

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300031

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173,

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
02-1313-080	2021/523	06-01-2021	LT 15 SHADY OAK PB 7 P 22 OR 7156 P 885 OR 7764 P 1672 LESS OR 4301 P 374 RD R/W

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  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173

04-01-2023  
Application Date

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/02/2023</u> Signature, Clerk of Court or Designee	

### INSTRUCTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

0823-20

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 01, 2023
Property description	STEVENS SHARON 1956 FILLY RD CANTONMENT, FL 32533 130 KAREN CIR 02-1313-080 LT 15 SHADY OAK PB 7 P 22 OR 7156 P 885 OR 7764 P 1672 LESS OR 4301 P 374 RD R/W	Certificate #	2021 / 523
		Date certificate issued	06/01/2021

## 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)
# 2021/523	06/01/2021	373.71	18.69	392.40
# 2022/586	06/01/2022	382.56	19.13	401.69
→ Part 2: Total*				794.09

## 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)
# 2020/686	06/01/2020	373.18	6.25	62.59	442.02
Part 3: Total*					442.02

## 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)	1,236.11
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	330.74
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)	1,941.85

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: Jennifer N. Cassidy Escambia, Florida  
Signature, Tax Collector or Designee Date April 6th, 2023

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

+ \$12.50



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

## General Information

**Parcel ID:** 121S305000000015  
**Account:** 021313080  
**Owners:** STEVENS SHARON  
**Mail:** 1956 FILLY RD  
 CANTONMENT, FL 32533  
**Situs:** 130 KAREN CIR 32514  
**Use Code:** MOBILE HOME   
**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
2022	\$12,000	\$2,613	\$14,613	\$14,613
2021	\$12,000	\$2,153	\$14,153	\$14,153
2020	\$11,875	\$1,923	\$13,798	\$13,798

Disclaimer

Tax Estimator

[File for New Homestead Exemption Online](#)

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/18/2017	7764	1672	\$100	OT	
04/04/2014	7156	885	\$15,000	WD	
05/21/2013	7020	1891	\$21,000	WD	
04/05/2013	7020	1890	\$100	WD	
02/1989	2816	749	\$12,000	SC	
01/1987	2336	747	\$100	QC	
10/1983	1823	156	\$11,100	SC	
07/1979	1359	795	\$100	QC	

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

## 2022 Certified Roll Exemptions

None

## Legal Description

LT 15 SHADY OAK PB 7 P 22 OR 7156 P 885 OR 7764 P 1672  
 LESS OR 4301 P 374 RD R/W

## Extra Features

UTILITY BLDG

## Parcel Information

[Launch Interactive Map](#)

Section  
Map Id:  
12-1S-30-2

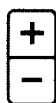
Approx.  
Acreage:  
0.2749

Zoned:   
HDMU

Evacuation  
& Flood  
Information  
[Open  
Report](#)



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



141.2

121.7

158.12

160.2

40.7 36

CHCH

40.3

9.52

12.5

57

102

#### Buildings

Address: 130 KAREN CIR, Year Built: 1970, Effective Year: 1970, PA Building ID#: 126294

##### Structural Elements

##### DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-UNIT HEAT/FLOOR FURNACE

MH INTERIOR FINISH-PANEL PLYWOOD

MH MILLWORK-TYPICAL

MH ROOF COVER-METAL


MH ROOF FRAMING-FLAT/SHED

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-3

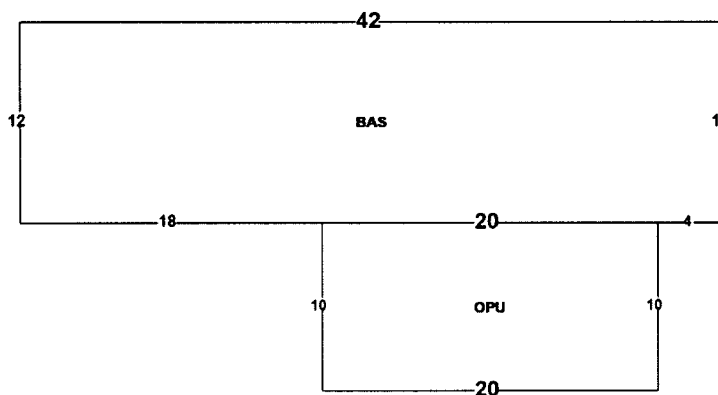
NO. STORIES-1

STORY HEIGHT-0

 Areas - 704 Total SF

BASE AREA - 504

OPEN PORCH UNF - 200



#### Images



4/25/2002 12:00:00 AM

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: 04/10/2023 (tc.12779)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 00523**, issued the **1st** day of **June, A.D., 2021** 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 SHADY OAK PB 7 P 22 OR 7156 P 885 OR 7764 P 1672 LESS OR 4301 P 374 RD R/W**

**SECTION 12, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 021313080 (0823-20)**

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

**SHARON STEVENS**

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** Wednesday in the month of August, which is the **2nd** day of **August 2023**.

