



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

0124.50

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 27, 2023
Property description	BASORE BOB O & BASORE GREGORY R 2896 N WILLIAMSTON RD STE 100 WILLIAMSTON, MI 48895 16201 TARPON DR 10-4464-646 LOT 37 BLK H RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 5440 P 1996	Certificate #	2021 / 4816
		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)
# 2021/4816	06/01/2021	2,065.61	103.28	2,168.89
→Part 2: Total*				2,168.89

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)
# 2022/5207	06/01/2022	2,802.38	6.25	140.12	2,948.75
Part 3: Total*					2,948.75

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)	5,117.64
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,732.33
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)	8,224.97

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 May 17th, 2023

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

+ \$6.25

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>01/03/2024</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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300437

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
10-4464-646	2021/4816	06-01-2021	LOT 37 BLK H RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 5440 P 1996

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

04-27-2023
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode Account Parcel ID ▶

[Printer Friendly Version](#)

General Information Parcel ID: 153S323000370008 Account: 104464646 Owners: BASORE BOB O & BASORE GREGORY R Mail: 2896 N WILLIAMSTON RD STE 100 WILLIAMSTON, MI 48895 Situs: 16201 TARPON DR 32507 Use Code: VACANT RESIDENTIAL 🔑 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	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>\$172,000</td> <td>\$0</td> <td>\$172,000</td> <td>\$151,467</td> </tr> <tr> <td>2021</td> <td>\$148,000</td> <td>\$0</td> <td>\$148,000</td> <td>\$137,698</td> </tr> <tr> <td>2020</td> <td>\$148,000</td> <td>\$0</td> <td>\$148,000</td> <td>\$125,180</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2022	\$172,000	\$0	\$172,000	\$151,467	2021	\$148,000	\$0	\$148,000	\$137,698	2020	\$148,000	\$0	\$148,000	\$125,180
Year	Land	Imprv	Total	Cap Val																	
2022	\$172,000	\$0	\$172,000	\$151,467																	
2021	\$148,000	\$0	\$148,000	\$137,698																	
2020	\$148,000	\$0	\$148,000	\$125,180																	

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>06/2004</td> <td>5440</td> <td>1996</td> <td>\$199,900</td> <td>WD</td> <td>📄</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/2004	5440	1996	\$199,900	WD	📄	2022 Certified Roll Exemptions None
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
06/2004	5440	1996	\$199,900	WD	📄								
	Legal Description LOT 37 BLK H RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 5440 P 1996												
	Extra Features None												

Parcel Information
[Launch Interactive Map](#)

Section Map Id:
15-3S-32-3

Approx. Acreage:
0.3541

Zoned: 🔑

Evacuation & Flood Information
[Open Report](#)

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

Buildings

Images

None

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:05/19/2023 (rc.5772)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 04816**, 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:

LOT 37 BLK H RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 5440 P 1996

SECTION 15, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104464646 (0124-50)

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

BOB O BASORE and GREGORY R BASORE

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 January, which is the **3rd day of January 2024**.

Dated this 23rd 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

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale

Account: 104464646 Certificate Number: 004816 of 2021

Payor: BOB ORVILLE BASORE AND AMY JO ROESKE 434 WILLOW ST STOCKBRIDGE MI
49285 Date 9/20/2023

Clerk's Check #	1	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$9,341.59
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$9,936.15

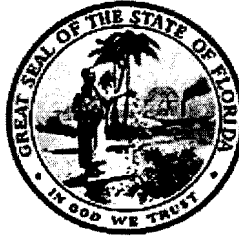
\$9,018.29

\$9,035.29

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2021 TD 004816

Redeemed Date 9/20/2023

Name BOB ORVILLE BASORE AND AMY JO ROESKE 434 WILLOW ST STOCKBRIDGE MI 49285

Clerk's Total = TAXDEED	\$ 517.56 \$9,018.29
Due Tax Collector = TAXDEED	\$ 9,341.59
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 104464646 Certificate Number: 004816 of 2021

