

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300138

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
06-2795-000	2021/2593	06-01-2021	BEG AT NE COR OF LT 10 BLK 34 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 W 217 58/100 FT TO POB W 22 FT S 140 FT E 22 FT N 140 FT TO POB OR 6607 P 421

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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-17-2023
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/04/2023</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS 16.25

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 NE COR OF LT 10 BLK 34 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 W 217 58/100 FT TO POB W 22 FT S 140 FT E 22 FT N 140 FT TO POB OR 6607 P 421



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

1073.13

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 17, 2023
Property description	MINSHEW DON K 438 BAYFRONT PKWY PENSACOLA, FL 32502 913 W SCOTT ST 06-2795-000 BEG AT NE COR OF LT 10 BLK 34 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 W 217 58/100 FT TO POB W 22 FT S 14 (Full legal attached.)	Certificate #	2021 / 2593
		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)
# 2021/2593	06/01/2021	606.60	30.33	636.93
→ Part 2: Total*				636.93

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)
# 2022/2786	06/01/2022	660.62	6.25	33.03	699.90
Part 3: Total*					699.90

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)	1,336.83
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,711.83

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

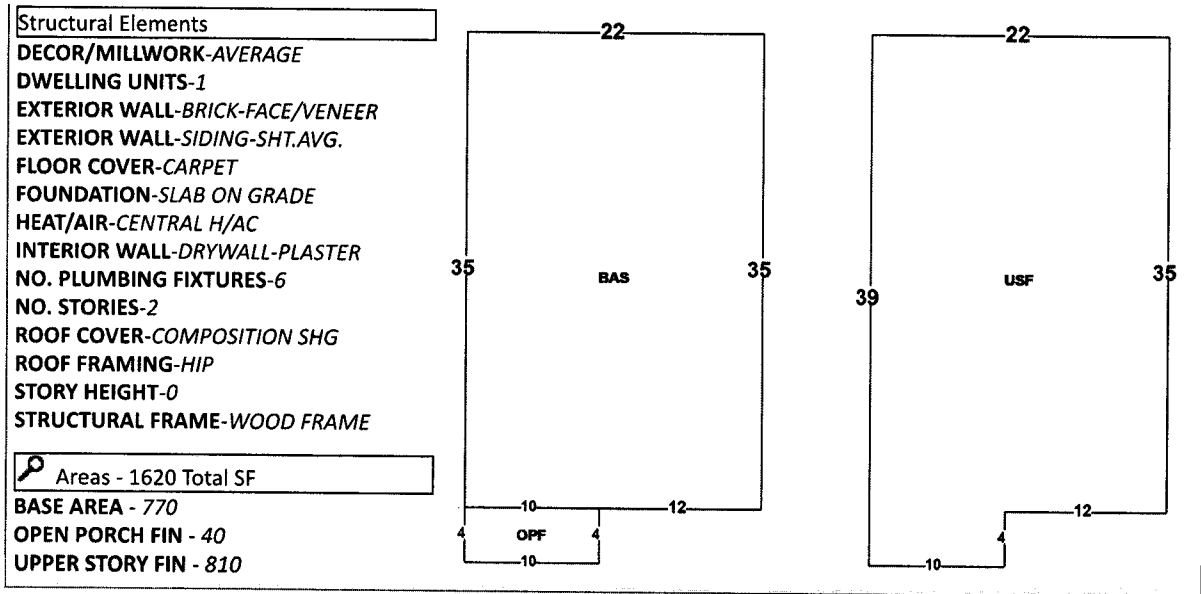
Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date May 1st, 2023

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



Images



6/10/2020 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:05/03/2023 {tc.2541}



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: 182S306000030034 Account: 062795000 Owners: MINSHEW DON K Mail: 438 BAYFRONT PKWY PENSACOLA, FL 32502 Situs: 913 W SCOTT ST 32501 Use Code: SINGLE FAMILY - TOWNHOME Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>		Assessments <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>2022</td> <td>\$4,750</td> <td>\$35,645</td> <td>\$40,395</td> <td>\$35,550</td> </tr> <tr> <td>2021</td> <td>\$4,750</td> <td>\$27,901</td> <td>\$32,651</td> <td>\$32,319</td> </tr> <tr> <td>2020</td> <td>\$4,750</td> <td>\$24,631</td> <td>\$29,381</td> <td>\$29,381</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for New Homestead Exemption Online		Year	Land	Imprv	Total	Cap Val	2022	\$4,750	\$35,645	\$40,395	\$35,550	2021	\$4,750	\$27,901	\$32,651	\$32,319	2020	\$4,750	\$24,631	\$29,381	\$29,381
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Sales Data <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>06/16/2010</td> <td>6607</td> <td>421</td> <td>\$30,000</td> <td>WD</td> <td></td> </tr> <tr> <td>12/1997</td> <td>4206</td> <td>1588</td> <td>\$30,000</td> <td>SC</td> <td></td> </tr> <tr> <td>01/1972</td> <td>602</td> <td>349</td> <td>\$9,500</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1971</td> <td>559</td> <td>375</td> <td>\$100</td> <td>SC</td> <td></td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>		Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/16/2010	6607	421	\$30,000	WD		12/1997	4206	1588	\$30,000	SC		01/1972	602	349	\$9,500	WD		01/1971	559	375	\$100	SC		2022 Certified Roll Exemptions None Legal Description BEG AT NE COR OF LT 10 BLK 34 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 W 217 58/100 FT TO POB W 22 FT S 140 FT E 22 FT N... Extra Features None	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																												
06/16/2010	6607	421	\$30,000	WD																													
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01/1972	602	349	\$9,500	WD																													
01/1971	559	375	\$100	SC																													

Parcel Information Section Map Id: 18-2S-30 Approx. Acreage: 0.0711 Zoned: HDR Evacuation & Flood Information Open Report		Launch Interactive Map 	
View Florida Department of Environmental Protection(DEP) Data		Buildings Address: 913 W SCOTT ST, Year Built: 1973, Effective Year: 1973, PA Building ID#: 80141	

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036246 5/8/2023 11:06 AM
OFF REC BK: 8973 PG: 1084 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 02593**, 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:

BEG AT NE COR OF LT 10 BLK 34 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 W 217 58/100 FT TO POB W 22 FT S 140 FT E 22 FT N 140 FT TO POB OR 6607 P 421

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062795000 (1023-13)

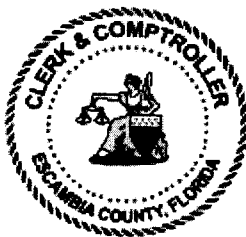
The assessment of the said property under the said certificate issued was in the name of

DON K MINSHEW

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 October, which is the **4th** day of **October 2023**.