Dated this 11th day of April 2023.

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

OR BK 4301 PG0375  
Escambia County, Florida  
INSTRUMENT 98-516474

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written.

Signed, sealed and delivered  
in the presence of:

GRANTOR:

Bernie W. Manning  
Witness  
Bernie W. Manning  
Print or type witness name  
Dempsey Lewis Jr.  
Witness  
Dempsey Lewis Jr.  
Print or type witness name

Duncan C. McArthur  
Duncan C. McArthur

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

RCD Sep 01, 1998 11:51 am  
Escambia County, Florida  
Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-516474

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of February, 1998, by Duncan C. McArthur, who did\ did not take an oath and who ( ) is personally known to me, ( ) produced current Florida driver's license as identification, ( ) produced current \_\_\_\_\_ as identification.

Dempsey Lewis Jr.  
Signature of Notary Public

SEAL

OFFICIAL NOTARY SEAL  
DEMPSEY LEWIS, JR.  
Notary Public - State of Florida  
Comm. Exp: April 19, 2000  
Comm. No: CC 536519

Dempsey Lewis Jr.  
Name of Notary Printed

Commission Expires: April 19, 2000  
Commission Number: CC 536519

ACCEPTANCE

TITLE TO THE ABOVE PROPERTY accepted for public use by the Chairman on this 26<sup>th</sup> day of August, 1998, as authorized by action of the Board of County Commissioners of Escambia County, Florida at its meeting held on June 24, 1997.

BOARD OF COUNTY COMMISSIONERS  
ESCAMBIA COUNTY, FLORIDA

Mike Bass  
Mike Bass, Chairman

ATTEST: Ernie Lee Magaha  
CLERK OF THE CIRCUIT COURT

Ernie Lee Magaha  
Deputy Clerk

This deed was prepared by \_\_\_\_\_  
of the Escambia County Engineering Department  
1190 Leonard Street, Pensacola, Florida under the  
supervision of the County Attorney's Office

Return Original Document After Recording to:  
County Engineering Department  
1190 Leonard Street, Suite 1  
Pensacola, FL 32501

LESS OUT RIGHT OF WAY

OR BK 4301 PG 0374  
Escambia County, Florida  
INSTRUMENT 98-516474  
DEED DOC STAMPS PD @ ESC/CO \$ 0.70  
09/01/98 ERNIE LEE WASHNA, CLERK  
By: *[Signature]*

ARGO ROAD  
5000-000-015

## QUIT CLAIM DEED

THIS INDENTURE made this 3<sup>rd</sup> day of February, 1998, between Doris V. McArthur and Duncan C. McArthur, husband and wife, whose address is 130 Karen Circle, Pensacola, Fl. 32514 as Grantor and the Board of County Commissioners of Escambia County, Florida, as Grantee.

WITNESSETH, Grantor for and in consideration of Grantor's intent to donate and dedicate the land described herein for use by the public, the sum of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, do hereby remise, quit claim and convey unto Grantee, its successors and assigns, all right, title, interest, claim and demand which Grantor has in and to the following described land, situated, lying and located in Escambia County, Florida:

COMMENCE AT A FOUND 1/2" IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 30 OF SHADY OAKS, A SUBDIVISION RECORDED IN PLAT BOOK 7 PAGE 22, ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING ON THE WESTERLY LINE OF A 20 FOOT DRAINAGE EASEMENT AS SHOWN ON SAID PLAT; THENCE RUN SOUTH 00 DEGREES 31 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY LINE A DISTANCE OF 340.13 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE RUN SOUTH 42 DEGREES 54 MINUTES 14 SECONDS WEST A DISTANCE OF 19.57 FEET; THENCE RUN NORTH 00 DEGREES 31 MINUTES 00 SECONDS EAST A DISTANCE OF 15.78 FEET; THENCE RUN SOUTH 83 DEGREES 46 MINUTES 01 SECONDS EAST A DISTANCE OF 13.26 FEET TO THE POINT OF BEGINNING. CONTAINING 104 SQUARE FEET, MORE OR LESS.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise appertaining or incident, and all the estate right, title, interest, and claim whatsoever of the said Grantor in law or in equity, to the only proper use, benefit, and behalf of the Grantee, its successors and assigns, forever. Grantor hereby waives any right to compensation for the real property other than as provided herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written.

