



# 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

DS22-07

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2019 US BANK CF KEYS FUNDING LLC - 2019 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 22, 2021
Property description	SHOEMO LENA MAE WEADEN C/O TONYA SHOEMO 8491 OLD SPANISH TRAIL #139-Q PENSACOLA, FL 32514 4610 RICHARDSON RD 12-0304-915 BEG AT SW COR OF LT 4 N ALG W LI OF 2032 50/100 FT E 285 49/100 FT S 16 DEG 55 MIN 0 SEC W 489 06/10 (Full legal attached.)	Certificate #	2019 / 6843
		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)
# 2019/6843	06/01/2019	1,709.67	85.48	1,795.15
<b>→Part 2: Total*</b>				<b>1,795.15</b>

## 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)
# 2020/7213	06/01/2020	1,763.83	6.25	88.19	1,858.27
<b>Part 3: Total*</b>					<b>1,858.27</b>

## 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)	3,653.42
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,709.82
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. <b>Total Paid (Lines 1-6)</b>	<b>5,738.24</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: Shirley Rich CICA  
Signature, Tax Collector or Designee

Escambia, Florida

Date May 7th, 2021

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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/02/2022</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**PLUS \$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.

BEG AT SW COR OF LT 4 N ALG W LI OF 2032 50/100 FT E 285 49/100 FT S 16 DEG 55 MIN 0 SEC W 489 06/100 FT FOR  
 POB S 15 DEG 10 MIN 40 SEC W 240 87/100 FT S 80 DEG 40 MIN 47 SEC E 140 FT N 15 DEG 10 MIN 40 SEC E 221 86/100 FT  
 N 73 DEG 08 MIN 56 SEC W 139 33/100 FT TO POB OR 2760 P 885

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100407

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
KEYS FUNDING LLC - 2019  
US BANK CF KEYS FUNDING LLC - 2019  
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
12-0304-915	2019/6843	06-01-2019	BEG AT SW COR OF LT 4 N ALG W LI OF 2032 50/100 FT E 285 49/100 FT S 16 DEG 55 MIN 0 SEC W 489 06/100 FT FOR POB S 15 DEG 10 MIN 40 SEC W 240 87/100 FT S 80 DEG 40 MIN 47 SEC E 140 FT N 15 DEG 10 MIN 40 SEC E 221 86/100 FT N 73 DEG 08 MIN 56 SEC W 139 33/100 FT TO POB OR 2760 P 885

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  
KEYS FUNDING LLC - 2019  
US BANK CF KEYS FUNDING LLC - 2019  
PO BOX 645040  
CINCINNATI, OH 45264-5040

04-22-2021  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode  Account  Parcel ID ▶

Printer Friendly Version

<p><b>General Information</b></p> <p>Parcel ID: 142N314002000014</p> <p>Account: 120304915</p> <p>Owners: SHOEMO LENA MAE WEADEN</p> <p>Mail: C/O TONYA SHOEMO 8491 OLD SPANISH TRAIL #139-Q PENSACOLA, FL 32514</p> <p>Situs: 4610 RICHARDSON RD 32577</p> <p>Use Code: SINGLE FAMILY RESID </p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$11,115</td> <td>\$101,568</td> <td>\$112,683</td> <td>\$112,683</td> </tr> <tr> <td>2019</td> <td>\$11,115</td> <td>\$94,797</td> <td>\$105,912</td> <td>\$105,912</td> </tr> <tr> <td>2018</td> <td>\$11,115</td> <td>\$89,138</td> <td>\$100,253</td> <td>\$100,253</td> </tr> </tbody> </table> <p><a href="#">Disclaimer</a></p> <p><a href="#">Market Value Breakdown Letter</a></p> <p><a href="#">Tax Estimator</a></p> <p><a href="#">File for New Homestead Exemption Online</a></p> <p><a href="#">Report Storm Damage</a></p>	Year	Land	Imprv	Total	Cap Val	2020	\$11,115	\$101,568	\$112,683	\$112,683	2019	\$11,115	\$94,797	\$105,912	\$105,912	2018	\$11,115	\$89,138	\$100,253	\$100,253
Year	Land	Imprv	Total	Cap Val																	
2020	\$11,115	\$101,568	\$112,683	\$112,683																	
2019	\$11,115	\$94,797	\$105,912	\$105,912																	
2018	\$11,115	\$89,138	\$100,253	\$100,253																	
<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>08/1989</td> <td>2760</td> <td>885</td> <td>\$8,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	08/1989	2760	885	\$8,000	WD		<p><b>2020 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b> </p> <p>BEG AT SW COR OF LT 4 N ALG W LI OF 2032 50/100 FT E 285 49/100 FT S 16 DEG 55 MIN 0 SEC W 489 06/100 FT FOR POB S...</p> <p><b>Extra Features</b></p> <p>FRAME SHED</p>								
Sale Date	Book	Page	Value	Type	Official Records (New Window)																
08/1989	2760	885	\$8,000	WD																	