Dated this 5th day of May 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



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 #: 06-2795-000 CERTIFICATE #: 2021-2593

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: July 5, 2003 to and including July 5, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: July 11, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 11, 2023

Tax Account #: **06-2795-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DON K MINSHEW**

By Virtue of Warranty Deed recorded 6/28/2010 in OR 6607/421 ABTRACTOR'S NOTE: LOT NEXT DOOR IS OWNED FEE SIMPLE BY DON K MINSHEW BY DEED OR 7419/481 CORRECTED OR 7428/166 AND CONTRACTUAL INTEREST IS OWNED BY INEZ S. SCOTT BY VIRTUE OF CONTRACT FOR DEED RECORDED OR 4204/1419 AND CORRECTIVE OR 4402/841 ASSIGNED OR 5009/944; 7419/479 CORRECTED 7428/160 - ALL OF THE ABOVE DEEDS ON LOT NEXT DOOR COMMENCE 239.38 FROM THE NE CORNER OF LOT NO. 10. THAT CALL OVERLAPS OUR LOT WHICH COMMENCES 217.58 AND CONTINUES 22 FEET (TOTAL IS 239.58 NOT 239.58) FOR THIS REASON WE HAVE INCLUDED INEZ S. SCOTT AND HER CREDITORS FOR NOTICE. COPIES OF CHAIN ARE INCLUDED.

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. Judgment in favor of Creditone, L.L.C. recorded 6/4/2018 – OR 7911/458

4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.

Tax Account #: 06-2795-000

Assessed Value: \$35,550.00

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.

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: OCT 4, 2023
TAX ACCOUNT #: 06-2795-000
CERTIFICATE #: 2021-2593

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.

DON K MINSHEW
438 BAYFRONT PKWY
PENSACOLA, FL 32502

INEZ S SCOTT AKA INEZ SMITH SCOTT
915 W SCOTT ST
PENSACOLA, FL 32502

DON K MINSHEW
913 W SCOTT ST
PENSACOLA, FL 32501

CREDITONE, L.L.C.
3619 18TH ST
METARIE, LA 70002

Certified and delivered to Escambia County Tax Collector, this 11th day of July, 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

July 11, 2023

Tax Account #:06-2795-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NE COR OF LT 10 BLK 34 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 W 217 58/100 FT
TO POB W 22 FT S 140 FT E 22 FT N 140 FT TO POB OR 6607 P 421**

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-2795-000(1023-13)

Prepared by
Rhonda Nall, an employee of
First American Title Insurance Company
1510 Airport Blvd., Suite 2
Pensacola, Florida 32504
(877)309-7217

Return to: Grantee

File No.: 1005-2330387

Return Original Document to:
FIRST AMERICAN TITLE
WARRENVILLE POST CLOSING
27775 Diehl Rd.
Warrenville, IL 60555

WARRANTY DEED

This indenture made on **June 16, 2010 A.D.**, by

Benita Faye Thompson, a single woman, as to the equitable interest and Fermon Minshew and Helen M. Minshew, husband and wife and Fermon Minshew and Helen M. Minshew, Trustees under the Fermon Minshew and Helen M. Minshew Living Trust, dated September 06, 2001, as to the fee simple interest

whose address is: 120 Tumbleweed Dr. Pensacola, FL 32534
hereinafter called the "grantor", to

Don K. Minshew, a single man

whose address is: **438 Bayfront Parkway, Pensacola, FL 32502**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

COMMENCE AT THE NE CORNER OF LOT NO. 10, BLOCK 34, PENSACOLA REALTY CO.S SUB-DIVISION ENGLEWOOD HEIGHTS, THENCE RUN WEST 217.58' TO POINT OF BEGINNING, THENCE CONTINUE WEST 22.0', THENCE SOUTH 140.0', THENCE EAST 22.0', THENCE NORTH 140.0' TO POINT OF BEGINNING, BEING PART OF THE SUBDIVISION OF THE WEST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID PENSACOLA REALTY CO.S SUB-DIVISION ENGLEWOOD HEIGHTS MADE BY L.E. THORNTON, C.E., IN OCTOBER, 1909, RECORDED IN DEED BOOK 59 AT PAGE 107 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

THIS WARRANTY DEED IS GIVEN TO SATISFY THE TERMS AND CONDITIONS OF THAT CERTAIN CONTRACT FOR DEED RECORDED DECEMBER 30, 2007 AND RECORDED IN OFFICIAL RECORDS BOOK 4206, PAGE 1588 AND RELATED ASSIGNMENT OF CONTRACT RECORDED SEPTEMBER 6, 2001 AND RECORDED IN OFFICIAL RECORDS BOOK 5009, PAGE 941.

Parcel Identification Number: **182S30-6000-030-034**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

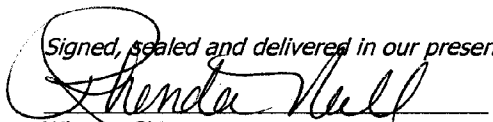
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee 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; that the grantor hereby fully 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 31st of 2010.