Signed, sealed and delivered  
in the presence of:

GRANTOR:

*[Signature]*  
Witness

*[Signature]*  
Doris V. McArthur

*[Signature]*  
Bernie W Manning  
Print or type witness name

*[Signature]*  
Witness

*[Signature]*  
Dempsey Lewis Jr  
Print or type witness name

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of February, 1998, by Doris V. McArthur, who did not take an oath and who ( ) is personally known to me, ( ) produced current Florida driver's license as identification, ( ) produced current \_\_\_\_\_ as identification.

SEAL

OFFICIAL NOTARY SEAL  
DEMPSEY LEWIS, JR.  
Notary Public - State of Florida  
Comm. Exp: April 19, 2000  
Comm. No: CC 536519

*[Signature]*  
Signature of Notary Public

*[Signature]*  
Name of Notary Printed

Commission Expires: April 19, 2000  
Commission Number: CC 536519

## Affidavit of Death Certificate

STATE OF                      FLORIDA  
COUNTY OF                ESCAMBIA

2017-0234

My name is **Deedra Lamy** and I am an employee of Emerald Coast Title, Inc.

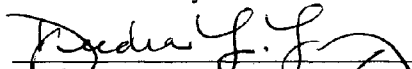
On August 18, 2017, I examined a certified copy of the death certificate of **William Gary Stevens**. Said death certificate indicated that decedent **died on November 29, 2015**.

- His date of birth was April 9, 1939.
- His place of death was Hospice; Covenant Hospice Inpatient and Palliative Care Center; Pensacola, Florida.
- His last residence listed was: 1956 Filly Road, Cantonment, FL. 32533.
- His surviving spouse was Sharon Duval Stevens.
- His Birth Place was Hamburg, New York.

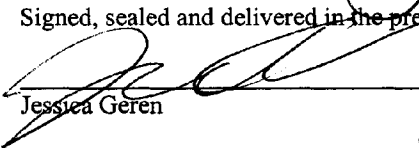
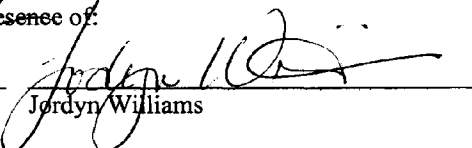
Said death certificate was examined for the purpose of determining title to real property specifically described as follows:

A parcel of land in Government Lot 4, Section 27, Township 1 North, Range 31 West, Escambia County, Florida, Containing 1.0000 acres more or less and described as follows: Commence at the intersection of the Northerly right-of-way line of Kingsfield Road (100' R/W) and the East line of Government Lot 5 of the said Section 27; thence go North 00 degrees 30 minutes 52 seconds West along the East line of the said Government Lot 5 and an extension thereof a distance of 1543.54 feet; thence go North 69 degrees 24 minutes 18 seconds West and along the Northerly line of Filly Road (66' R/W) a distance of 288.34 feet to the Point of Beginning of this description; thence go North 00 degrees 30 minutes 52 seconds West a distance of 365.50 feet; thence go South 89 degrees 29 minutes 8 seconds West a distance of 86.08 feet; thence go South 44 degrees 29 minutes 8 seconds West a distance of 63.53 feet; thence go South 00 degrees 30 minutes 52 seconds East a distance of 270 feet to the Northerly right-of-way line of Filly Road; then go South 69 degrees 24 minutes 18 seconds East along the said right-of-way line a distance of 140.43 feet to the Point of Beginning.

Further affiant sayeth not.


  
Deedra Lamy

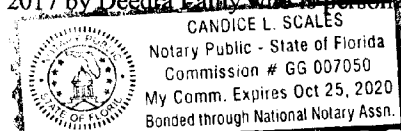
Signed, sealed and delivered in the presence of:

 Jessica Geren       Jordyn Williams

STATE OF                      FLORIDA                      COUNTY OF                      SANTA ROSA

Sworn to and subscribed before me on August 18, 2017 by **Deedra Lamy** who is personally known to me

  
Notary Public



Prepared by and return to: Emerald Coast Title, Inc. 83 Bayridge, Gulf Breeze, Florida 32561

