



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

0625-81

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	OSTA CAPITAL, LLC 1718 CAPITOL AVE CHEYENNE, WY 82001	Application date	Nov 27, 2024
Property description	BOWERS CARLTON D & BOWERS ELOISE M 116 SKY HIGH DUNE DR SANTA ROSA BEACH, FL 32459 4601 BAYBROOK DR 01-0240-222 BEG AT NW COR OF JOHN SCOTT PROP WHICH SD PT IS ONE OF THE COR OF LT 12 BLK I HARBOUR SQUARE 3RD ADD (Full legal attached.)	Certificate #	2022 / 17
		Date certificate issued	06/01/2022

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)
# 2022/17	06/01/2022	329.46	16.47	345.93
→ Part 2: Total*				345.93

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)
# 2024/31	06/01/2024	373.96	6.25	31.79	412.00
# 2023/29	06/01/2023	344.03	6.25	91.60	441.88
# 2021/18	06/01/2021	315.36	6.25	85.54	407.15
# 2019/19	06/01/2019	261.19	6.25	175.98	443.42
# 2018/18	06/01/2018	264.34	6.25	236.25	506.84
Part 3: Total*					2,211.29

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)	2,557.22
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	308.54
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)	3,240.76

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 December 9th, 2024

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

46.25

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>06/04/2025</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.

BEG AT NW COR OF JOHN SCOTT PROP WHICH SD PT IS ONE OF THE COR OF LT 12 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 S 86 DEG 56 MIN 0 SEC E ALG S LI OF BLK I & ITS EXTEN 357 06/100 FT TO NWLY COR OF CITY OF PENSACOLA PROP S 24 DEG 36 MIN 0 SEC E 67 75/100 FT FOR POB S 86 DEG 56 MIN 0 SEC E 54 04/100 FT N 03 DEG 04 MIN 0 SEC E 53 02/100 FT TO SLY LI OF WESTINGHOUSE PROP S 59 DEG 41 MIN 0 SEC E 268 68/100 FT N 89 DEG 56 MIN 0 SEC W 264 78/100 FT S 13 DEG 12 MIN 16 SEC W 79 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 PB 6 P 97 N 81 DEG 20 MIN 45 SEC W 54 35/100 FT TO NELY COR OF LT 12 BLK B BAYBROOK UNIT 1 S 19 DEG 03 MIN 30 SEC W ALG ELY LI OF LT 12 193 81/100 FT TO PC ON NLY R/W LI OF BAYBROOK DR (60 FT R/W) CONT ALG A CURVE CONCAVE SE ARC DIST 20 58/100 FT (RADIUS 195 94/100 FT DELTA ANG 06 DEG 01 MIN 04 SEC CHORD 20 57/100 FT CHORD BEARING N 84 DEG 21 MIN 12 SEC W) N 19 DEG 03 MIN 30 SEC E 169 91/100 FT N 30 DEG 40 MIN 51 SEC W 31 79/100 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 N 81 DEG 20 MIN 45 SEC W 23 85/100 FT N 03 DEG 04 MIN 0 SEC E 42 55/100 FT S 86 DEG 56 MIN 0 SEC E 70 FT N 02 DEG 06 MIN 13 SEC E 15 FT S 87 DEG 57 MIN 30 SEC E 24 76/100 FT N 13 DEG 12 MIN 16 SEC E 79 01/100 FT TO POB OR 4329 P 1233 OR 4930 P 1969 OR 7021 P 631 OR 7883 P 1307 LESS OR 5510 P 753 LEVINE