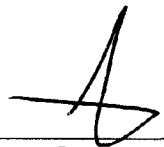
In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Benita Faye Thompson

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Rhonda Hall

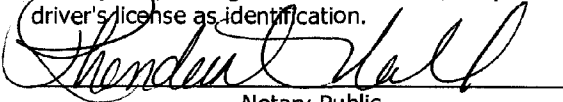

Witness Signature

Print Name: Teri L. Kitchen

State of **Florida**

County of **Escambia**

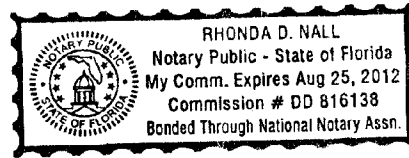
The Foregoing Instrument Was Acknowledged before me on **June 16, 2010**, by **Benita Faye Thompson, a single woman** who is/are personally known to me or who has/have produced a valid driver's license as identification.



Notary Public

(Printed Name)

My Commission expires: _____



{Notarial Seal}

Fermon Minshew
Fermon Minshew, as Trustee

Fermon Minshew
Fermon Minshew, Individually

Helen M. Minshew
Helen M. Minshew, as Trustee

Helen M. Minshew
Helen M. Minshew, Individually

Signed, sealed and delivered in the presence of these witnesses:

Fred Sale
Witness Signature

Print Name: Fred Sale

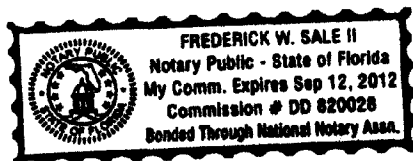
Teric Kitchen
Witness Signature

Print Name: Teric Kitchen

State of **Florida**

County of **Escambia**

The Foregoing Instrument Was Acknowledged before me on **June 16, 2010**, by **Fermon Minshew and Helen M. Minshew, husband and wife and Fermon Minshew and Helen M. Minshew, Trustees under the Fermon Minshew and Helen M. Minshew Living Trust, dated September 06, 2001** who is/are personally known to me or who has/have produced a valid driver's license as identification.



Frederick W. Sale II
NOTARY PUBLIC
Frederick W. Sale, II

Notary Print Name
My Commission Expires: _____

2330387

**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 may 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 Ordinances 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 acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **West Scott Street**

Legal Address of Property: **913 West Scott Street, Pensacola, Florida 32501**

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

This form completed by: **First American Title Insurance Company
1510 Airport Blvd., Suite 2
Pensacola, Florida 32504**

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Teri L. Kitchen

Witness Signature

Print Name: Fred Saly

Benita Faye Thompson
Benita Faye Thompson

Don K. Minshew
Don K. Minshew

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

**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)
ESCAMBIA COUNTY HEALTH DEPARTMENT**

ATTENTION: Pursuant to Escambia County Code of Ordinances 99-36, in accordance with Section 1-29.180(5) of this Ordinance, the Escambia Health Department (EHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the EHD must be presented at closing or the property sale or transfer of title.

Legal Address of Property: **913 West Scott Street, Pensacola, Florida 32501**

Buyer/Seller are aware that the property is on a (X) Sewer System (_____) Septic Tank

APPROVAL LETTER ATTACHED HERETO (_____)

APPROVAL LETTER NOT REQUIRED - PROPERTY NORTH OF WELL LINE ROAD (_____)

APPROVAL LETTER NOT REQUIRED - PROPERTY IS UNIMPROVED (_____)


This form completed by:

First American Title Insurance Company
1510 Airport Blvd., Suite 2
Pensacola, Florida 32504

AS TO SELLER(S):


Benita Faye Thompson

AS TO BUYER(S):


Don K. Minshew

**LOT NEXT DOOR
WHICH COMMENCES 239.38 FROM NE CORNER OF
LOT 10.**

**OUR LOT COMMENCES 217.58 AND CONTINUES
22.00 FEET (TOTAL IS 239.58)**

FOR THIS REASON, WE HAVE INCLUDED

OWNER: DON K MINSHEW

CONTRACTUAL INTEREST: INEZ S SCOTT

AND HER CREDITORS FOR NOTICE

2400
31150
38.50

Return to:
Lisa S. Minshew
555 East Government Street
Pensacola, Florida 32501

This instrument prepared by:

Lisa S. Minshew, Esquire
FBN: 618322

Property Appraisers Parcel
Identification Number(s):
18-2S-30-6000-020-034

OR BK 4204 PG 1419
Escambia County, Florida
INSTRUMENT 97-443157

DEED DOC STAMPS PD @ ESC CO \$ 210.00
12/22/97 ERNIE LEE MAGANA, CLERK
By: *[Signature]*

MTG DOC STAMPS PD @ ESC CO \$ 101.50
12/22/97 ERNIE LEE MAGANA, CLERK
By: *[Signature]*

INTANGIBLE TAX PD @ ESC CO \$ 58.00
12/22/97 ERNIE LEE MAGANA, CLERK
By: *[Signature]*

Space above line for recording

CONTRACT FOR DEED

THIS INDENTURE, entered into this 1st day of October, 1997, between
FERMON MINSHEW and HELEN M. MINSHEW of the first part, and INEZ S. SCOTT of the
second part,

WITNESSETH:

That the said party of the first part, agrees to sell to the said party of the second part, the
following real estate, situate, lying and being in Escambia County, State of Florida, to wit:

See attached Exhibit "A"

for the price of **Thirty Thousand and no/100 Dollars (\$30,000.00)**, of which purchase money the
said party of the second part has paid the sum of **One Thousand Dollars and no/100 Dollars
(\$1,000.00)** herewith, and has given his Promissory Note ("Note"), of even date herewith, in the sum
of **Twenty-nine thousand and no/100 Dollars (\$29,000.00)** which Note requires monthly payments
of principal and interest, at the rate of 10 percent (10%), per annum, amortized over three hundred
sixty (360) months from December 1, 1997 until paid, each monthly payment in the minimum
amount of three hundred and no/100 (\$300.00, with the principal and interest payment of \$254.50
plus taxes and insurance calculated at the present rate of \$46.50 or the applicable rate from time to
time), due on the first day of each month.

The said party of the second part agrees, and hereby covenants to pay all taxes for current
year, and afterwards, and other governmental improvement taxes and assessments, which may be
assessed against the said property, and also to keep the improvements upon said property insured in
the name of said party of the first part, at a cost of party of second part.

