

# 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. <b>Total Paid (Lines 1-6)</b>	<b>1,675.17</b>

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

Sign here:

Signature, Tax Collector or Designee

Escambia 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

<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.	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: _____ Signature, Clerk of Court or Designee	
Date of sale <u>03/01/2021</u>	

### INSTRUCTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 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



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

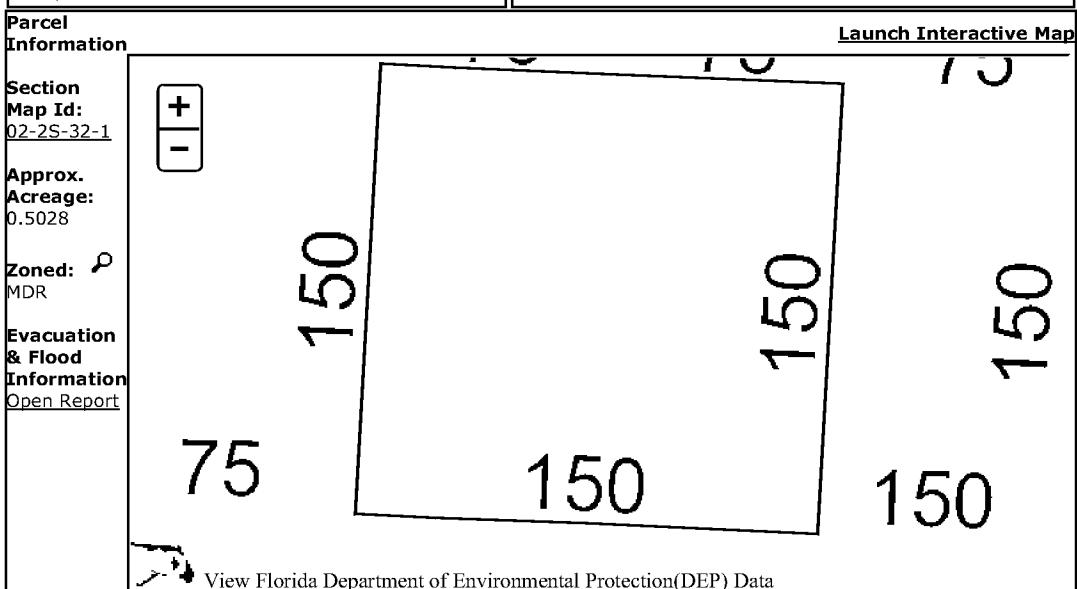
Tangible Property Search

Sale List

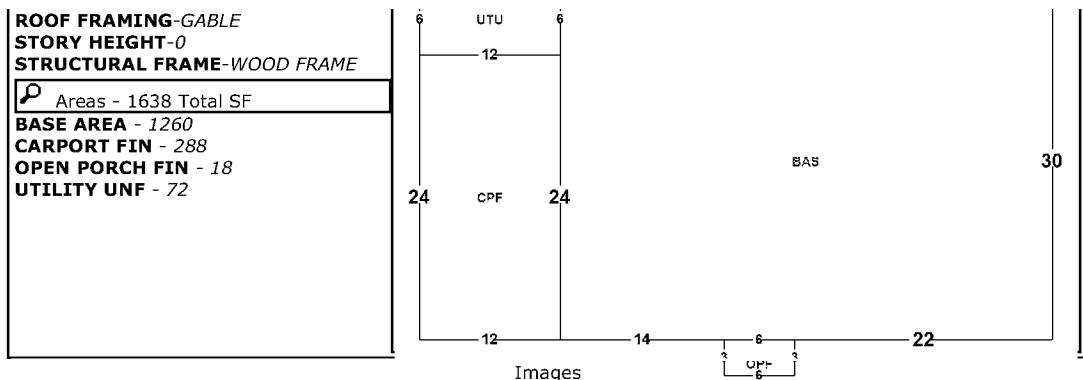
◀ Navigate Mode Ⓐ Account ⓧ Reference ▶

Printer Friendly Version

General Information		Assessments						
<b>Reference:</b> 022S323001000031		<b>Year</b>						
<b>Account:</b> 102705000		<b>Land</b>						
<b>Owners:</b> ESTEP ELIZABETH C EST OF		<b>Imprv</b>						
<b>Mail:</b> C/O RONALD K ESTEP 12900 HARTUNG AVE PENSACOLA, FL 32506		<b>Total</b>						
<b>Situs:</b> 12900 HARTUNG AVE 32506		<b>Cap Val</b>						
<b>Use Code:</b> SINGLE FAMILY RESID		2019 \$22,000 \$48,091 \$70,091 \$60,161						
<b>Taxing Authority:</b> COUNTY MSTU		2018 \$22,000 \$44,636 \$66,636 \$59,040						
<b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>		2017 \$21,800 \$40,794 \$62,594 \$57,826						
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector								
Sales Data		<b>Disclaimer</b>						
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Tax Estimator</b>			
03/1986	2187	589	\$2,100	SM	<a href="#">View Instr</a>			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								
2019 Certified Roll Exemptions		<b>File for New Homestead Exemption Online</b>						
<b>Official Records</b> (New Window)		<b>Homestead Exemption</b>						
<b>Legal Description</b> 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		<b>Extra Features</b>						
		METAL BUILDING						



