

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100200

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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
09-3757-681	2019/4708	06-01-2019	LT 15 BLK 5 CARRACRES WEST UNIT #3 PB 8 P 96 OR 3301 P 677 OR 6827 P 143 SEC 11/12/37 T 2S R 31W

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

04-12-2021
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.	31,003.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/07/2022</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

0222-07

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 12, 2021
Property description	FOSTER GORDON W JR 7873 GALAXY CT PENSACOLA, FL 32506 7873 GALAXY CT 09-3757-681 LT 15 BLK 5 CARRACRES WEST UNIT #3 PB 8 P 96 OR 3301 P 677 OR 6827 P 143 SEC 11/12/37 T 2S R 31W	Certificate #	2019 / 4708
		Date certificate issued	06/01/2019

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)
# 2019/4708	06/01/2019	617.92	30.90	648.82
→Part 2: Total*				648.82

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/5040	06/01/2020	614.70	6.25	30.74	651.69
Part 3: Total*					651.69

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)	1,300.51
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	553.12
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,228.63

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, Florida
Date April 26th, 2021

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

General Information

Reference:122S311000015005

Account:093757681

Owners:FOSTER GORDON W JR

Mail:7873 GALAXY CT
PENSACOLA, FL 32506

Situs:7873 GALAXY CT 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
2020	\$15,000	\$65,958	\$80,958	\$62,007
2019	\$15,000	\$62,404	\$77,404	\$60,613
2018	\$14,250	\$57,946	\$72,196	\$59,483

Disclaimer

Market Value Breakdown Letter

Tax Estimator

File for New Homestead Exemption Online

Report Storm Damage

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/05/2012	6827	143	\$12,500	QC	
01/1993	3301	677	\$48,000	WD	
05/1984	1919	240	\$39,900	WD	
01/1980	1406	899	\$35,000	WD	
08/1979	1357	334	\$10,400	WD	

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

2020 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 15 BLK 5 CARRACRES WEST UNIT #3 PB 8 P 96 OR 3301 P
677 OR 6827 P 143 SEC 11/12/37 T 2S R 31W

Extra Features

None

Parcel Information

Launch Interactive Map

Section

Map Id:37-25-31-2

Approx. Acreage:0.1926

Toned:MDR

Evacuation & Flood Information

Open Report

1.81

1.01

14.2

56.56

116.08

70

120

70

100

120

100

View Florida Department of Environmental Protection(DEP) Data

Buildings

Address: 7873 GALAXY CT, Year Built: 1979, Effective Year: 1979, PA Building ID#: 103662

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

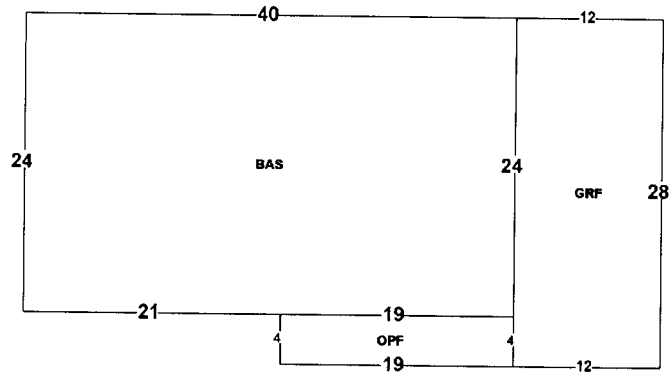
STRUCTURAL FRAME-WOOD FRAME

Areas - 1372 Total SF

BASE AREA - 960

GARAGE FIN - 336

OPEN PORCH - 76



Images



9/14/16

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

Last Updated: 04/29/2021 (tc.724)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04708**, issued the **1st** day of **June, A.D., 2019** 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 15 BLK 5 CARRACRES WEST UNIT #3 PB 8 P 96 OR 3301 P 677 OR 6827 P 143 SEC 11/12/37
T 2S R 31W**

SECTION 12, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093757681 (0222-07)

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

GORDON W FOSTER JR

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of February, which is the **7th** day of **February 2022**.

Dated this 14th day of May 2021.