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/3/2024"/>	Redemption Date <input type="text" value="9/20/2023"/>
Months	9	5
Tax Collector	<input type="text" value="\$8,224.97"/>	<input type="text" value="\$8,224.97"/>
Tax Collector Interest	\$1,110.37	\$616.87
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$9,341.59	<input type="text" value="\$8,848.09"/> 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	\$61.56	\$34.20
Total Clerk	\$517.56	<input type="text" value="\$496.20"/> 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="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$9,936.15	\$9,355.29
	Repayment Overpayment Refund Amount	\$580.86
Book/Page	<input type="text" value="8982"/>	<input type="text" value="1183"/>

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 8982, Page 1183, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04816, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 104464646 (0124-50)

DESCRIPTION OF PROPERTY:

LOT 37 BLK H RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 5440 P
1996

SECTION 15, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: BOB O BASORE and GREGORY R BASORE

Dated this 20th day of September 2023.



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 #: 10-4464-646 CERTIFICATE #: 2021-4816

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: October 10, 2003 to and including October 10, 2023 Abstractor: Alicia Hahn

BY

Michael A. Campbell,
As President
Dated: October 13, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 13, 2023

Tax Account #: **10-4464-646**

1. The Grantee(s) of the last deed(s) of record is/are: **BOB O BASORE AND GREGORY R BASORE**
By Virtue of Corporate Warranty Deed recorded 6/25/2004 in OR 5440/1996

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Lien in favor of Russell Bayou Homeowners Association Inc recorded 4/13/2021 OR 8506/357**
 - b. **Lis Pendens in favor of Russell Bayou Homeowners Association Inc recorded 7/9/2021 OR 8571/785**
 - c. **Judgment in favor of Russell Bayou Homeowners Association Inc recorded 12/6/2022 OR 8900/376**

4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 10-4464-646
Assessed Value: \$151,467.00
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): **RUSSELL BAYOU HOMEOWNERS ASSOCIATION, INC.**

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

October 13, 2023

Tax Account #:10-4464-646

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LOT 37 BLK H RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 5440
P 1996**

SECTION 15, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-4464-646(1024-50)

FILE NO. 04-26122
DOC. 1399.30
REC: _____
TOTAL _____
STATE OF FLORIDA
COUNTY OF Escambia

CORPORATION
WARRANTY DEED
15-3S-32-3000-370-008
Tax ID # _____

OR BK 5440 PG 1996
Escambia County, Florida
INSTRUMENT 2004-256187
DEED DOC STAMPS PD @ ESC CO \$1399.30
06/25/04 ERNIE LEE MAGNIA, CLERK

KNOW ALL MEN BY THESE PRESENTS: That
Russell Bayou Corporation, a Florida Corporation

4300 Bayou Blvd. # 21 Pensacola, Florida 32503, Grantor*
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has
bargained, sold, conveyed and granted unto
Bob O. Basore
and Gregory R. Basore, Grantee*
Address: 427 South Capitol Ave. Lansing, Michigan 48933
grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of
Escambia, State of Florida, to wit:

See Exhibit "A" Attached for legal description

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.
Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

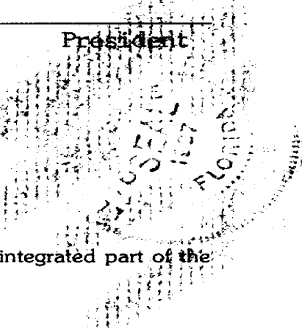
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on June 18, 2004

Attest: _____
Secretary
Signed, sealed and delivered
in the presence of: _____ PRESIDENT

Russell Bayou Corporation
BY: Marshall O. Colley President

Witness: Janis P. Mills
Witness: Carol D. Eubanks
STATE OF FLORIDA
COUNTY OF _____

(Corporate Seal)



THIS NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM is made this _____ day of _____, and is incorporated into and shall be deemed to amend, supplement and be an integrated part of the

dated the same date as this acknowledgement, and which is given by

who is/are designated in said document, and whose signature(s) is/are appended to said document.

The purpose of this Addendum is to affix the proper form of Notary Acknowledgement to said document, as required by sections 117.03, 117.05, and 695.25 Florida Statutes, as amended by Chapter 91-291, Laws of Florida, Approved by the Governor June 7, 1991, and effective January 1, 1992,

This instrument prepared by:
/ Carol D. Eubanks
Southland Acquire Land Title, LLC
1120 N. 12th Ave.
Pensacola, Florida 32501

TO WIT:

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 18th day of June, 2004 by Marshall O. Colley, President of Russell Bayou Corporation, a Florida Corporation

- who is/are personally known to me
- who has/have produced identification
- and who did did not take an oath.