The said party of the second part further agrees and hereby covenants that upon failure to do
and perform any of the agreements and covenants herein agreed to be done or performed, or upon
failure to pay the Note at maturity, or any installments of the interest thereon, then, and in that event,

the said party of the second part shall forfeit all rights whatsoever under this Indenture, and any and all payments made on account of said property shall be considered and treated as a reasonable rental of same up to the date of said default or non-payment, and the said party of the second part shall become, as to the said property hereinbefore described, the tenant at will of said party of the first part, and will vacate same and deliver up possession thereof to the said party of the first part, upon three day's notice in writing.

The party of the first part upon payment of the Note according to its tenor and effect, and upon the due and faithful performance of the agreements and covenants herein agreed to be done or performed, shall execute and deliver to the said party of the second part a good and sufficient deed of conveyance to said property, at the cost and expense of the party of the second part. Any and all closing costs shall remain the obligation of the party of the second part, including all recording fees and documentary stamps, with the exception of one-half (1/2) of the survey, if any, which shall be paid by the party of the first part.

It is understood and agreed that there is a First Mortgage on the within property and other property made by Fermon Minshew and Helen M. Minshew, husband and wife, to AmSouth Bank recorded in the public records of Escambia County, Florida. It is further agreed that the party of the first part shall first pay the note on the above mentioned mortgage according to its terms out of the monthly payments received on this Contract for Deed until AmSouth mortgage is paid in full. If party of the first part fails to pay said payments, the party of the second part shall have the privilege of paying said payments and deducting amount from the balance due on this Contract for Deed.

In any litigation arising out of this Contract, the prevailing party in such litigation shall be entitled to recover reasonable attorney's fees and costs.

The party of the second part may not assign this Contract for Deed.

IN TESTIMONY WHEREOF, the parties hereto have hereunto set their hands and seals this 1st day of October, 1997.

Signed in the presence of:

Inez W. Chatwood
Inez W. Chatwood
4416 Hayre Way
Pensacola, FL 32505
[print name and address]

Inez W. Chatwood
Inez W. Chatwood
4416 Hayre Way
Pensacola, FL 32505
[print name and address]

Fermon Minshew
FERMON MINSHEW

Helen M. Minshew
HELEN MINSHEW

Signed in the presence of:

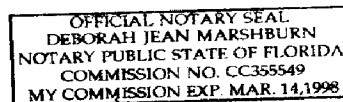
Inez W. Chatwood
Inez W. Chatwood
4416 Hauke Way
Pensacola, FL 32505
[print name and address]

Inez S. Scott
INEZ S. SCOTT

Don Minshew
400 W. Cervantes St.
Pensacola, Florida 32501
DON MINSHEW
[print name and address]

STATE OF FLORIDA
COUNTY OF ESCAMBIA

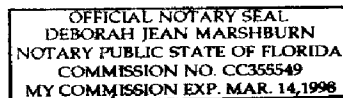
The foregoing instrument was acknowledged before me this 6th day of October, 1997, by FERMON MINSHEW, who identified this instrument as Note and signed the instrument willingly, who is ☒ personally known to me or () who produced N/A as identification and who did take an oath.



Deborah Jean Marshburn
Print Name: Deborah Jean Marshburn
NOTARY PUBLIC, State of Florida
Commission No.: CC355549
My commission expires: March 14, 1998

STATE OF FLORIDA
COUNTY OF ESCAMBIA

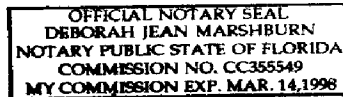
The foregoing instrument was acknowledged before me this 6th day of October, 1997, by HELEN M. MINSHEW, who identified this instrument as Note and signed the instrument willingly, who is ☒ personally known to me or () who produced N/A as identification and who did take an oath.



Deborah Jean Marshburn
Print Name: Deborah Jean Marshburn
NOTARY PUBLIC, State of Florida
Commission No.: CC355549
My commission expires: March 14, 1998

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1st day of October, 1997, by INEZ S. SCOTT, who identified this instrument as Note and signed the instrument willingly, who is () personally known to me or (X) who produced Florida Drivers License as identification and who did take an oath.



Deborah Jean Marshburn
Print Name: Deborah Jean Marshburn
NOTARY PUBLIC, State of Florida
Commission No.: CC355549
My commission expires: March 14, 1998

EXHIBIT "A"
TO THE CONTRACT FOR DEED BETWEEN
FERMON MINSHEW AND HELEN M. MINSHEW
AND
INEZ S. SCOTT

915 West Scott

Commence at the NE Corner of Lot No. 10, Block 34, Englewood Heights subdivision, thence run West 239.38' to point of beginning, thence continue West 22.0' , thence South 140.0', thence East 22.0', thence North 140.0' to point of beginning, being part of the sudivision of the West half of Section 18, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said Englewood Heights Subdivision made by L.E. Thornton, C.E., in October, 1909, recorded in Deed Book 59 at page 107 of the public records of Escambia County, Florida.

RCD Dec 22, 1997 03:53 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-443157

Return to:
Lisa S. Minshew
555 East Government Street
Pensacola, Florida 32501

This instrument prepared by:

Lisa S. Minshew, Esquire
FBN: 618322

Property Appraisers Parcel
Identification Number(s):
18-2S-30-6000-020-034

Space above line for recording

CORRECTIVE CONTRACT FOR DEED

THIS INDENTURE corrects the legal description (Exhibit "A") to the Contract for Deed entered into on the 1st day of October, 1997, and recorded in Official Record Book 4204, Pages 1419-1423 of the Public Records of Escambia County, Florida, between FERMON MINSHEW and HELEN M. MINSHEW of the first part, and INEZ S. SCOTT of the second part,

WITNESSETH:

That the said party of the first part, agrees to sell to the said party of the second part, the following real estate, situate, lying and being in Escambia County, State of Florida, to wit:

See attached Exhibit "A"

for the price of **Thirty Thousand and no/100 Dollars (\$30,000.00)**, of which purchase money the said party of the second part has paid the sum of **One Thousand Dollars and no/100 Dollars (\$1,000.00)** herewith, and has given his Promissory Note ("Note"), of even date herewith, in the sum of **Twenty-nine thousand and no/100 Dollars (\$29,000.00)** which Note requires monthly payments of principal and interest, at the rate of 10 percent (10%), per annum, amortized over three hundred sixty (360) months from December 1, 1997 until paid, each monthly payment in the minimum amount of three hundred and no/100 (\$300.00, with the principal and interest payment of \$254.50 plus taxes and insurance calculated at the present rate of \$46.50 or the applicable rate from time to time), due on the first day of each month.