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400954

To: Tax Collector of ESCAMBA COUNTY, Florida

I,
OSTA CAPITAL, LLC
1718 CAPITOL AVE
CHEYENNE, WY 82001,

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
01-0240-222	2022/17	06-01-2022	BEG AT NW COR OF JOHN SCOTT PROP WHICH SD PT IS ONE OF THE COR OF LT 12 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 S 86 DEG 56 MIN 0 SEC E ALG S LI OF BLK I & ITS EXTEN 357 06/100 FT TO NWLY COR OF CITY OF PENSACOLA PROP S 24 DEG 36 MIN 0 SEC E 67 75/100 FT FOR POB S 86 DEG 56 MIN 0 SEC E 54 04/100 FT N 03 DEG 04 MIN 0 SEC E 53 02/100 FT TO SLY LI OF WESTINGHOUSE PROP S 59 DEG 41 MIN 0 SEC E 268 68/100 FT N 89 DEG 56 MIN 0 SEC W 264 78/100 FT S 13 DEG 12 MIN 16 SEC W 79 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 PB 6 P 97 N 81 DEG 20 MIN 45 SEC W 54 35/100 FT TO NELY COR OF LT 12 BLK B BAYBROOK UNIT 1 S 19 DEG 03 MIN 30 SEC W ALG ELY LI OF LT 12 193 81/100 FT TO PC ON NLY R/W LI OF BAYBROOK DR (60 FT R/W) CONT ALG A CURVE CONCAVE SE ARC DIST 20 58/100 FT (RADIUS 195 94/100 FT DELTA ANG 06 DEG 01 MIN 04 SEC CHORD 20 57/100 FT CHORD BEARING N 84 DEG 21 MIN 12 SEC W) N 19 DEG 03 MIN 30 SEC E 169 91/100 FT N 30 DEG 40 MIN 51 SEC W 31 79/100 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 N 81 DEG 20 MIN 45 SEC W 23 85/100 FT N 03 DEG 04 MIN 0 SEC E 42 55/100 FT S 86 DEG 56 MIN 0 SEC E 70 FT N 02 DEG 06 MIN 13 SEC E 15 FT S 87 DEG 57 MIN 30 SEC E 24 76/100 FT N 13 DEG 12 MIN 16 SEC E 79 01/100 FT TO POB OR 4329 P 1233 OR 4930 P 1969 OR 7021 P 631 OR 7883 P 1307 LESS OR 5510 P 753 LEVINE

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
OSTA CAPITAL, LLC
1718 CAPITOL AVE
CHEYENNE, WY 82001