Parcel Information [Launch Interactive Map](#)

Section Map Id: 14-2N-31

Approx. Acreage: 0.6738

Zoned: RMU

Evacuation & Flood Information [Open Report](#)

View Florida Department of Environmental Protection(DEP) Data

**Buildings**

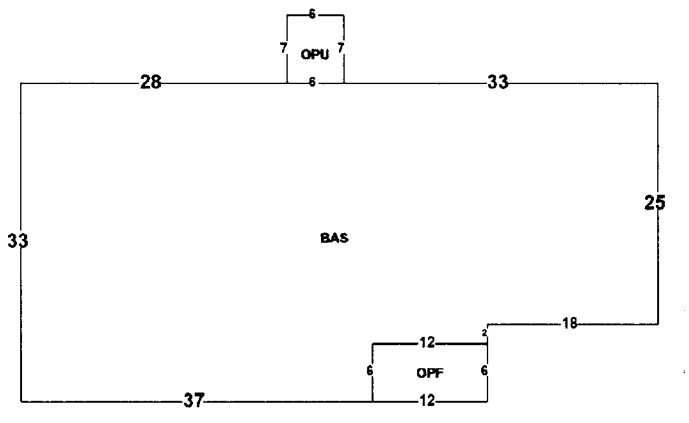
Address: 4610 RICHARDSON RD, Year Built: 1981, Effective Year: 1990, PA Building ID#: 12368

**Structural Elements**

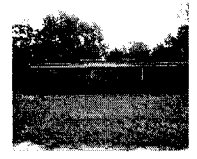
**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-FACE/VENEER**  
**FLOOR COVER-PINE/SOFTWOOD**  
**FOUNDATION-WOOD/SUB FLOOR**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-DIMEN/ARCH SHNG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

**Areas - 2109 Total SF**

**BASE AREA - 1995**  
**OPEN PORCH FIN - 72**  
**OPEN PORCH UNF - 42**



Images



9/25/17

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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS TAX FUNDING LLC – 19 US BANK** holder of **Tax Certificate No. 06843**, 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:

**BEG AT SW COR OF LT 4 N ALG W LI OF 2032 50/100 FT E 285 49/100 FT S 16 DEG 55 MIN 0 SEC W 489 06/100 FT FOR POB S 15 DEG 10 MIN 40 SEC W 240 87/100 FT S 80 DEG 40 MIN 47 SEC E 140 FT N 15 DEG 10 MIN 40 SEC E 221 86/100 FT N 73 DEG 08 MIN 56 SEC W 139 33/100 FT TO POB OR 2760 P 885**

**SECTION 14, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120304915 (0522-67)**

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

**LENA MAE WEADEN SHOEMO**

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 **May**, which is the **2nd day of May 2022**.

Dated this 25th 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



**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 #: 12-0304-915 CERTIFICATE #: 2019-6843

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: February 10, 2002 to and including February 10, 2022 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President

Dated: February 14, 2022

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

February 14, 2022

Tax Account #: **12-0304-915**

1. The Grantee(s) of the last deed(s) of record is/are: **LENA MAE WEADEN SHOEMO**

**By Virtue of Warranty Deed recorded 9/29/1989 in OR 2760/885**

**ABTRACTOR'S NOTE: IT WOULD APPEAR LENA MAE WEADEN SHOEMO MAY BE INCOMPETENT - SEE ORDER APPOINTING PLENARY GUARDIAN RECORDED 1/31/2019 - OR 8039/922. WE HAVE INCLUDE TONYA SHOEMO GUARDIAN 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:
  - a. **Lien in favor of Emerald Coast Utilities Authority recorded 11/4/2010 – OR 6654/1403**
  - b. **Judgment in favor of Advantage Assets II, Inc. recorded 8/10/2011 – OR 6751/1176**