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

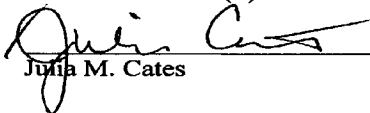
Name of roadway: Karen Circle

Legal Address of Property: 130 Karen Circle, Pensacola, Florida 32514

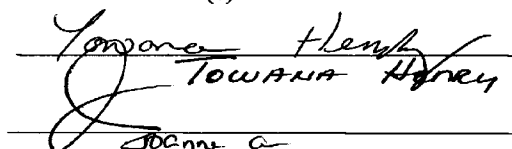

The County ( ) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: Joanne Gunn  
Surety Land Title of Florida, LLC  
358 W. Nine Mile Rd. Ste. D  
Pensacola, FL 32534

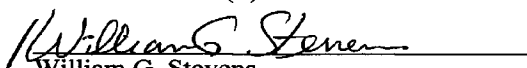
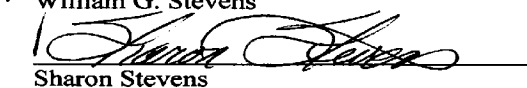
AS TO SELLER (S):

  
Julia M. Cates

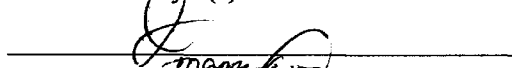
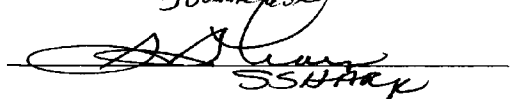
Witness to Seller(s):

  
TOWANA HAREY  
  
Joanne Gunn

AS TO BUYER (S):

  
William G. Stevens  
  
Sharon Stevens

Witness to Buyer(s):

  
Joanne Gunn  
  
SS HARK

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC 850/476/5695  
358 WEST NINE MILE ROAD SUITE D  
PENSACOLA, FLORIDA 32534  
Property Appraisers Parcel Identification (Folio) Number: 121S30-5000-000-015  
Incidental to the issuance of a title insurance policy

## WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 4<sup>th</sup> day of April, 2014 by Julia M. Cates, a single woman, whose post office address is 15021 Innerarity Point Rd, Pensacola, FL 32507 herein called the grantor, to William G. Stevens and Sharon Stevens, husband and wife whose post office address is 1956 Filly Road, Cantonment, FL 32533, hereinafter called the Grantees:

(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)

**W I T N E S S E T H:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 15, Shady Oak, a subdivision according to the plat thereof recorded in Plat Book 7, at Page 22 of the Public Records of Escambia County, Florida. Together with 1970 American Mobile Home, ID #HBGJ071828.

Less and Except property conveyed to Board of County Commissioners of Escambia County in Official Records Book 4301, Page 374.

Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.

**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 grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Towana Henry  
Witness #1 Signature

Towana Henry  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

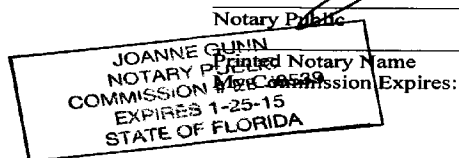
JOANNE GUNN  
Witness #2 Printed Name

[Signature]  
Julia M. Cates

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 4th day of April, 2014 by Julia M. Cates, who is personally known to me or has produced a current driver license as identification.

SEAL



**PROPERTY INFORMATION REPORT**

**May 23, 2023**

**Tax Account #:02-1313-080**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 15 SHADY OAK PB 7 P 22 OR 7156 P 885 OR 7764 P 1672 LESS OR 4301 P 374 RD R/W**

**SECTION 12, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 02-1313-080(0823-20)**

**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:** AUG 2, 2023  
**TAX ACCOUNT #:** 02-1313-080  
**CERTIFICATE #:** 2021-523

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

**SHARON STEVENS**  
**1956 FILLY RD**  
**CANTONMENT, FL 32533**

**SHARON STEVENS**  
**130 KAREN CIR**  
**PENSACOLA, FL 32514**

Certified and delivered to Escambia County Tax Collector, this 23<sup>rd</sup> day of May, 2023.

**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**

May 23, 2023

Tax Account #: **02-1313-080**

1. The Grantee(s) of the last deed(s) of record is/are: **SHARON STEVENS**

**By Virtue of Warranty Deed recorded 4/9/2014 in OR 7156/885 and Affidavit of Death Certificate of William Gary Stevens recorded 8/23/2017 in OR 7764/1672**

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. NONE**

4. Taxes:

**Taxes for the year(s) 2019-2022 are delinquent.**

**Tax Account #: 02-1313-080**

**Assessed Value: \$14,613.00**

**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**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 02-1313-080 CERTIFICATE #: 2021-523

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: April 18, 2003 to and including April 18, 2023 Abstractor: Alicia Hahn

BY

Michael A. Campbell,  
As President  
Dated: May 23, 2023

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 00523 of 2021**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 15, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

SHARON STEVENS	SHARON STEVENS
1956 FILLY RD	130 KAREN CIR
CANTONMENT, FL 32533	PENSACOLA, FL 32514

WITNESS my official seal this 15th day of June 2023.