11-27-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

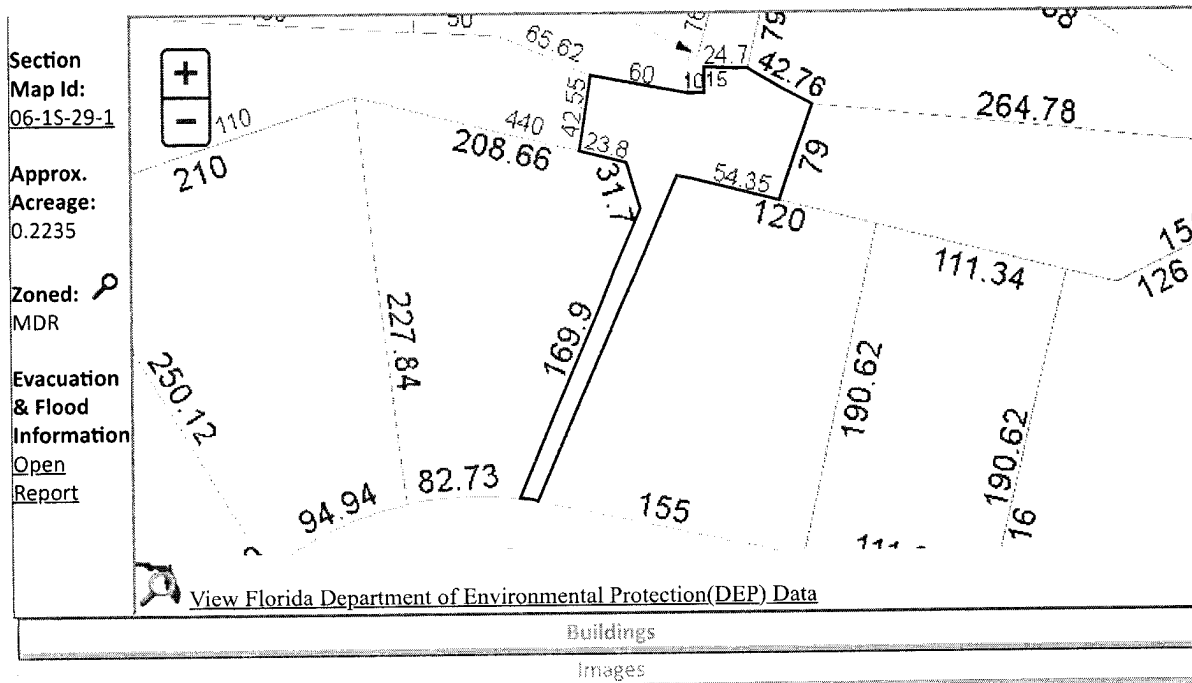
◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	061S290950120002	Year	Land	Imprv	Total	Cap Val
Account:	010240222	2024	\$20,000	\$0	\$20,000	\$19,350
Owners:	BOWERS CARLTON D & BOWERS ELOISE M	2023	\$20,000	\$0	\$20,000	\$17,591
Mail:	116 SKY HIGH DUNE DR SANTA ROSA BEACH, FL 32459	2022	\$16,800	\$0	\$16,800	\$15,992
Situs:	4601 BAYBROOK DR 32514	Disclaimer				
Use Code:	VACANT RESIDENTIAL 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List: 🔑						2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
04/13/2018	7883	1307	\$100	WD	📄	Legal Description BEG AT NW COR OF JOHN SCOTT PROP WHICH SD PT IS ONE OF THE COR OF LT 12 BLK I HARBOUR SQUARE 3RD ADDN PB 10... 🔑	
05/10/2013	7021	631	\$100	WD	📄		
08/2001	4930	1969	\$100	QC	📄		
10/1998	4329	1233	\$100	WD	📄		
05/1991	3005	403	\$20,000	WD	📄		
05/1991	3005	402	\$100	WD	📄	Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None	

[Parcel Information](#) [Launch Interactive Map](#)



2/1/2002 12:00:00 AM



2/1/2002 12:00:00 AM

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

Last Updated: 12/12/2024 (tc.6840)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **OSTA CAPITAL LLC** holder of **Tax Certificate No. 00017**, issued the **1st** day of **June, A.D., 2022** 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:

(see attached)

SECTION 06, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 010240222 (0625-81)

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

CARLTON D BOWERS and ELOISE M BOWERS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of June, which is the **4th day of June 2025**.

Dated this 12th day of December 2024.

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

LEGAL DESCRIPTION

BEG AT NW COR OF JOHN SCOTT PROP WHICH SD PT IS ONE OF THE COR OF LT 12 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 S 86 DEG 56 MIN 0 SEC E ALG S LI OF BLK I & ITS EXTEN 357 06/100 FT TO NWLY COR OF CITY OF PENSACOLA PROP S 24 DEG 36 MIN 0 SEC E 67 75/100 FT FOR POB S 86 DEG 56 MIN 0 SEC E 54 04/100 FT N 03 DEG 04 MIN 0 SEC E 53 02/100 FT TO SLY LI OF WESTINGHOUSE PROP S 59 DEG 41 MIN 0 SEC E 268 68/100 FT N 89 DEG 56 MIN 0 SEC W 264 78/100 FT S 13 DEG 12 MIN 16 SEC W 79 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 PB 6 P 97 N 81 DEG 20 MIN 45 SEC W 54 35/100 FT TO NELY COR OF LT 12 BLK B BAYBROOK UNIT 1 S 19 DEG 03 MIN 30 SEC W ALG ELY LI OF LT 12 193 81/100 FT TO PC ON NLY R/W LI OF BAYBROOK DR (60 FT R/W) CONT ALG A CURVE CONCAVE SE ARC DIST 20 58/100 FT (RADIUS 195 94/100 FT DELTA ANG 06 DEG 01 MIN 04 SEC CHORD 20 57/100 FT CHORD BEARING N 84 DEG 21 MIN 12 SEC W) N 19 DEG 03 MIN 30 SEC E 169 91/100 FT N 30 DEG 40 MIN 51 SEC W 31 79/100 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 N 81 DEG 20 MIN 45 SEC W 23 85/100 FT N 03 DEG 04 MIN 0 SEC E 42 55/100 FT S 86 DEG 56 MIN 0 SEC E 70 FT N 02 DEG 06 MIN 13 SEC E 15 FT S 87 DEG 57 MIN 30 SEC E 24 76/100 FT N 13 DEG 12 MIN 16 SEC E 79 01/100 FT TO POB OR 4329 P 1233 OR 4930 P 1969 OR 7021 P 631 OR 7883 P 1307 LESS OR 5510 P 753 LEVINE