4. Taxes:

**Taxes for the year(s) 2018-2020 are delinquent.**

**Tax Account #: 12-0304-915**

**Assessed Value: \$112,683.00**

**Exemptions: NONE**

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**

**February 14, 2022**  
**Tax Account #:12-0304-915**

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

**BEG AT SW COR OF LT 4 N ALG W LI OF 2032 50/100 FT E 285 49/100 FT S 16 DEG 55 MIN 0 SEC  
W 489 06/100 FT FOR POB S 15 DEG 10 MIN 40 SEC W 240 87/100 FT S 80 DEG 40 MIN 47 SEC E  
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POB OR 2760 P 885**

**SECTION 14, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0304-915(0522-67)**

**ABTRACTOR'S NOTE: WE ARE UNABLE TO CERTIFY LEGAL DESCRIPTION OR LOCATION  
WITHOUT A CURRENT SURVEY.**

Form 140  
PRINTED AND FOR SALE  
MAYES PRINTING CO.  
PENSACOLA, FLA.

State of Florida  
Escambia County

WARRANTY DEED

Know All Men by These Presents: That we, Woodrow W. Richardson, husband  
and Eula L. Richardson, wife.

for and in consideration of Ten dollars and other valuable consideration.....  
.....\$10.00.....DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto.....  
Eula Mae Weaden Shoemo a single person  
P.O. Box 529, Cantonment, Fl. 32533

her heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the Escambia County of Escambia State of Florida

to-wit: Commencing at the Southwest corner of Lot 4, Section 14, Township  
2 North, Range 31, West, Escambia County, Florida, thence North  
along the West line of Lot 4 a distance of 2032.50 feet; thence  
East 285.49 feet; thence South 16° 55' 00" West a distance of 489.06  
feet to the Point of Beginning; thence South 15° 10' 40" West a  
distance of 240.87 feet; thence South 80° 40' 47" East a distance  
of 140.00 feet; thence North 15° 10' 40" East a distance of 221.86  
feet; thence North 73° 08' 56" West a distance of 139.32 feet to  
of point of beginning.

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO. FLA. ON  
SEP 29 3 28 PM '89  
JAMES A. FLOWERS, COMPTROLLER  
ESCAMBIA COUNTY

7.47613

D. S. PD. 44.00  
DATE Sept. 29, 1989  
JCE A. FLOWERS, COMPTROLLER  
BY: Robert Ketter D.C.  
CERT. REG. #59-2043328-27-01

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-  
taining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible  
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-  
brance, and that our heirs, executors and administrators, the said grantee, her heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons  
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 10th  
day of August A. D. 19 89

Signed, sealed and delivered in the presence of  
X Evelyn Stroder + Woodrow W. Richardson (SEAL)  
Lucille Whitney X Eula L. Richardson (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

State of Florida  
Escambia County

Before the subscriber personally appeared Woodrow W. Richardson  
and Eula L. Richardson

his wife, known to me, and known to me to be the individual described by said name in and who executed the  
foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of August 1989

This instrument was prepared by:  
Eula Richardson  
4520 Richardson Rd.  
Cantonment, Florida 32533  
Address

NOTARY PUBLIC  
Ruth E. Potts  
My Comm. # 51699  
1989

Recorded in Public Records 11/04/2010 at 11:47 AM OR Book 6654 Page 1403, Instrument #2010072499, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This Instrument Was Prepared  
By And Is To Be Returned To:  
LINDA HYDE,  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311



**NOTICE OF LIEN**

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

**BEG AT SW COR OF LT 4 N ALG W LI OF 2032 50/100 FT E 285 49/100 FT S 16 DEG 55 MIN 0 SEC W 489 06/100 FT...**

Customer: LENA M SHOEMO

Account Number: 302782-138204

Amount of Lien: \$ 75.92, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 11/3/10

EMERALD COAST UTILITIES AUTHORITY

BY: Linda Hyde

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 3 day of November, 20 10, by LINDA HYDE of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Notary Seal]



GABRIEL M. BROWN  
My Comm. Exp. Nov. 22, 2013  
DD# 842024 ID# 782227  
 Personally Known  
 Other I.D.