My Commission expires: JANIS P. MILLS
Notary Public-State of FL
Comm. Exp. Feb. 17, 2008
Comm. No. DD 278367

Janis P. Mills as
Notary Public
Serial Number _____

(Seal)

Exhibit "A"

Lot 37, Block H, Russell Bayou at Innerarity Island, Phase II, a subdivision of a portion of Section 15, Township 3 South, Range 32 West, Escambia County, Florida, according to plat recorded in Plat Book 17, Page 22 and 22A of the public records of said County.

OR BK 5440 P61998
Escambia County, Florida
INSTRUMENT 2004-256187

RCD Jun 25, 2004 12:20 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-256187

**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, and if not, what person or entity will be responsible for maintenance. 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 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 part of the public records of Escambia County, Florida. **NOTE:** Acceptance for filing of 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: 16201 Tarpon Drive Pensacola, Florida
Legal Address of Property: 16201 Tarpon Drive Pensacola, Florida

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

This form completed by:

Southland Acquire Land Title, LLC

Name _____
1120 N. 12th Ave.
Address _____
Pensacola, Florida 32501
City, State, Zip Code _____

As to Seller(s):
Russell Bayou Corporation
By: [Signature]
Seller's Name: Marshall O. Colley
President
Seller's Name: _____

[Signature]
Witness' Name: Tracy L. Heaney
[Signature]
Witness' Name: Tracy L. Heaney

As to Buyer(s):
[Signature]
Buyer's Name: Bob O. Basore
[Signature]
Buyer's Name: Gregory R. Basore

[Signature]
Witness' Name: Tracy L. Heaney
[Signature]
Witness' Name: Tracy L. Heaney

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

Recorded in Public Records 4/13/2021 1:28 PM OR Book 8506 Page 357,
Instrument #2021039646, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Prepared By:
John "Jay" A. Fraiser, Esq.
127 Palafox Place, Suite 200
Pensacola, FL 32502-5813
RPBZ-1355-008

CLAIM OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

This is a claim of lien for unpaid assessments, together with reasonable attorney's fees and costs incurred by the undersigned Association, whose address is c/o Etheridge Property Management, 908 Gardengate Circle, Pensacola, FL 32504, incident to the collection of the assessments and enforcement of this lien, which is granted by §720.3085, Florida Statutes, and the Declaration of Covenants, Conditions and Restrictions for Russell Bayou recorded on June 7, 2001, in Official Records Book 4719, Page 0480 of the public records of Escambia County, Florida, and all supplements and amendments thereto, for the following described property:

Lot 37, Block H, Russell Bayou at Innerarity Island, Phase II, a subdivision of a portion of Section 15, Township 3 South, Range 32 West, Escambia County, Florida, according to plat recorded in Plat Book 17, Page 22 and 22A of the public records of said County.

The property address is 16201 Tarpon Drive, Pensacola, FL 32507. The record title owner(s) of the property are Bob O. Basore and Gregory R. Basore, whose mailing address is 2896 N. Williamston Road, Suite 100, Williamston, MI 48895.

This Claim of Lien is to secure the payment of assessments against the owner or owners by the undersigned Association in the following amounts, as well as all amounts which may accrue subsequent to this date:

<u>Item</u>	<u>Amount</u>
Assessments	\$1,100.00
Attorney's Fees	\$250.00
Recording Fees	\$37.50
Mailing Costs	<u>\$13.80</u>
Total Due:	\$1,401.30

In addition, pursuant to the Association's governing documents and Florida Statutes, the foregoing assessments will bear an interest at the rate of twelve percent (12%) per annum, from the date each assessment became due, administrative late fees, reasonable attorney's fees, and costs incident to the collection and enforcement of this lien.

EXECUTED this 8 day of April, 2021.

RUSSELL BAYOU HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

Cheryl E. Kelley
By: Cheryl Kelley
Its: Property Manager and Authorized Agent

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Sworn to and subscribed before me by means of [] physical presence or [] online notarization, this 8 day of April, 2021, by Cheryl Kelley as the Property Manager and Authorized Agent for Russell Bayou Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me.