Buildings	
Address: 12900 HARTUNG AVE, Year Built: 1959, Effective Year: 1959	
<b>Structural Elements</b>	
<b>DECOR/MILLWORK-AVERAGE DWELLING UNITS-1</b>	
<b>EXTERIOR WALL-SIDING-BLW.AVG.</b>	
<b>FLOOR COVER-HARDWOOD/PARQET</b>	
<b>FOUNDATION-WOOD/SUB FLOOR</b>	
<b>HEAT/AIR-WALL/FLOOR FURN</b>	
<b>INTERIOR WALL-DRYWALL-PLASTER</b>	
<b>NO. PLUMBING FIXTURES-3</b>	
<b>NO. STORIES-1</b>	
<b>ROOF COVER-COMPOSITION SHG</b>	



4/22/19

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: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 CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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



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

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

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

**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	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$1957.82
		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: *Eunice H. Hargrove*  
 Deputy Clerk

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
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 MENTAL HEALTH  
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 PROBATE  
 TRAFFIC



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

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

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

**Case # 2018 TD 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	\$1,957.82	
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
<b>FINANCIAL SUMMARY</b>					
No Information Available - See Dockets					



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

## Tax Deed - Redemption Calculator

Account: 102705000 Certificate Number: 005707 of 2018

## Redemption

No

**Application Date**

04/21/2020

### Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 03/01/2021	Redemption Date 07/22/2020
Months	11	3
Tax Collector	\$1,675.17	\$1,675.17
Tax Collector Interest	\$276.40	\$75.38
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,957.82	\$1,756.80
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$77.06	\$21.02
Total Clerk	\$544.06	\$488.02
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$2,618.88	\$2,261.82
	Repayment Overpayment Refund Amount	\$357.06
Book/Page	8300	268

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2020059608 7/22/2020 2:44 PM  
OFF REC BK: 8336 PG: 594 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 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 CHILLERS  
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	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

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

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	30,080.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
<b>Sign here:</b> Signature, Clerk of Court or Designee	Date of sale <u>03/01/2021</u>

**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.



## 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".

Michael A. Campbell,  
As President  
Dated: December 29, 2020

**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.

**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 29<sup>th</sup> 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**

**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)**

9:50  
10:50  
11:50

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.

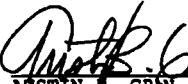
together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 1986.

Signed, sealed and delivered  
in the presence of:

Susan W. Foskard  
John P. Estep

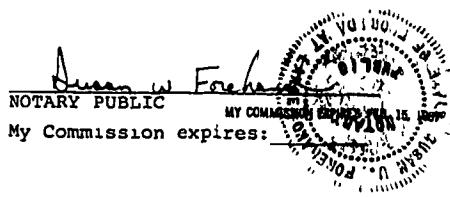
  
(SEAL)  
AUSTIN B. GRAN, Special Master

DS PD \$ 10.50  
DATE February 28 1986  
JULIA FEE C. TOLLER  
BY Tolson DC  
CERT REG #59-2443328-2701

2187 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.



43391-6

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO FLA ON

IN 30004 SPACE RATED WORK  
JOE L. FISHER, COMPTROLLER  
ESCAMBIA CO, FLA

FEB 28 3 44 PM '86

-2-



## 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".

Michael A. Campbell,  
As President  
Dated: December 29, 2020

**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**

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.

**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 29<sup>th</sup> 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**

**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)**

9:50  
10:50  
11:50

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:

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in the presence of:

Susan W. Foskard  
John P. Estep

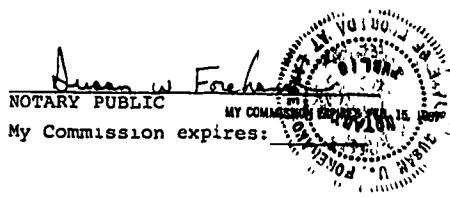
  
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2187 690

STATE OF FLORIDA,  
COUNTY OF ESCAMBIA.

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43391-6

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO FLA ON

IN 30004 SPACE RATED WORK  
JOE L. FISHER, COMPTROLLER  
ESCAMBIA CO, FLA

FEB 28 3 44 PM '86

-2-

## 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

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: CPWILL Pg#:

PROBATE DIVISION  
FILED & RECORDED

2004 JUL 21 P 4:43

ERNEST LEE MAGANA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

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.

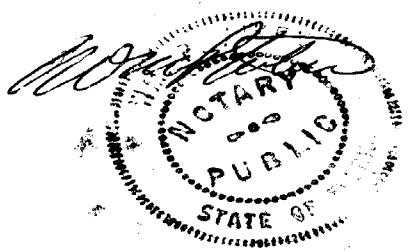
Margaret E. Jones of Pensacola, Florida

Sally A. Ziccardi of Pensacola, Florida

Elizabeth H. Grubbs of Pensacola, Florida

PAGE TWO OF A TWO PAGED INSTRUMENT

Swear before me this Day - 26 May 1986



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



**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

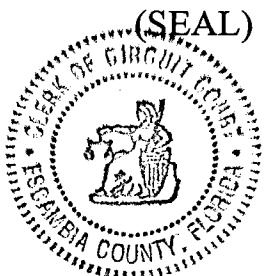
**LAST WILL AND TESTAMENT**  
of  
**ELIZABETH JOHNSON ESTEP**

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.

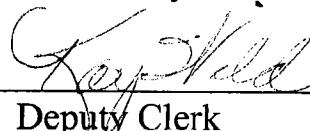
Deposited Will Number: 2004 CP 000193 W

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:   
Deputy Clerk