[Signature]  
Notary Public - State of Florida

RWK:ls  
Revised 04/24/08

Recorded in Public Records 08/10/2011 at 09:28 AM OR Book 6751 Page 1176,  
Instrument #2011055017, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

85367494.001/D453F/06/03/2011/

IN THE COUNTY COURT IN THE 1ST JUDICIAL  
CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

**ADVANTAGE ASSETS II, INC. ASSIGNEE OF CITIBANK(SOUTH DAKOTA) N.A.**  
Plaintiff,

vs.

CASE NUMBER: 2011 CC 000994

**LENA M. SHOEMO**  
Defendant(s).

**DEFAULT FINAL JUDGMENT**

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2011 AUG -5 P 2:12

COUNTY CIVIL DIVISION  
FILED & RECORDED

THIS ACTION, was heard after entry of default against the Defendant(s) and;

IT IS HEREBY ORDERED AND ADJUDGED, that the Plaintiff, **ADVANTAGE ASSETS II, INC. ASSIGNEE OF CITIBANK(SOUTH DAKOTA) N.A.**, hereby recovers from the Defendant(s), **LENA M. SHOEMO**, the principal sum of \$3239.56, with court costs in the sum of \$350.00, and attorney's fees in the amount of \$ 0, and pre-judgment interest in the amount of \$504.84 all which shall bear interest at the rate of 6 percent per year until paid in full as provided by Florida Statute 55.03, for all of which let execution issue. It is further ordered and adjudged that the Judgment Debtor shall complete under oath Form 1.977 Fact Information Sheet including all required attachments, and serve it on the judgment creditor's Attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post judgment discovery is stayed. Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor (s) to complete the fact information form including all attachments, and serve it on the judgment creditor's attorney.

DONE AND ORDERED, in Chambers, ESCAMBIA County, Florida, this 5th day of August, 2011.

  
COUNTY COURT JUDGE

Plaintiff's Address: 101 GATEWAY CENTRE PKWY, SUITE 110, RICHMOND VA 23235

Conformed Copies to be sent to:

Law Offices of Erskine & Fleisher Attorney for Plaintiff, 55 Weston Road, Suite 300, Fort Lauderdale, Florida 33326 ( Defendant at: 4610 RICHARDSON RD, MOLINO, FL 32577-5413

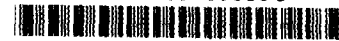
I certify that a copy of the above judgment and the above referenced fact information sheet was mailed to Plaintiff's Counsel and the Defendant.

Ernie Lee Magaha, Clerk of Courts

By: TR Walker 8-8-11  
Court Assistant or Deputy Court Clerk



Case: 2011 CC 000994



00069998926

Dkt: CC1033 Pg#: 1

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 06843 of 2019**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 17, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LENA MAE WEADEN SHOEMO C/O TONYA SHOEMO 8491 OLD SPANISH TRAIL #139-Q PENSACOLA, FL 32514	LENA MAE WEADEN SHOEMO AND TONYA SHOEMO, GUARDIAN 4610 RICHARDSON RD MOLINO, FL 32577-5413
LENA MAE WHEADEN SHOEMO PO BOX 529 CANTONMENT, FL 32533	TONYA SHOEMO 327 QUINTETTE RD CANTONMENT, FL 32533
ADVANTAGE ASSETS II, INC. 101 GATEWAY CENTRE PKWY, SUITE 110 RICHMOND, VA 23235	ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514

WITNESS my official seal this 17th day of March 2022.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 2, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS TAX FUNDING LLC – 19 US BANK holder of Tax Certificate No. 06843, 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:

BEG AT SW COR OF LT 4 N ALG W LI OF 2032 50/100 FT E 285 49/100 FT S 16 DEG 55 MIN 0 SEC W 489 06/100 FT FOR POB S 15 DEG 10 MIN 40 SEC W 240 87/100 FT S 80 DEG 40 MIN 47 SEC E 140 FT N 15 DEG 10 MIN 40 SEC E 221 86/100 FT N 73 DEG 08 MIN 56 SEC W 139 33/100 FT TO POB OR 2760 P 885

SECTION 14, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120304915 (0522-67)

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

**LENA MAE WEADEN SHOEMO**

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 May, which is the 2nd day of May 2022.

Dated this 10th day of March 2022.