DAWN L DODSON
NOTARY PUBLIC
STATE OF FLORIDA
NO. GG 212942
MY COMMISSION EXPIRES MAY. 31, 2022

Dawn L. Dodson
(Signature of Notary Public)
Notary Public, State of Florida
Print Name: Dawn L. Dodson
My Commission Expires: May 31, 2022

I HEREBY CERTIFY that a true copy of the foregoing Claim of Lien has been furnished by Certified Mail, Return Receipt # 702103500001009112557 and # 702103500001009112960 U.S. Mail to Bob O. Basore and Gregory R. Basore, 16201 Tarpon Drive, Pensacola, FL 32507 and 2896 N. Williamston Road, Suite 100, Williamston, MI 48895, on this 12 day of April, 2021.

John "Jay" A. Fraiser, Jr.
John "Jay" A. Fraiser, Jr.
Anna-Marie Forshee
Moorhead Real Estate Law Group
127 Palafox Place, Suite 200
Pensacola, FL 32502
Attorneys for Russell Bayou Homeowners Association, Inc.

Recorded in Public Records 7/9/2021 11:34 AM OR Book 8571 Page 785,
Instrument #2021075773, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 129975618 E-Filed 07/02/2021 10:43:18 AM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

RUSSELL BAYOU HOMEOWNERS
ASSOCIATION, INC., a Florida not-for-profit
corporation,

Plaintiff,

v.

CASE NO.: 2021 CA 002170

BOB O. BASORE AND
GREGORY R. BASORE,

Defendants.

NOTICE OF LIS PENDENS

TO: Defendants, BOB O. BASORE AND GREGORY R. BASORE, and all others whom it
may concern:

YOU ARE NOTIFIED OF THE FOLLOWING:

(A) The Plaintiff has instituted an action against you in the Circuit Court in and for Escambia
County, Florida seeking lien foreclosure and damages with respect to the property described below.

(B) The case number of the action is as shown in the caption.

(C) The property that is the subject matter of this action is in Escambia County, Florida, and
is described as follows:

Lot 37, Block H, Russell Bayou at Innerarity Island, Phase II, a subdivision of
a portion of Section 15, Township 3 South, Range 32 West, Escambia County,
Florida, according to plat recorded in Plat Book 17, Page 22 and 22A of the
public records of said County.

DATED on July 2, 2021.

/s/ John "Jay" A. Fraiser, Jr.

John "Jay" A. Fraiser, Jr.

Florida Bar No. 110741

Moorhead Real Estate Law Group

127 Palafox Place, Suite 200

Pensacola, FL 32502

Direct: 850.696.1888 / Fax: 850.477.0982

jfraisier@moorheadlaw.com

eservice@moorheadlaw.com

Attorneys for Plaintiff

Recorded in Public Records 12/6/2022 5:22 PM OR Book 8900 Page 376,
Instrument #2022116820, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 161975658 E-Filed 11/29/2022 10:14:31 AM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

RUSSELL BAYOU HOMEOWNERS
ASSOCIATION, INC., a Florida not-for-profit
corporation,

Plaintiff,

v.

CASE NO.: 2021 CA 002170

BOB O. BASORE and
GREGORY R. BASORE,

DIVISION: F-CIVIL

Defendants.

FINAL JUDGMENT AFTER DEFAULT

THIS CAUSE, having come before the Court at a duly noticed hearing on the Plaintiff, Russell Bayou Homeowners Association, Inc.'s, Motion for Final Judgment After Default, and the Court, having considered same and being otherwise fully advised in the premises, makes the following findings of fact:

ORDERED and ADJUDGED:

1. The Plaintiff's Motion for Final Judgment After Default is hereby GRANTED.
2. Proper and valid service was perfected upon the Defendants, Bob O. Basore and Gregory R. Basore (hereinafter collectively referred to as "Defendant"). Evidence of such service has been filed with this Court.
3. Defendant has failed to plead or defend this action as required by the Florida Rules of Civil Procedure, and Default by the Clerk has been duly entered.
4. Plaintiff is the duly authorized homeowner's association and a not-for-profit Florida corporation, operating under the provisions of Florida Statutes, Chapter 720 (2022). Plaintiff is doing business in Escambia County, Florida.
5. Plaintiff operates under Declaration of Covenants, Conditions and Restrictions,

dated May 31, 2001, in Official Records Book 4719 at Page 0480 of the public records of Escambia County, Florida, and all supplements and amendments thereto, herein referred to as "Declaration".

