I may own at my death be sold and the proceeds derived from the sale of same shall be equally divided between CHARLES ERNEST ROOD and RUSSELL EDWARD ROOD, SR.

ITEM FIVE

I give, devise, and bequeath my house and two lots located at Route 2, Box 314, Hartung Avenue, Pensacola, Escambia County, Florida, to RONALD KENT ESTEP. I further give, devise and bequeath the balance of whatever funds may be remaining in any savings account which I may have at the time of my death to RONALD KENT ESTEP.

ITEM SIX

I nominate and appoint RONALD KENT ESTEP as Executor of this, my last will and testament, to serve without bond. I authorize and empower my executor to receive, take, recover, hold, manage, and control all of the property of my estate and from time to time to invest and reinvest the same as the proceeds and income therefrom in

Case: 2004 CP 000193 W



00076076039

Dkt: CFWILL Pg#:

PROBATE DIVISION
FILED & RECORDED

2004 JUL 21 P 4:43

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2004 CP 000193 W - THE ESTATE OF: ESTEP, ELIZABETH JOHNSON

SUMMARY

Judge:	Case Type: WILL ON DEPOSIT	Status: CLOSED
Case Number: 2004 CP 000193 W	Uniform Case Number: 172004CP000193XXXWXX	
Clerk File Date: 7/21/2004	Status Date: 7/21/2004	
SAO Case Number:	Total Fees Due: 0.00	
Agency:	Agency Report #:	Custody Location:

PARTIES

Type	Party Name	Attorney
DECEDENT	ESTEP, ELIZABETH JOHNSON	
APPLICANT	SHERRILL, RICHARD N ESQ	SHERRILL, RICHARD N

EVENTS

Date	Event	Judge	Location	Result
No Events on Case				

CASE HISTORY

Case Number	Charge Description	Case Status	Disposition	Outstanding Amount	Next Event	Alerts
No Additional Cases						

CASE DOCKETS

Date	Entry
7/21/2004	CORRESPONDENCE TO CLERK FROM ATTORNEY
7/21/2004	LAST WILL AND TESTAMENT

006032187 690

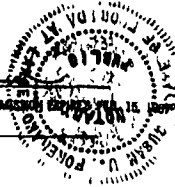
STATE OF FLORIDA,
COUNTY OF ESCAMBIA.

The foregoing instrument was acknowledged before me this
February
28th day of March, 1986, by AUSTIN B. GRAN, Special Master.

Austin B. Gran
NOTARY PUBLIC

My Commission expires: _____

MY COMMISSION EXPIRES FEB 15 1989



FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON
FEB 28 3 54 PM '86
BY 3001 & GRACE NOTED & NOTED
JOE L. FLEMING, COMPTROLLER
ESCAMBIA CO. UNIT

433916

9.20
10.50
19.50

SPECIAL MASTERS DEED

STATE OF FLORIDA,
COUNTY OF ESCAMBIA.

KNOW ALL MEN BY THESE PRESENTS: That this deed is made this 28th day of February, 1986, by AUSTIN B. GRAN, as Special Master, appointed under Judgment of Circuit Court of Escambia County, Florida, in a Cause therein pending, wherein Elizabeth C. Estep was plaintiff, and LaVerne Schaaf, et al, were defendants, which is Case No. 85-2427-CP-01, Grantors and Elizabeth C. Estep, Route 3, Box 314, Pensacola, Florida 32506, as Grantee, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, the receipt whereof is hereby acknowledged, does bargain, sell, grant and convey, absolutely, unto Elizabeth C. Estep, Route 3, Box 314, Pensacola, Florida 32506, her respective heirs, personal representatives and assigns, forever, the fee simple title including but not being limited to all of the right, title and interest of John P. Culhane, in and to the following described real property therein, which is, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lots 31 and 32 in Block West of Trout Road and East of Newman Road, Navy Acres Subdivision, a subdivision of a portion of Government Lots 3 and 4, Section 2, Township 2 South, Range 32 West, Escambia County, Florida, according to a plat of said subdivision recorded in Plat Book 3 at Page 57 of the public records of said County.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This instrument prepared by AUSTIN B. GRAN, as Special Master and Attorney at Law, 703 South Palafox Street, Pensacola, Florida 32501.

IN WITNESS WHEREOF, Austin B. Gran, as Special Master aforesaid, has hereunto set his hand and seal this 28th day of February
March, 1986.

Signed, sealed and delivered in the presence of:

James W. Fairhead
John P. Smith

Austin B. Gran (SEAL)
AUSTIN B. GRAN, Special Master

DS PD \$ 10.00
DATE February 28, 1986
JULIA FLORES, CLERK
BY Tolson DC
CERT REG #59-243320 2791

PROPERTY INFORMATION REPORT

December 29, 2020

Tax Account #: 10-2705-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LTS 31 32 OR 147 P 56 E OF NEWMAN RD AND W OF TROUT RD NAVY ACRES PB 3 P 57 OR
2187 P 689**

SECTION 02, TOWNSHIP 2 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-2705-000 (0321-55)

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: MAR 1, 2021

TAX ACCOUNT #: 10-2705-000

CERTIFICATE #: 2018-5707

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.

RONALD KENT ESTEP
AKA RONALD K. ESTEP
AND ESTATE OF ELIZABETH C. ESTEP
AKA ELIZABETH JOHNSON ESTEP
12900 HARTUNG AVE
PENSACOLA, FL 32506

RONALD KENT ESTEP
AKA RONALD K. ESTEP
AND ESTATE OF ELIZABETH C. ESTEP
AKA ELIZABETH JOHNSON ESTEP
ROUTE 3, BOX 314
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 29th day of December, 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

December 29, 2020

Tax Account #:10-2705-000

1. The Grantee(s) of the last deed(s) of record is/are: **RONALD KENT ESTEP AND THE ESTATE OF ELIZABETH JOHNSON ESTEP AKA ELIZABETH C. ESTEP**

Last Will and Testament recorded 07/21/2004 – Case No. 2004-CP-000193W, Clerk of the Circuit Court, Escambia County, Florida

(Abstractor's Note: No recorded Death Certificate or probate proceedings found for Elizabeth C. Estep a/k/a Elizabeth Johnson Estep, record title holder by virtue of Special Masters Deed recorded 02/28/1986 - OR 2187/689 – we did find a Will on Deposit and have included it for your review as well as added Ronald Kent Estep the devisee under that will for notification)

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:

NONE

4. Taxes:

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

Tax Account #:10-2705-000

Assessed Value: \$61,544

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**

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Period Searched: March 29, 1982 to and including November 18, 2020 Abstractor: Cody Campbell

BY

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Michael A. Campbell,
As President

Dated: December 29, 2020