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: 093757681 Certificate Number: 004708 of 2019

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 02/07/2022	Redemption Date 07/28/2021
Months	10	3
Tax Collector	\$2,228.63	\$2,228.63
Tax Collector Interest	\$334.29	\$100.29
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,569.17	\$2,335.17 TC
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	\$70.05	\$21.02
Total Clerk	\$537.05	\$488.02 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$3,183.22	\$2,840.19
	Repayment Overpayment Refund Amount	\$343.03
Book/Page	8530	1810

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 # 2019 TD 004708

Redeemed Date 07/28/2021

Name GORDON W FOSTER JR 7873 GALAXY CT PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$537.05	2503.19
Due Tax Collector = TAXDEED	\$2,569.17	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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: 093757681 Certificate Number: 004708 of 2019**

Payor: GORDON W FOSTER JR 7873 GALAXY CT PENSACOLA, FL 32506 Date 07/28/2021

Clerk's Check #	0	Clerk's Total	\$537.05 2503.19
Tax Collector Check #	1	Tax Collector's Total	\$2,69.17
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,183.22

2520.19

**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 8530, Page 1810, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04708, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 093757681 (0222-07)

DESCRIPTION OF PROPERTY:

**LT 15 BLK 5 CARRACRES WEST UNIT #3 PB 8 P 96 OR 3301 P 677 OR 6827 P 143 SEC 11/12/37
T 2S R 31W**

SECTION 12, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: GORDON W FOSTER JR

Dated this 28th day of July 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 11/18/2021 9:13 AM OR Book 8664 Page 1343,
Instrument #2021126578, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THIS INSTRUMENT PREPARED BY:

Name: **Ruth Caillouette**

Address: **5030 Commerce Park Cir
Pensacola, FL 32505**

STATE OF FLORIDA COUNTY OF ESCAMBIA

30924

NOTICE OF COMMENCEMENT

Permit Number _____

Parcel ID Number (PID) **12-25-31-1000-015-005**

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. DESCRIPTION OF PROPERTY: (legal description of the property, and street address if available. Attach a separate if necessary)
LT 15 BLK 5 CARRACRES WEST UNIT #3 PB 8 P 96 OR 3301 P 677 OR 6827 P 143 7873 GALAXY CT 32526
2. GENERAL DESCRIPTION OF IMPROVEMENT:
REPLACEMENT WINDOWS
3. OWNER INFORMATION:
Name and address: **GORDON FOSTER JR, 7873 GALAXY CT, PENSACOLA, FL 32506**
Interest in property: **Owner**
Name and address of fee simple titleholder (if other than Owner): _____
4. CONTRACTOR: (name, address and phone number): **Wemo Industries Inc. d/b/a Folkers Window Company**
5030 Commerce Park Cir, Ste A, Pensacola, FL 32505 850-477-1772
5. SURETY:
Name, address and phone number: _____
Amount of bond \$ _____
6. LENDER: (name, address and phone number) _____
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) _____
8. In addition to him/herself, Owner designates _____ of _____ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified)

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNER'S SIGNATURE

OWNER'S PRINTED NAME

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or _____ online notarization, this 27 day of September 2021, by Wayne Foster

Personally Known _____ OR Produced Identification ☒ Type of Identification Produced FL OC

SIGNATURE OF OWNER OR OWNER'S
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

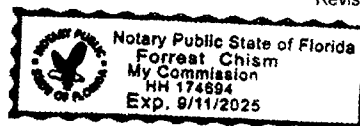
NOTARY PUBLIC - STATE OF FLORIDA

SIGNATORY'S TITLE/OFFICE

PRINT OR STAMP COMMISSIONED NAME OF NOTARY
ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

Form 100.15

Revised 10/8/09



OR BK 4457 PG1682
Escambia County, Florida
INSTRUMENT 99-649937

RCD Aug 24, 1999 07:52 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-649937

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: FOSTER GORDON W JR &
JENNIFER KAY
7873 GALAXY CT
PENSACOLA FL 32506

ACCT.NO. 09 3757 681 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LT 15 BLK 5
CARRACRES WEST UNIT #3
PB 8 P 96
OR 3301 P 677
SEC 11/12/37 T 2S R 31W