The said party of the second part agrees, and hereby covenants to pay all taxes for current year, and afterwards, and other governmental improvement taxes and assessments, which may be assessed against the said property, and also to keep the improvements upon said property insured in the name of said party of the first part, at a cost of party of second part.

The said party of the second part further agrees and hereby covenants that upon failure to do and perform any of the agreements and covenants herein agreed to be done or performed, or upon

failure to pay the Note at maturity, or any installments of the interest thereon, then, and in that event, the said party of the second part shall forfeit all rights whatsoever under this Indenture, and any and all payments made on account of said property shall be considered and treated as a reasonable rental of same up to the date of said default or non-payment, and the said party of the second part shall become, as to the said property hereinbefore described, the tenant at will of said party of the first part, and will vacate same and deliver up possession thereof to the said party of the first part, upon three day's notice in writing.

The party of the first part upon payment of the Note according to its tenor and effect, and upon the due and faithful performance of the agreements and covenants herein agreed to be done or performed, shall execute and deliver to the said party of the second part a good and sufficient deed of conveyance to said property, at the cost and expense of the party of the second part. Any and all closing costs shall remain the obligation of the party of the second part, including all recording fees and documentary stamps, with the exception of one-half (1/2) of the survey, if any, which shall be paid by the party of the first part.

It is understood and agreed that there is a First Mortgage on the within property and other property made by Fermon Minshew and Helen M. Minshew, husband and wife, to AmSouth Bank recorded in the public records of Escambia County, Florida. It is further agreed that the party of the first part shall first pay the note on the above mentioned mortgage according to its terms out of the monthly payments received on this Contract for Deed until AmSouth mortgage is paid in full. If party of the first part fails to pay said payments, the party of the second part shall have the privilege of paying said payments and deducting amount from the balance due on this Contract for Deed.

In any litigation arising out of this Contract, the prevailing party in such litigation shall be entitled to recover reasonable attorney's fees and costs.

The party of the second part may not assign this Contract for Deed.

IN TESTIMONY WHEREOF, the parties hereto have hereunto set their hands and seals

this 28th day of April, 1999

Signed in the presence of:

Dortch B. Bush
DORTCH B. BUSH
[print name and address]

Hollie L. Singley
Hollie L. Singley
[print name and address]
401 E. Chase St., Ste. 200
Pensacola, FL 32501

Fermon Minshew
FERMON MINSHEW

Helen Minshew
HELEN MINSHEW

Signed in the presence of:

North B. Bush
NORTH B. BUSH
401 E. Chase St Ste. 200
Pens. Fl. [print name and address] 32501

Inez S. Scott
INEZ S. SCOTT

Hollie L. Singley
Hollie L. Singley
[print name and address]
401 E. Chase St. Ste 200
Pensacola, FL 32501

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of April, 1999, by FERMION MINSHEW, who identified this instrument as Note and signed the instrument willingly, who is ☒ personally known to me or () who produced PIK as identification and who did take an oath.



Deborah Jean Marshburn
Print Name: Deborah Jean Marshburn
NOTARY PUBLIC, State of Florida
Commission No.: CC 723573
My commission expires: March 14, 2002

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of April, 1999, by HELEN M. MINSHEW, who identified this instrument as Note and signed the instrument willingly, who is ☒ personally known to me or () who produced PIK as identification and who did take an oath.



Deborah Jean Marshburn
Print Name: Deborah Jean Marshburn
NOTARY PUBLIC, State of Florida
Commission No.: CC 723573
My commission expires: March 14, 2002

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of April, 1999, by INEZ S. SCOTT, who identified this instrument as Note and signed the instrument willingly, who is ☒ personally known to me or ☐ who produced PIK as identification and who did take an oath.



Deborah Jean Marshburn
Print Name: Deborah Jean Marshburn
NOTARY PUBLIC, State of Florida
Commission No.: CC 723573
My commission expires: March 14, 2002

EXHIBIT "A"
TO THE CONTRACT FOR DEED BETWEEN
FERMON MINSHEW AND HELEN M. MINSHEW
AND
INEZ S. SCOTT

915 West Scott

Commence at the NE Corner of Lot No. 10, Block 34, Englewood Heights subdivision, thence run West 239.38' to point of beginning, thence continue West 30.42' , thence South 140.0', thence East 30.42', thence North 140.0' to point of beginning, being part of the subdivision of the West half of Section 18, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said Englewood Heights Subdivision made by L.E. Thornton, C.E., in October, 1909, recorded in Deed Book 59 at page 107 of the public records of Escambia County, Florida.

RCD Apr 29, 1999 10:15 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-603114

Assignment of Contract for Deed

RECORDING REQUESTED BY: AND)
PREPARED by *Fermon MinsheW*)
WHEN RECORDED MAIL TO:)
FERMON MINSHEW and HELEN M. MINSHEW)
1716 East Hernandez Street)
Pensacola, Florida 32503)

SPACE ABOVE FOR RECORDER'S USE

For no consideration, the undersigned do hereby grant, assign and transfer all beneficial interest under that certain Contract for Deed executed by INEZ S. SCOTT, as Contractee and FERMON MINSHEW AND HELEN M. MINSHEW, as Contractors, and recorded as Instrument No. 97-443157, on OR Book 4204, Pages 1419-1423, of Official Records in the Office of the County Recorder of Escambia County, Florida, together with the terms therein described or referred to, the money due and to become due thereon with interest and all rights accrued or to accrue, including all obligations to fulfill by the undersigned, under said Contract for Deed, describing real property as identified on Exhibit "A" as follows to:

FERMON MINSHEW and HELEN M. MINSHEW, Trustees, or their successors in trust, under the FERMON MINSHEW AND HELEN M. MINSHEW LIVING TRUST, dated September 06, 2001 and any amendments thereto.