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 August 2, 2023, 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 **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 00523**, issued the **1st day of June, A.D., 2021** 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 SHADY OAK PB 7 P 22 OR 7156 P 885 OR 7764 P 1672 LESS OR 4301 P 374 RD R/W**

**SECTION 12, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 021313080 (0823-20)**

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

**SHARON STEVENS**

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** Wednesday in the month of August, which is the **2nd day of August 2023**.

Dated this 9th day of June 2023.

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:

130 KAREN CIR 32514



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**SHARON STEVENS**  
1956 FILLY RD  
CANTONMENT, FL 32533

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0823-20

Document Number: ECSO23CIV021617NON

Agency Number: 23-007269

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT #00523 2021

Attorney/Agent:

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

Plaintiff: RE: SHARON STEVENS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/16/2023 at 9:14 AM and served same at 6:58 AM on 6/20/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

007759

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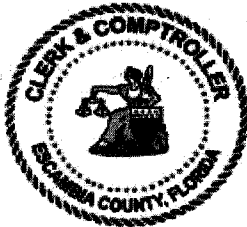
Dated this 9th day of June 2023.

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**Post Property:**

130 KAREN CIR 32514

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2023 JUN 16 AM 9:14  
ESCAMBIA COUNTY, FL  
CLERK'S OFFICE

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0823-20

Document Number: ECSO23CIV021478NON

Agency Number: 23-007253

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT #00523 2021

Attorney/Agent:

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

Plaintiff: RE: SHARON STEVENS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 6/16/2023 at 9:13 AM and served same on SHARON STEVENS , in ESCAMBIA COUNTY, FLORIDA, at 3:52 PM on 6/20/2023 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: LONA THIEL, RESIDENT, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

  
A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

# 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 August 2, 2023, 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.

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### Personal Services:

SHARON STEVENS  
1956 FILLY RD  
CANTONMENT, FL 32533

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY, FLORIDA

2023 JUN 15 AM 9:11

RECEIVED

**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

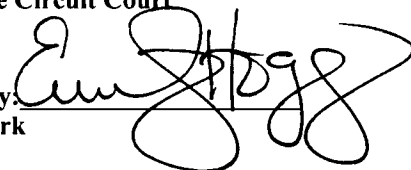
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 021313080 Certificate Number: 000523 of 2021**

**Payor: SHARON STEVENS 209 ARBOR AVE PENSACOLA FL 32534      Date 7/17/2023**

Clerk's Check #	1	Clerk's Total	\$487.36
Tax Collector Check #	1	Tax Collector's Total	\$2,070.86
		Postage	\$13.76
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,584.98</del>

**\$2,478.25**  
**\$2509.01**

**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



**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 # 2021 TD 000523**

**Redeemed Date 7/17/2023**

**Name SHARON STEVENS 209 ARBOR AVE PENSACOLA FL 32534**

Clerk's Total = TAXDEED	\$483.36	<del>\$2,478.25</del>
Due Tax Collector = TAXDEED	\$2,070.86	
Postage = TD2	\$13.76	
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
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets




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

**Tax Deed - Redemption Calculator**

**Account: 021313080 Certificate Number: 000523 of 2021**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="8/2/2023"/>	Redemption Date <input type="text" value="7/17/2023"/> 
Months	4	3
Tax Collector	<input type="text" value="\$1,941.85"/>	<input type="text" value="\$1,941.85"/>
Tax Collector Interest	\$116.51	\$87.38
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,070.86	<input type="text" value="\$2,041.73"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$27.36	\$20.52
Total Clerk	\$483.36	<input type="text" value="\$476.52"/> 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="\$13.76"/>	<input type="text" value="\$13.76"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,584.98	\$2,549.01
	Repayment Overpayment Refund Amount	\$35.97
Book/Page	<input type="text" value="8959"/>	<input type="text" value="215"/>

## 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 8959, Page 215, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00523, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 021313080 (0823-20)

DESCRIPTION OF PROPERTY:

LT 15 SHADY OAK PB 7 P 22 OR 7156 P 885 OR 7764 P 1672 LESS OR 4301 P 374 RD R/W

SECTION 12, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: SHARON STEVENS

Dated this 17th day of July 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

# TAX DEED SEARCH RESULTS

Tax Deed Clerk File No.: 0823-20 ✓ Acct # 021313080 ✓

Tax Certificate No.: 2021 TD 000523 ✓ Sharon Duval Stevens

Titleholder: Sharon Stevens ✓ William G. Stevens DEC Husband ☒ Individual ☐ Company

Address from certification: 1956 Filly Rd, Cantonment, FL 32535 ✓

Same as deed? ☒ Yes ☐ No. If no, address(es) on deed: \_\_\_\_\_

Deed OR Book 7156 Page 885 ✓ 4/14/14 WD

Alternate addresses: sent cert mail on 7/11/2023

• Address: 8108 Nalo Creek Loop • Address: 130 Karen Cir Pensacola, FL 32514 property address  
Pensacola, FL 32514 mobile home  
PA website

Source: \_\_\_\_\_

Source: \_\_\_\_\_

	Date Searched	Initials	
Escambia Property Appraiser's records	<u>7/11/2023</u>	<u>EBH</u>	<input type="checkbox"/> no <u>new address</u>
Escambia Tax Collector's records	_____	_____	<input type="checkbox"/> no new address
Escambia County's most recent tax roll	_____	_____	<input type="checkbox"/> no new address
Escambia Clerk's tax deed records	<u>7/11/2023</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Florida corporate record's search	_____	_____	<input type="checkbox"/> no new address
Escambia Official Records search	_____	_____	<input type="checkbox"/> no new address
Escambia court records search	_____	_____	<input type="checkbox"/> no new address
Google search	_____	_____	<input type="checkbox"/> no new address

## Additional notes:

new address found on PA's site, Sharon Stevens 1900 Dove Rd Pensacola, FL 32534 and 209 Arbor Ave Pensacola, FL 32534

209 Arbor Ensley

SHARON STEVENS [0823-20]  
1956 FILLY RD  
CANTONMENT, FL 32533

9171 9690 0935 0128 0104 45

RTN - unable to Forward

SHARON STEVENS [0823-20]  
130 KAREN CIR  
PENSACOLA, FL 32514

9171 9690 0935 0128 0104 52

RTN - unable to Forward

Sent Cert Mail on 7/11/23

SHARON STEVENS 0823-20  
8108 NALO CREEK LOOP  
PENSACOLA FL 32514

9171 9690 0935 0128 0950 15

---

## Payor Information

Name: SHARON STEVENS

Address:

City/State/Zip:

Country:

### Online

Email:

Web Address:

### Phone Numbers

Business Telephone:

Mobile Telephone:

Alternative Telephone:

Fax:

Cancel

Clear Form

## Matching Addresses

All

Search for or create a new entity using the inputs provided

General notes ☐ Public notes ☐ Reminder notes ☐ System notes

Prepared By & Return to:  
Ashley Lentini, as an employee of  
Clear Title of Northwest Florida, LLC  
2115 W. Nine Mile Road  
Pensacola, FL 32534  
File Number: PDT-17-13276  
Parcel ID #: 211S301101090044 211S301101150

### WARRANTY DEED

This WARRANTY DEED, dated this 20th day of September, 2017, by **Alaine Grimsley, a single person** and **William Dana Grimsley, a married man**, whose post office address is 9619 Mapleleaf Lane, Pensacola, Florida 32514, hereinafter called the Grantor, to ~~209 Ashley Lentini, as an employee of Clear Title of Northwest Florida, LLC~~ hereinafter called the Grantee (wherever used herein the terms "Grantor" and "Grantee" include all 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

Commencing at the Northwest corner of Lot 44 of a subdivision West of Louisville and Nashville Railroad recorded in Deed Book 2, Page 90, in Section 21, Township 1 South, Range 30 West, Escambia County, Florida; thence South 528 feet, thence East 82.5 feet to point of beginning, thence continue East 82.5 feet, thence South 132 feet, thence West 82.5 feet, thence North 132 feet to point of beginning, being Lot 8 of an unrecorded Plat by J. W. Cook, dated September 23, 1957.