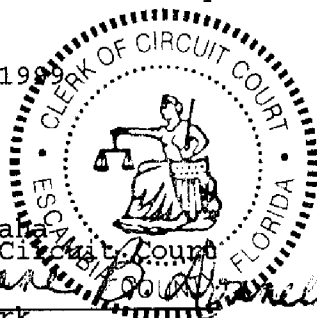
PROP.NO. 12 2S 31 1000 015 005

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Deputy Clerk



Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Wanda M. McCreary
Deputy Finance Director



DR BK 4318 P60555
Escambia County, Florida
INSTRUMENT 98-534551

NOTICE OF LIEN

RCD Oct 06, 1998 09:05 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-534551

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: FOSTER GORDON W JR &
JENNIFER
7873 GALAXY CT
PENSACOLA FL 32506

ACCT.NO. 09 3757 681 000

AMOUNT \$70.40

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

LT 15 BLK 5
CARRACRES WEST UNIT #3
PB 8 P 96
OR 1919 P 240
SEC 11/12/37 T 2S R 31W

PROP.NO. 12 2S 31 1000 015 005

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$70.40. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

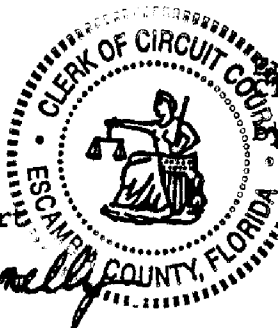
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

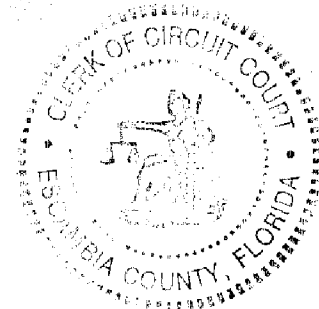
Ernie Lee Magaha

Clerk of the Circuit Court

Deputy Clerk



Ernie Lee Magaha
Clerk of the Circuit Court
Wanda M. McBrearty
Deputy Finance Director



Recorded in Public Records 03/05/2012 at 10:17 AM OR Book 6827 Page 143,
Instrument #2012016814, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$87.50

QUIT CLAIM DEED

STATE OF
COUNTY OF

KNOW ALL MEN BY THESE PRESENTS, That JENNIFER KAY FOSTER

for and in consideration of the sum of TEN DOLLARS (\$10.00), and
other valuable considerations, receipt whereof is hereby
acknowledged, to remise, release, and quit claim unto
Gordon Wayne Foster, Jr., his heirs, executors,
administrators and assigns forever, the following described
property, situated in Escambia County, State of Florida to wit:

Lot 15, Block 5, Carracres West, Unit #3, being a portion
of Sections 11, 12 and 37, Township 2 South,
Range 31 West, Escambia County, Florida,
according to plat of said subdivision
recorded in Plat Book 8, Page 96 of the
Public Records of Escambia County, Florida

Together with all and singular the tenements, hereditaments and
appurtenances thereto belonging or in any wise appertaining, free
from all exemptions and right of homestead.

IN WITNESS WHEREOF, have hereunto set hand and seal
this 5th day of MARCH, 2012.

Signed, sealed and delivered
in our presence

Dan Russell
Shirley Ann

Jennifer Kay Foster
JENNIFER KAY FOSTER
FLDL #236-431-65-605-0 Exp 3-25-12

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 5th
day of MARCH 2012, by JENNIFER KAY FOSTER who produced
identification of FLORIDA DRIVER LICENSE and did not take an oath.

Prepared By: JENNIFER FOSTER
1128 Candlewood Drive
Pensacola, FL 32514
Return To:

Kristine R. Upshaw
Notary Public

KRISTINE R. UPSHAW
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # EE25011
MY COMMISSION EXPIRES NOV. 3, 2014

Prepared By: **JULIE A. CUMMINGS**
CHELSEA TITLE COMPANY

312 S. Baylen St. Pensacola, FL 32501

Incidental to the issuance of a title insurance policy.