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

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### Post Property:

4610 RICHARDSON RD 32577



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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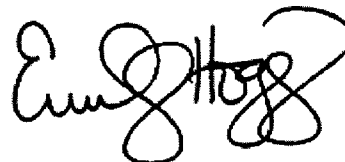
Dated this 10th day of March 2022.

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### Personal Services:

**LENA MAE WEADEN SHOEMO**  
C/O TONYA SHOEMO  
8491 OLD SPANISH TRAIL #139-Q  
PENSACOLA, FL 32514

PAM CHILDERS  
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: 120304915 Certificate Number: 006843 of 2019**

**Payor: TONYA SHOEMO TONYA SHOEMO 8491 OLD SPANISH TRAIL #139-Q PENSACOLA, FL**  
**32514 Date 03/16/2022**

Clerk's Check #	5507316630	Clerk's Total	<del>\$558.07</del> 6,915.36
Tax Collector Check #	1	Tax Collector's Total	<del>\$6,863.45</del>
		Postage	<del>\$37.08</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$7,475.60</del>

**\$ 6,932.36**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By  
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 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**

**Case # 2019 TD 006843**  
**Redeemed Date 03/16/2022**

**Name** TONYA SHOEMO TONYA SHOEMO 8491 OLD SPANISH TRAIL #139-Q PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$558.07	6,915.36
Due Tax Collector = TAXDEED	\$6,863.45	
Postage = TD2	\$37.08	
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**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 120304915 Certificate Number: 006843 of 2019**

Redemption  Yes  No   
 Application Date    
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="05/02/2022"/>	Redemption Date <input type="text" value="03/16/2022"/>
Months	13	11
Tax Collector	<input type="text" value="\$5,738.24"/>	<input type="text" value="\$5,738.24"/>
Tax Collector Interest	\$1,118.96	\$946.81
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
<b>Total Tax Collector</b>	\$6,863.45	<input type="text" value="\$6,691.30"/> 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	\$91.07	\$77.06
<b>Total Clerk</b>	\$558.07	<input type="text" value="\$544.06"/> 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="\$37.08"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
<b>Total Redemption Amount</b>	\$7,475.60	\$7,252.36
	Repayment Overpayment Refund Amount	\$223.24
Book/Page	<input type="text" value="8537"/>	<input type="text" value="1998"/>

## 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 8537, Page 1998, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06843, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **120304915 (0522-67)**

### DESCRIPTION OF PROPERTY:

**BEG AT SW COR OF LT 4 N ALG W LI OF 2032 50/100 FT E 285 49/100 FT S 16 DEG 55 MIN 0  
SEC W 489 06/100 FT FOR POB S 15 DEG 10 MIN 40 SEC W 240 87/100 FT S 80 DEG 40 MIN 47  
SEC E 140 FT N 15 DEG 10 MIN 40 SEC E 221 86/100 FT N 73 DEG 08 MIN 56 SEC W 139 33/100  
FT TO POB OR 2760 P 885**


**SECTION 14, TOWNSHIP 2 N, RANGE 31 W**

NAME IN WHICH ASSESSED: LENA MAE WEADEN SHOEMO

Dated this 16th day of March 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

LENA MAE WEADEN SHOEMO  
[0522-67]  
C/O TONYA SHOEMO  
8491 OLD SPANISH TRAIL #139-Q  
PENSACOLA, FL 32514

**9171 9690 0935 0128 1903 76**

LENA MAE WEADEN SHOEMO AND  
TONYA SHOEMO, GUARDIAN  
[0522-67]  
4610 RICHARDSON RD  
MOLINO, FL 32577-5413

**9171 9690 0935 0128 1903 83**

LENA MAE WHEADEN SHOEMO  
[0522-67]  
PO BOX 529  
CANTONMENT, FL 32533

**9171 9690 0935 0128 1903 90**

TONYA SHOEMO [0522-67]  
327 QUINTETTE RD  
CANTONMENT, FL 32533

**9171 9690 0935 0128 1904 06**

ADVANTAGE ASSETS II, INC.  
[0522-67]  
101 GATEWAY CENTRE PKWY, SUITE  
110  
RICHMOND, VA 23235

**9171 9690 0935 0128 1904 13**

ECUA [0522-67]  
9255 STURDEVANT ST  
PENSACOLA, FL 32514

**9171 9690 0935 0128 1904 20**

*Redeemed*