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 #: 01-0240-222 CERTIFICATE #: 2022-17

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

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

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

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

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

Period Searched: February 11, 2005 to and including February 11, 2025 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: February 18, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 18, 2025

Tax Account #: **01-0240-222**

1. The Grantee(s) of the last deed(s) of record is/are: **CARLTON D BOWERS AND ELOISE M BOWERS**

By Virtue of Warranty Deed recorded 4/13/2018 in OR 7883/1307

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. NONE

4. Taxes:

Taxes for the year(s) 2017-2023 are delinquent.

Tax Account #: 01-0240-222

Assessed Value: \$19,350.00

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: JUNE 4, 2025
TAX ACCOUNT #: 01-0240-222
CERTIFICATE #: 2022-17

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>2024</u> tax year.

CARLTON D BOWERS
ELOISE M BOWERS
116 SKY HIGH DUNE DR
SANTA ROSA BEACH FL 32459

CARLTON D BOWERS
ELOISE M BOWERS
6148 B THE OAKS LN
PENSACOLA FL 32504

Certified and delivered to Escambia County Tax Collector, this 18th day of February, 2025.

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

February 18, 2025

Tax Account #:01-0240-222

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NW COR OF JOHN SCOTT PROP WHICH SD PT IS ONE OF THE COR OF LT 12 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 S 86 DEG 56 MIN 0 SEC E ALG S LI OF BLK I & ITS EXTEN 357 06/100 FT TO NWLY COR OF CITY OF PENSACOLA PROP S 24 DEG 36 MIN 0 SEC E 67 75/100 FT FOR POB S 86 DEG 56 MIN 0 SEC E 54 04/100 FT N 03 DEG 04 MIN 0 SEC E 53 02/100 FT TO SLY LI OF WESTINGHOUSE PROP S 59 DEG 41 MIN 0 SEC E 268 68/100 FT N 89 DEG 56 MIN 0 SEC W 264 78/100 FT S 13 DEG 12 MIN 16 SEC W 79 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 PB 6 P 97 N 81 DEG 20 MIN 45 SEC W 54 35/100 FT TO NELY COR OF LT 12 BLK B BAYBROOK UNIT 1 S 19 DEG 03 MIN 30 SEC W ALG ELY LI OF LT 12 193 81/100 FT TO PC ON NLY R/W LI OF BAYBROOK DR (60 FT R/W) CONT ALG A CURVE CONCAVE SE ARC DIST 20 58/100 FT (RADIUS 195 94/100 FT DELTA ANG 06 DEG 01 MIN 04 SEC CHORD 20 57/100 FT CHORD BEARING N 84 DEG 21 MIN 12 SEC W) N 19 DEG 03 MIN 30 SEC E 169 91/100 FT N 30 DEG 40 MIN 51 SEC W 31 79/100 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 N 81 DEG 20 MIN 45 SEC W 23 85/100 FT N 03 DEG 04 MIN 0 SEC E 42 55/100 FT S 86 DEG 56 MIN 0 SEC E 70 FT N 02 DEG 06 MIN 13 SEC E 15 FT S 87 DEG 57 MIN 30 SEC E 24 76/100 FT N 13 DEG 12 MIN 16 SEC E 79 01/100 FT TO POB OR 4329 P 1233 OR 4930 P 1969 OR 7021 P 631 OR 7883 P 1307 LESS OR 5510 P 753 LEVINE