Also  
Beginning at the Northeast corner of Lot 44 of a subdivision West of Louisville and Nashville Railroad recorded in Deed Book 2, Page 90, in Section 21, Township 1 South, Range 30 West, Escambia County, Florida; thence South 528 feet; thence West 412.5 feet, to point of beginning; thence South 132 feet; thence West 82.5 feet; thence North 132 feet; thence East 82.5 feet to point of beginning, being Lot 9 of unrecorded Plat by J. W. Cook, dated September 23, 1957.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2017 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 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: Ronald S. Stafford  
Print Name: RONALD S. STAFFORD

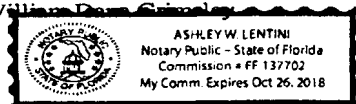
Signature: Ashley Lentini  
Print Name: Ashley Lentini

Signature: Alaine Grimsley  
Alaine Grimsley

Signature: William Dana Grimsley  
William Dana Grimsley

State of Florida  
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 20th day of September, 2017, by:  
Alaine Grimsley and William Dana Grimsley



Signature: Ashley W. Lentini  
Notary Public

Personally Known  
OR  
☒ Produced Identification  
Type of Identification Produced Drivers License

AS TO SELLER(S):

Alaine Grimsley  
Seller: Alaine Grimsley

William Dana Grimsley  
Seller: William Dana Grimsley

Ashly Lentini  
Witness:

Ronald G. Stevens  
Witness:

AS TO BUYER(S):

Sharon Stevens  
Buyer: Sharon Stevens

Ronald G. Stevens  
Witness:

Matching Signatures  
Buyer:

Ashly Lentini  
Witness:

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC 850/476/5695  
358 WEST NINE MILE ROAD SUITE D  
PENSACOLA, FLORIDA 32534  
Property Appraisers Parcel Identification (Folio) Number: 121830-5000-000-015  
Incidental to the issuance of a title insurance policy

## WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

★ THIS WARRANTY DEED, made the 4<sup>th</sup> day of April, 2014 by Julia M. Cates, a single woman, whose post office address is 15021 Innerarity Point Rd, Pensacola, FL 32507 herein called the grantor, to [REDACTED] and wife, whose post office address is 15021 Innerarity Point Rd, Pensacola, FL 32507 herein called the grantees.

(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 TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 15, Shady Oak, a subdivision according to the plat thereof recorded in Plat Book 7, at Page 22 of the Public Records of Escambia County, Florida. Together with 1970 American Mobile Home, ID #HBJG071828.

Less and Except property conveyed to Board of County Commissioners of Escambia County in Official Records Book 4301, Page 374.

Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.

**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 grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Tawana Henry  
Witness #1 Signature

Tawana Henry  
Witness #1 Printed Name

Joanne Gunn  
Witness #2 Signature

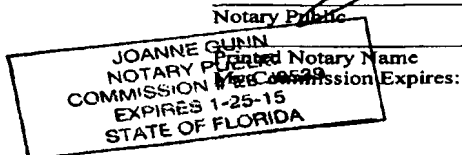
JOANNE GUNN  
Witness #2 Printed Name

Julia M. Cates  
Julia M. Cates

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 4th day of April, 2014 by Julia M. Cates, who is personally known to me or has produced a current driver license as identification.

SEAL



**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

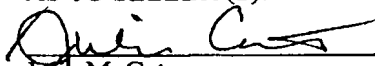
Name of roadway: Karen Circle

Legal Address of Property: 130 Karen Circle, Pensacola, Florida 32514

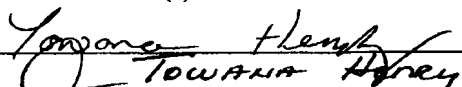
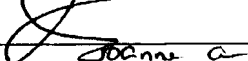
The County ( ) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: Joanne Gunn  
Surety Land Title of Florida, LLC  
358 W. Nine Mile Rd. Ste. D  
Pensacola, FL 32534

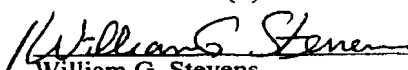

AS TO SELLER (S):

  
Julia M. Cates

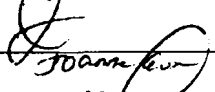

Witness to Seller(s):

  
TOWANA Hensley  
  
Joanne Gunn

AS TO BUYER (S):

  
William G. Stevens  
  
Sharon Stevens

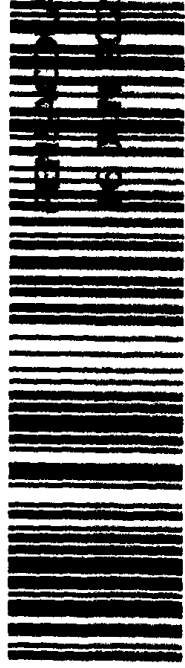
Witness to Buyer(s):