SEE LEGAL DESCRIPTION ON EXHIBIT A, ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

Date: 11/6/02

Fermon MinsheW
FERMON MINSHEW

Helen M. MinsheW
HELEN M. MINSHEW

STATE OF FLORIDA

)

SS

COUNTY OF ESCAMBIA

)

THE FOREGOING INSTRUMENT was acknowledged before me on NOV. 6 2002
by FERMON MINSHEW and HELEN M. MINSHEW,

☒ who are personally known to me

OR

☐ who have produced _____ as
identification.

[Notary Seal]

Cynthia L. McGee
Notary Public, State of Florida



OR BK 5009 PG0946
Escambia County, Florida
INSTRUMENT 2002-027118

Exhibit A
Assignment of Contract for Deed

Contract for: Inez S. Scott

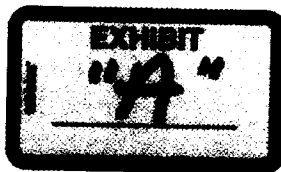
RCD Nov 08, 2002 03:34 pm
Escambia County, Florida

915 West Scott

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-027118

Commence at the NE Corner of Lot No. 10, Block 34, Englewood Heights subdivision, thence run West 239.38' to point of beginning, thence continue West 22.0', thence South 140.0', thence East 22.0', thence North 140.0' to point of beginning, being part of the subdivision of the West half of Section 18, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said Englewood Heights Subdivision made by L.E. Thornton, C.E., in October, 1909, recorded in Deed Book 59 at page 107 of the public records of Escambia County, Florida.

Commence at the NE Corner of Lot No. 10, Block 34, Englewood Heights subdivision, thence run West 239.38' to point of beginning, thence continue West 22.0' , thence South 140.0', thence East 22.0', thence North 140.0' to point of beginning, being part of the sudivision of the West half of Section 18, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said Englewood Heights Subdivision made by L.E. Thornton, C.E., in October, 1909, recorded in Deed Book 59 at page 107 of the public records of Escambia County, Florida.



\$10.00
8.50
8.50
-70
\$27.70

This Instrument Prepared by:
Thomas C. Staples, Esquire
Staples, Ellis + Associates, P.A.
41 North Jefferson Street, Suite 400
Pensacola, FL 32502

Property Appraiser's
Parcel ID No: 182S306000021034

STATE OF FLORIDA
COUNTY OF ESCAMBIA

TRUSTEES' DEED

THIS INDENTURE executed on 6th day of October, 2015, between Don Kershaw Minshew, as Trustee of the Fermon Minshew and Helen M. Minshew Living Trust dated September 06, 2001, and any Amendments thereto, (as Trustee), whose mailing address is 438 Bayfront Parkway, Pensacola, Florida 32502, as party of the first part, and Don Kershaw Minshew, a married man, individually, whose mailing address is 438 Bayfront Parkway, Pensacola, Florida 32502, as party of the second part, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirm to the party of the second part, his heirs and assigns, all that certain land situate in Escambia County, Florida, to wit:

See attached Exhibit "A" for full legal description

Parcel Identification Number: 182S306000021034

SUBJECT to covenants, restrictions, easements of record and taxes for the current year.


TRUSTEES have full power to sell, transfer and convey said real estate.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances belonging to or in anywise appertaining to that real property.

AND the party of the first part does covenant to and with the party of the second part, his heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the Laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal this

6th day of October, 2015.


DON KERSHAW MINSHEW, TRUSTEE,
UNDER THE FERMON MINSHEW AND HELEN
M. MINSHEW LIVING TRUST,
DATED SEPTEMBER 06, 2001, AND ANY
AMENDMENTS THERETO

Signed, sealed and delivered
In the presence of:

Anna Kaiser

Printed Name: Anna Kaiser

Deborah L. Miller

Printed Name: Deborah L. Miller

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this the 6 day of
October, 2015, by Don Kershaw Minshew, who is personally known to me and who
did take an oath.



MARGRET HILDRETH
MY COMMISSION # FF 204666
EXPIRES: March 16, 2019
Bonded Thru Budget Notary Services

Margaret Hildreth

NOTARY PUBLIC
My Commission Expires:

Commence at the NE Corner of Lot No. 10, Block 34, Englewood Heights subdivision, thence run West 239.38' to point of beginning, thence continue West 22.0' , thence South 140.0', thence East 22.0', thence North 140.0' to point of beginning, being part of the sudivision of the West half of Section 18, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said Englewood Heights Subdivision made by L.E. Thornton, C.E., in October, 1909, recorded in Deed Book 59 at page 107 of the public records of Escambia County, Florida.



* 10.00
8.50
8.50
1.70
* 27.70

This instrument prepared by:
THOMAS C. STAPLES
STAPLES, ELLIS + ASSOCIATES, P.A.
41 Jefferson Street, Suite 400
Pensacola, Florida 32502

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

CORRECTIVE ASSIGNMENT OF CONTRACT FOR DEED


For no consideration, the undersigned does hereby grant, assign and transfer all beneficial interest under that certain Contract For Deed executed by INEZ S. SCOTT, as Contractee, and FERMON MINSHEW AND HELEN M. MINSHEW, as Contractors, and recorded as Instrument No. 97-443157, in O.R. Book 4204, Pages 1419-1423, and subsequently assigned to FERMON MINSHEW AND HELEN M. MINSHEW, TRUSTEES, or their Successors in Trust, under the FERMON MINSHEW AND HELEN M. MINSHEW LIVING TRUST, DATED SEPTEMBER 06, 2001, and recorded as Instrument 2002-027118, in O.R. Book 5009, Pages 0944-0946, of Official Records in the Office of the County Recorder of Escambia County, Florida, together with the terms therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue, including all obligations to fulfill by the undersigned, under said Contract For Deed, describing real property as identified on Exhibit "A" as follows to:

DON KERSHAW MINSHEW, INDIVIDUALLY.