SECTION 06, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-0240-222(0625-81)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

18.50
70
19.20

THIS INSTRUMENT WAS PREPARED BY:

Carlton D. Bowers
6148-B The Oaks Lane
Pensacola, Florida 32504
Parcel ID#: 06-1S-29-0950-120-002

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That we, CARLTON D. BOWERS and ELOISE M. BOWERS, F/K/A ELOISE MORIARTA, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to us in hand paid, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto CARLTON D. BOWERS and ELOISE M. BOWERS, husband and wife, whose address is 6148-B the Oaks Lane, Pensacola, Florida 32504, their heirs, personal representatives, successors and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

THE LEGAL DESCRIPTION OF THE REAL PROPERTY IS SET FORTH IN
EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE AS IF SET FORTH HEREIN IN FULL.

This deed was prepared without the benefit of a title search or title examination and the preparer of this deed has given no warranties or guarantees as to the status of title.

There are excepted from the warranties herein contained any restrictions and easements of record in Escambia County, Florida, the lien of ad valorem real property taxes for 2017 and subsequent years, and any mineral conveyances, leases, or mineral reservations of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, personal representatives, successors and assigns, forever. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, together with all riparian rights, if any, free from all exemptions and right of homestead. And we covenant that we are well seized of an indefeasible estate in fee simple in said property and have a good right to convey the same; that it is free from encumbrances, and that we, our heirs, personal representatives, successors and assigns, the said Grantees, their heirs, personal representatives, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth above.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this ____ day of April, 2018.

Signed, sealed and delivered
in the presence of:

Sign: Paula Mobley
Print: Paula Mobley

Carlton D. Bowers
Carlton D. Bowers

Sign: Kayla Hall
Print: Kayla Hall

Eloise M. Bowers
Eloise M. Bowers

Whose Address is: 6148-B The Oaks Lane
Pensacola, Florida 32504

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of April, 2018, by Carlton D. Bowers and Eloise M. Bowers, husband and wife, who are personally known to me or who produced their valid Florida driver's license as identification, and who did not take an oath.



Gabriela Gasque
Notary Public, State Of Florida at Large
My Commission Expires: 08/10/2021

W:\TEMP\WARRANTY DEED.4601 BAYBROOK.030718

escpaLegal 061S290950120002

Escambia County Property Appraiser
061S290950120002 - Full Legal Description

BEG AT NW COR OF JOHN SCOTT PROP WHICH SD PT IS ONE OF THE COR OF LT 12 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 S 86 DEG 56 MIN 0 SEC E ALG S LI OF BLK I& ITS EXTEN 357 06/100 FT TO NWLY COR OF CITY OF PENSACOLA PROP S 24 DEG 36 MIN 0 SEC E 67 75/100 FT FOR POB S 86 DEG 56 MIN 0 SEC E 54 04/100 FT N 03 DEG 04 MIN 0 SEC E 53 02/100 FT TO SLY LI OF WESTINGHOUSE PROP S 59 DEG 41 MIN 0 SEC E 268 68/100 FT N 89 DEG 56 MIN 0 SEC W 264 78/100 FT S 13 DEG 12 MIN 16 SEC W 79 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 PB 6 P 97 N 81 DEG 20 MIN 45 SEC W 54 35/100 FT TO NELY COR OF LT 12 BLK B BAYBROOK UNIT 1 S 19 DEG 03 MIN 30 SEC W ALG ELY LI OF LT 12 193 81/100 FT TO PC ON NLY R/W LI OF BAYBROOK DR (60 FT R/W) CONT ALG A CURVE CONCAVE SE ARC DIST 20 58/100 FT (RADIUS 195 94/100 FT DELTA ANG 06 DEG 01 MIN 04 SEC CHORD 20 57/100 FT CHORD BEARING N 84 DEG 21 MIN 12 SEC W) N 19 DEG 03 MIN 30 SEC E 169 91/100 FT N 30 DEG 40 MIN 51 SEC W 31 79/100 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 N 81 DEG 20 MIN 45 SEC W 23 85/100 FT N 03 DEG 04 MIN 0 SEC E 42 55/100 FT S 86 DEG 56 MIN 0 SEC E 70 FT N 02 DEG 06 MIN 13 SEC E 15 FT S 87 DEG 57 MIN 30 SEC E 24 76/100 FT N 13 DEG 12 MIN 16 SEC E 79 01/100 FT TO POB OR 4329/4930 P 1233/1969 OR 7021 P 631 LESS OR 5510 P 753 LEVINE