  
Joanne Gunn  
  
SS HARK

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95

CERTIFIED MAIL™

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



RECEIVED FL 325

16 MAR 2003 PM 1

quadrant

FIRST-CLASS MAIL  
IM1

\$006.85

06/16/2023 ZIP 32502  
043M31219251

US POSTAGE

9171 9690 0935 0128 0104 45

FILED  
MAR 16 2003  
FBI - PENSACOLA

ALMA

W

MAR 16 2003

PM

0006/23/23

322 FEB 1

NIXIE

SHARON STEVENS [0823-20]  
1956 FILLY RD  
CANTONMENT, FL 32533

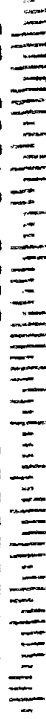
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NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF

BC: 32502583335

\*2638-04905-16-39

32502583335



CERTIFIED MAIL™

**Pam Childers**

Clerk of the Circuit Court & Comptroller

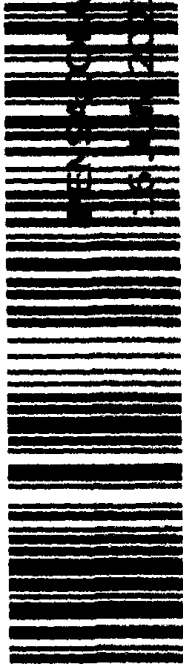
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

2023 JUL -3 A 11:56

PAID BY THE CLERK OF THE CIRCUIT COURT  
CLERK & COMPTROLLER  
PENSACOLA, FL 32502



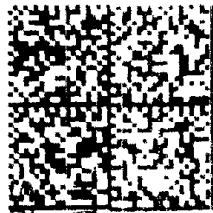
US POSTAGE

quadrant

FIRST-CLASS MAIL  
IM1

**\$006.85**

06/19/2023 ZIP 32502  
043M31219251



PENSACOLA FL 32502  
16 JUL 2023 PM 11:56

9171 9690 0935 0128 0104 52

NIXIE

322 FE 1

0006/30/23

SHARON STEVENS [0823-20]

130 KAREN CIR

PENSACOLA, FL 32514

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF

BC: 32502583335

\*2638-06028-16-39

32210283335  
32514934

CERTIFIED MAIL™

**Pam Childers**

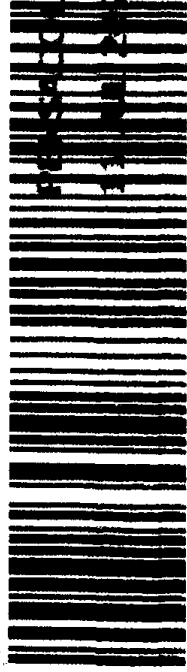
Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

*AM*



PENSACOLA FL 325

11 JUL 2023 PM 4:23

quadrant

FIRST-CLASS MAIL

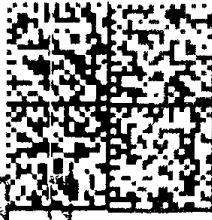
IMI

\$007.18<sup>0</sup>

07/11/2023 ZIP 32502

043M34219251

US POSTAGE



2023 JUL 24 A 10:00

SCAMBIA COUNTY FL

SHARON STEVENS 0823-20  
8108 NALO CREEK LOOP  
PENSACOLA FL 32514

NIXIE

322 FEB 1

2007 JUL 19 / 23

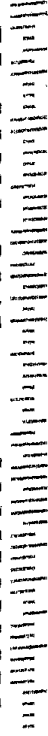
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

AMK

BC: 32502583335

\*2738-06338-11-36

32502583335  
32514-402508



# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 00523, issued the 1st day of June A.D., 2021 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 SHADY OAK PB 7 P 22 OR 7156 P 885 OR 7764 P 1672 LESS OR 4301 P 374 RD R/W

SECTION 12 TOWNSHIP 1 S RANGE 30 W  
TAX ACCOUNT NUMBER 021313080 (0823-20)

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

SHARON STEVENS

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 Wednesday in the month of August, which is the 2nd day of August 2023.

Dated this 15th day of June 2023.

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

4WR6/26-7/19TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of **2021-TD-00523** in the Escambia County Court was published in said newspaper in and was printed and released on June 28, 2023; July 5, 2023; July 12, 2023; and July 19, 2023.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X

MALCOLM BALLINGER, PUBLISHER FOR THE  
SUMMATION WEEKLY

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of July, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



Brooklyn Faith Coates  
Notary Public  
State of Florida  
Comm# HH053675  
Expires 10/14/2024