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

THIS IS A CORRECTIVE ASSIGNMENT OF CONTRACT FOR DEED TO THAT CERTAIN ASSIGNMENT OF CONTRACT FOR DEED RECORDED IN O. R. BOOK 7419 AT PAGES 479 AND 480 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, TO CORRECT THE NOTARY CLAUSE.

Date: OCT 23 2015


DON KERSHAW MINSHEW, TRUSTEE,
UNDER THE FERMON MINSHEW AND
HELEN M. MINSHEW LIVING TRUST,
DATED SEPTEMBER 06, 2001, AND
ANY AMENDMENTS THERETO

Commence at the NE Corner of Lot No. 10, Block 34, Englewood Heights subdivision, thence run West 239.38' to point of beginning, thence continue West 22.0' , thence South 140.0', thence East 22.0', thence North 140.0' to point of beginning, being part of the sudivision of the West half of Section 18, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said Englewood Heights Subdivision made by L.E. Thornton, C.E., in October, 1909, recorded in Deed Book 59 at page 107 of the public records of Escambia County, Florida.



#10.00
8.50
8.50
70
#27.70

This Instrument Prepared by:
Thomas C. Staples, Esquire
Staples, Ellis + Associates, P.A.
41 North Jefferson Street, Suite 400
Pensacola, FL 32502

Property Appraiser's
Parcel ID No: 182S306000021034

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CORRECTIVE TRUSTEES' DEED

THIS INDENTURE executed on 23 day of October, 2015, between Don Kershaw Minshew, as Trustee of the Fermon Minshew and Helen M. Minshew Living Trust dated September 06, 2001, and any Amendments thereto, (as Trustee), whose mailing address is 438 Bayfront Parkway, Pensacola, Florida 32502, as party of the first part, and Don Kershaw Minshew, a married man, individually, whose mailing address is 438 Bayfront Parkway, Pensacola, Florida 32502, as party of the second part, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirm to the party of the second part, his heirs and assigns, all that certain land situate in Escambia County, Florida, to wit:

See attached Exhibit "A" for full legal description

Parcel Identification Number: 182S306000021034

This is a Corrective Trustee's Deed to that Trustee's Deed recorded in O. R. Book 7419 at Pages 481- 483 of the public records of Escambia County, Florida, to correct the Notary clause

SUBJECT to covenants, restrictions, easements of record and taxes for the current year.


TRUSTEES have full power to sell, transfer and convey said real estate.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances belonging to or in anyway appertaining to that real property.

AND the party of the first part does covenant to and with the party of the second part, his heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the Laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the party of the first party has hereunto set his hand and seal this

23 day of October, 2015.


DON KERSHAW MINSHEW, TRUSTEE,
UNDER THE FERMON MINSHEW AND HELEN
M. MINSHEW LIVING TRUST,
DATED SEPTEMBER 06, 2001, AND ANY
AMENDMENTS THERETO

Signed, sealed and delivered
In the presence of:

Deborah L. Behning

Printed Name: Deborah L. Behning

Deborah L. Miller

Printed Name: Deborah L. Miller

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this the 23 day of
October, 2015, by Don Kershaw Minshew, as Trustee of the Fermon Minshew and
Helen M. Minshew Living Trust dated September 06, 2001, and any Amendments thereto, who
is personally known to me and who did take an oath.



MARGRET HILDRETH
MY COMMISSION # FF 204666
EXPIRES: March 16, 2019
Bonded Thru Budget Notary Services

Margaret Hildreth
NOTARY PUBLIC
My Commission Expires: 3-16-2019

Commence at the NE Corner of Lot No. 10, Block 34, Englewood Heights subdivision, thence run West 239.38' to point of beginning, thence continue West 22.0' , thence South 140.0', thence East 22.0', thence North 140.0' to point of beginning, being part of the subdivision of the West half of Section 18, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said Englewood Heights Subdivision made by L.E. Thornton, C.E., in October, 1909, recorded in Deed Book 59 at page 107 of the public records of Escambia County, Florida.



Recorded in Public Records 5/9/2018 12:36 PM OR Book 7897 Page 264,
Instrument #2018035647, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 71393219 E-Filed 04/30/2018 10:04:39 AM

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

CIVIL ACTION
CASE NO.: 2017 CC 003675

CREDITONE, L.L.C.,

Plaintiff(s),

vs.

INEZ SMITH SCOTT,

Defendant(s).

FINAL SUMMARY JUDGMENT

THIS CAUSE came on to be heard at hearing on February 21, 2018 upon Plaintiff's Motion for Summary Final Judgment against the Defendant, INEZ SMITH SCOTT and upon consideration thereof, after argument of counsel, and examination of the Court file, it appearing that the Plaintiff is entitled to a Summary Final Judgment in its favor and against the Defendant, and the Court being fully advised in the premises, it is thereupon


ORDERED AND ADJUDGED that the Plaintiff, CREDITONE, L.L.C., does have and recover from Defendant, INEZ SMITH SCOTT whose Social Security Number is #XXX-XX-XXXX, the principal sum of **\$8,341.14**, court costs in the sum of **\$365.00**, and attorney's fees in the sum of **\$1,400.00**, for a **TOTAL** amount due and owing of **\$10,106.14**, which shall accrue post-judgment interest at the statutory rate, per annum, from the date of this judgment, for all of which let execution issue.

The Plaintiff's address is: CREDITONE, L.L.C., 3619 18th Street, Metairie, LA 70002.

The Defendant's address is: INEZ SMITH SCOTT, 915 W. Scott Street, Pensacola, FL 32501.

IT IS FURTHER ORDERED AND ADJUDGED that the Court reserves further jurisdiction as to the awarding of post-judgment costs and attorney fees pursuant to Florida Statute §57.115.