File No.: **T-61950-C**

Parcel ID # **09-3757-681 / 12-28-31-1000-015-005**

Grantee(s) SS #

3301 PG 677

WARRANTY DEED
(INDIVIDUAL)

This **WARRANTY DEED**, dated **January 12, 1993** by
HERSCHEL W. PETERSON and JEANNE W. PETERSON, HUSBAND AND WIFE

whose post office address is

1300 LA PAZ STREET PENSACOLA, FL 32506

hereinafter called the **GRANTOR**, to

GORDON W. FOSTER, JR. and JENNIFER KAY FOSTER, HUSBAND AND WIFE

whose post office address is

7873 GALAXY COURT PENSACOLA, FL 32506

hereinafter called the **GRANTEE**:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the **GRANTOR**, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the **GRANTEE**, all that certain land situate in **Escambia County, Florida**, viz:

Lot 15, Block 5, CARRACRES WEST, UNIT #3, being a portion of Sections 11, 12 and 37, Township 2 South, Range 31 West, Escambia County, Florida, according to plat of said subdivision recorded in Plat Book 8, Page 96 of the Public Records of Escambia County, Florida.

D.S. PD. \$ 336.00
 DATE 1-14-93
 JOE A. FLOWERS, COMPTROLLER
 BY J. A. Cummings P.C.
 CERT. REG. #50-206231 8-27-01

FILED & RECORDED IN
 PUBLIC RECORDS OF
 ESCAMBIA CO FL ON
 JAN 14 2 47 PM '93
 CLERK OF
 ESCAMBIA COUNTY

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **1993** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said **GRANTEE** that except as above noted, 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.

IN WITNESS WHEREOF, **GRANTOR** has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Julie A. Cummings
 Print Name: **JULIE A. CUMMINGS**

Signature: Patricia A. Sheppard
 Print Name: **PATRICIA A. SHEPPARD**

Signature: Herschel W. Peterson
 Print Name: **HERSCHEL W. PETERSON**

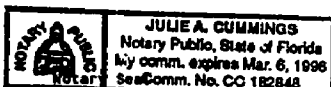
Signature: Jeanne W. Peterson
 Print Name: **JEANNE W. PETERSON**

State of **Florida**
 County of **ESCAMBIA**

I am a notary public of the state of Florida, and my commission expires: MARCH 6, 1996.

THE FOREGOING INSTRUMENT was acknowledged before me on January 12, 1993 by
HERSCHEL W. PETERSON and JEANNE W. PETERSON, HUSBAND AND WIFE

who is personally known to me or who has produced DRIVERS LICENSE as identification and who DID NOT take an oath.
 (type of identification) (did/did not)



Signature: Julie A. Cummings
 Print Name: **JULIE A. CUMMINGS** Notary Public

PROPERTY INFORMATION REPORT

November 24, 2021

Tax Account #:09-3757-681

LEGAL DESCRIPTION EXHIBIT "A"

**LT 15 BLK 5 CARRACRES WEST UNIT #3 PB 8 P 96 OR 3301 P 677 OR 6827 P 143 SEC 11/12/37 T
2S R 31W**

SECTION 12, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-3757-681(0222-07)

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: FEB 7, 2022

TAX ACCOUNT #: 09-3757-681

CERTIFICATE #: 2019-4708

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	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☒	☐	Notify Escambia County, 190 Governmental Center, 32502
☒	☐	Homestead for <u>2020</u> tax year.

GORDON W FOSTER JR A/K/A
GORDON WAYNE FOSTER JR
7873 GALAXY CT
PENSACOLAA, FL 32506

WEMO INDUSTRIES INC. DBA
FOLKERS WINDOW COMPANY
5030 COMMERCE PARK CIR. STE A
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 24th day of November, 2021.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 24, 2021

Tax Account #: **09-3757-681**

1. The Grantee(s) of the last deed(s) of record is/are: **GORDON W FOSTER JR A/K/A GORDON WAYNE FOSTER JR**

By Virtue of Quit Claim Deed recorded 3/5/2012 in OR 6827/143 and Warranty Deed recorded 1/14/93 in OR 3301/677

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **MSBU in favor of Escambia County recorded 10/6/98 OR 4318/555**
 - b. **MSBU in favor of Escambia County recorded 8/24/99 OR 4457/1682**
 - c. **Notice of Commencement in favor of Wemo Industries, Inc., d/b/a Folkers Window Company recorded 11/18/2021 – OR 8664/1343**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 09-3757-681

Assessed Value: \$62,007.00

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): **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 #: 09-3757-681 CERTIFICATE #: 2019-4708

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

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

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

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

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

Period Searched: November 18, 2001 to and including November 18, 2021 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: November 24, 2021