6. At all times material hereto, Defendant was the owner of the following parcel of real property located within Russell Bayou and subject to the terms and conditions of the Declaration:

Lot 37, Block H, Russell Bayou at Innerarity Island, Phase II, a subdivision of a portion of Section 15, Township 3 South, Range 32 West, Escambia County, Florida, according to plat recorded in Plat Book 17, Page 22 and 22A of the public records of said County.

7. Defendant is a member of the Association.

8. Defendant has failed to pay, and Plaintiff is owed the amounts set forth in the Affidavits filed herein.

9. Plaintiff is entitled to pre-judgment interest on the principal sum at the rate of 12% per annum, pursuant to Article IV, Section 8 of the Declaration.

10. The Declaration and Chapter 720, Florida Statutes, expressly entitled Plaintiff to recover its reasonable attorneys' fees and costs incurred in this action from the Defendant. Such amounts are detailed below and in Affidavits herein.

11. Plaintiff is awarded a Final Judgment of Foreclosure against Defendant for the following amounts:

Assessments	\$	1,925.00
Interest	\$	607.50
Costs	\$	1,363.85
Attorney's Fees	\$	3,247.50
TOTAL	\$	7,143.85

BK: 8900 PG: 378

Together with such further costs as may be incurred by the Plaintiff in this action, including, but not limited to, the sale fee and publication of the Notice of Sale.

12. If the total sum with interest at the rate prescribed by law and all costs of this action accruing subsequent to this judgment are not paid, the Clerk of the Court shall sell the property described in paragraph six (6) above, by public sale at <https://escambia.realforeclose.com/> on the **1st day of February, 2023 at 11:00 A.M. CST**, to the highest bidder for cash, except as set forth hereinafter.

13. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the purchaser of the property at the sale. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with total sum due with interest and costs accruing subsequent to this judgment or such part of it as is necessary to pay the bid in full.

14. Upon the Clerk's filing of the Certificate of Sale, Defendant and all persons claiming under or against her shall be forever barred and foreclosed of any and all equity or right of redemption in and to the above-described property. Furthermore, when the Clerk files the Certificate of Title as provided by §45.031, Florida Statutes, the sale shall stand confirmed, and the purchaser at the sale, their heirs, representatives, successors or assigns, without delay, shall be let into possession of the premises as conveyed.

15. Upon the filing of the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying first, all of the Plaintiff's costs, including those costs set out in paragraph eleven (11) above; second, documentary stamps affixed to the Certificate; third, Plaintiff's attorney's fees; fourth, the total sum due the Plaintiff, less the items paid plus interest at the rate prescribed by law from this date to the date of the sale; and by retaining the remaining amounts pending the further order of this Court.

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16. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.


IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, ESCAMBIA COUNTY, FLORIDA WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT. IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT NORTHWEST

BK: 8900 PG: 380 Last Page

FLORIDA LEGAL SERVICES AT (850) 432-2336 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CALL NORTHWEST FLORIDA LEGAL SERVICES AT (850) 432-2336 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

17. Jurisdiction of this action is retained to enter such further orders as are proper, including, without limitation, writs of possession and deficiency judgments against the Defendant, Bob O. Basore and Gregory R. Basore.

ORDERED on the date affixed in the signature below, in Pensacola, Escambia County, Florida.



eSigned by CIRCUIT COURT JUDGE AMY P. BRODERSEN
on 11/29/2022 09:12:34 loLs4nQu

Honorable Amy Brodersen
CIRCUIT COURT JUDGE

Copies to:

John "Jay" A. Fraiser, Jr.
Moorhead Law Group
127 Palafox Place, Suite 200
Pensacola, FL 32502
CAGroup@moorheadlaw.com

Bob O. Basore and Gregory R. Basore
2896 N. Williamston Road, Suite 100
Williamston, MI 48895

Pursuant to Administrative Directive ESCAD2021-03, "In cases wherein one party is unrepresented (pro se), it is the responsibility of the sole attorney in the case to serve within five business days this [order or judgment] upon any pro se party who does not have access to and is not a registered user of the Florida Courts e-Filing Portal."