DONE AND ORDERED in Chambers in Escambia County, Florida.



signed by COUNTY COURT JUDGE AMY BRODERSEN
on 04/27/2018 18:09:49 3KzH0agp

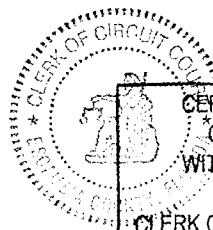
Honorable Judge Amy P. Brodersen
County Court Judge

copies furnished to:

Mitchell A. Dinkin, Esq., *Attorney for Plaintiff*, 3319 S.R. 7, Suite 301, Wellington, FL 33449

Primary email: mdinkin@madlegal.net; Secondary email: lucyd@madlegal.net

INEZ SMITH SCOTT, *Defendant Pro Se*, at 915 W. Scott Street, Pensacola FL 32501



CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Whitney Cabbage D.C.
DATE: 06-04-2018

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: 062795000 Certificate Number: 002593 of 2021**

Payor: DON MINSHEW 438 BAYFRONT PKWY PENSACOLA, FL 32502 Date 8/21/2023

Clerk's Check #	5508879051	Clerk's Total	\$497.04
Tax Collector Check #	1	Tax Collector's Total	\$1,872.14
		Postage	\$28.84
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,415.02

\$2,304.15
\$2,349.99

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 002593

Redeemed Date 8/21/2023

Name DON MINSHEW 438 BAYFRONT PKWY PENSACOLA, FL 32502

Clerk's Total = TAXDEED	\$497.04	\$ 2,304.15
Due Tax Collector = TAXDEED	\$1,872.14	
Postage = TD2	\$28.84	
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

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 8973, Page 1084, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02593, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 062795000 (1023-13)

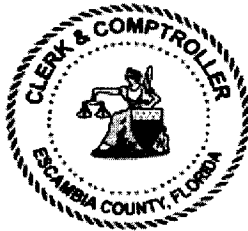
DESCRIPTION OF PROPERTY:

**BEG AT NE COR OF LT 10 BLK 34 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 W 217 58/100 FT
TO POB W 22 FT S 140 FT E 22 FT N 140 FT TO POB OR 6607 P 421**

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: DON K MINSHEW

Dated this 21st day of August 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 02593 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 17, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DON K MINSHEW DON K MINSHEW
438 BAYFRONT PKWY 913 W SCOTT ST
PENSACOLA, FL 32502 PENSACOLA FL 32501

INEZ S SCOTT AKA INEZ SMITH SCOTT CREDITONE, L.L.C.
915 W SCOTT ST 3619 18TH ST
PENSACOLA FL 32502 METARIE LA 70002

WITNESS my official seal this 17th day of August 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 October 4, 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 ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 02593, 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:

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SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062795000 (1023-13)

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

DON K MINSHEW

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 October, which is the **4th day of October 2023**.

Dated this 14th day of August 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:

913 W SCOTT ST 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

DON K MINSHEW
438 BAYFRONT PKWY
PENSACOLA, FL 32502

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1023-13

Document Number: ECSO23CIV029651NON

Agency Number: 23-009070

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02593 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DON K MINSHEW

Defendant:

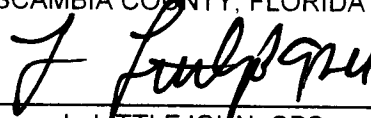
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 8/18/2023 at 9:01 AM and served same on DON K MINSHEW , at 3:22 PM on 8/21/2023 in ESCAMBIA COUNTY, FLORIDA, by delivering 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.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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Dated this 14th day of August 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.

Personal Services:

DON K MINSHEW
438 BAYFRONT PKWY
PENSACOLA, FL 32502

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
2023 AUG 18 AM 9:01
ESCAMBIA COUNTY, FL
CLERK OF THE CIRCUIT COURT
CIVIL DIV.

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1023-13

Document Number: ECSO23CIV029751NON

Agency Number: 23-009097

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02593 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DON K MINSHEW

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/18/2023 at 9:02 AM and served same at 10:55 AM on 8/23/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

K Henley 9/21
K. HENLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

888897

WARNING

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Post Property:

913 W SCOTT ST 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

2023 AUG 18 AM 5:02
ESCAMBIA COUNTY, FL
CLERK'S OFFICE
CIVIL UNIT

RECEIVED

DON K MINSHEW [1023-13]
438 BAYFRONT PKWY
PENSACOLA, FL 32502

9171 9690 0935 0127 2214 77

DON K MINSHEW [1023-13]
913 W SCOTT ST
PENSACOLA FL 32501

9171 9690 0935 0127 2214 84

INEZ S SCOTT AKA INEZ SMITH
SCOTT [1023-13]
915 W SCOTT ST
PENSACOLA FL 32502

9171 9690 0935 0127 2214 53

CREDITONE, L.L.C. [1023-13]
3619 18TH ST
METARIE LA 70002

9171 9690 0935 0127 2214 22

Redeemed

CERTIFIED MAIL™

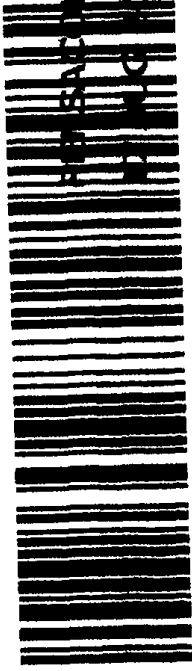
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 32502
JUN 21 10 23 PM '84

9171 9690 0935 0127 2214 84

quadrant
FIRST-CLASS MAIL
IM1
\$007.18⁰⁰
08/17/2023 ZIP 32502
0431131219251

US POSTAGE

1023 AUG 21 1984
U.S. MAIL
PENSACOLA, FL 32502

DON K MINSHEW [1023-13]

913 W SCOTT ST

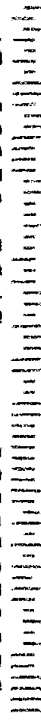
PENSACOLA FL 32501

NIXIE 322 DE 1 9998/21/23

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

32501-16481 VAC
32502 > 5833

BC: 3250258335 *2738-02935-17-36



THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By
Emily Hogg
Deputy Clerk

4WR8/30-9/20TD

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-02593** in the Escambia County Court was published in said newspaper in and was printed and released on August 30, 2023; September 6, 2023; September 13, 2023; and September 20, 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

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 25th day of September, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

Brooklyn Faith Coates

, NOTARY PUBLIC



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