EXHIBIT "A"

OR BK 5510 PG0753
Escambia County, Florida
INSTRUMENT 2004-293833

DEED DOC STAMPS PD @ ESC CO \$2450.00
10/19/04 ERNIE LEE MAGANA, CLERK

MTG DOC STAMPS PD @ ESC CO \$1050.00
10/19/04 ERNIE LEE MAGANA, CLERK

INTANGIBLE TAX PD @ ESC CO \$ 600.00
10/19/04 ERNIE LEE MAGANA, CLERK

69.50
2450.00
1050.00
600.00
② 4,169.50

THIS INSTRUMENT WAS PREPARED BY:
JAMES M. WEBER of BEGGS & LANE
A REGISTERED LIMITED LIABILITY PARTNERSHIP
501 COMMENDENCIA STREET
PENSACOLA, FLORIDA 32502
FILE #: 6772-41134

THIS IS A BALLOON CONTRACT FOR DEED AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$281,607.03, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE PARTY OF THE FIRST PART UNDER THE TERMS OF THIS CONTRACT FOR DEED.

CONTRACT FOR DEED

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THIS INDENTURE, Entered into with an effective date of October 1, 2004, between CARLTON D. BOWERS, a single man, his heirs, personal representatives, successors and assigns, party of the first part (whether singular or plural) (Bowers, Seller, or party of the first part), and LAURIE LEVINE, a married woman, her heirs, personal representatives, successors & assigns, party of the second part (whether one or more) (Levine, Buyer, or party of the second part), whose mailing address is: 4595 Baybrook Drive, Pensacola, Florida, 32514, WITNESSETH:

The said party of the first part agrees to sell to the said party of the second part the following described real property situate, lying and being in Escambia County, Florida, to-wit:

THE LEGAL DESCRIPTION IS SET FORTH IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN AS IF SET FORTH HEREIN IN FULL, AND COMMONLY KNOWN AS 4595 BAYBROOK DRIVE, PENSACOLA, FLORIDA 32514,

together with the tenements, hereditaments and appurtenances thereunto belonging (herein "the property"), for the purchase price and upon the terms and conditions as follows:

(1) The purchase price of the property to be paid by the party of the second part to the party of the first part pursuant to this Contract for Deed is the sum of \$350,000.00, with \$50,000.00 to be paid on or before Friday, October 1, 2004, the receipt of which is hereby acknowledged, and with the balance of \$300,000.00 to be paid as follows:

(a) The party of the first part has an existing first mortgage encumbering the above property in favor of Peoples First Community Bank, as modified, in the original principal sum of \$150,000.00, evidenced by a Note and Mortgage Modification Agreement dated July 2, 2002, recorded in O.R. Book 4933, page 0196 of the public records, and assigned to Hibernia National Bank. The existing mortgage balance is approximately \$146,445.00. The party of the first part also has an existing second mortgage encumbering the above property in favor of Peoples First Community Bank, in the original principal sum of \$100,000.00, evidenced by a promissory note dated July 2, 2002, and secured by a mortgage of the same date, recorded in O. R. Book 4933, at page 1428 of the public records of Escambia County, Florida. Buyer acknowledges receipt of a copy of the foregoing documents.

[Handwritten signatures]

This Contract for Deed wraps around both the said first and second note and mortgage, and it is understood and agreed that said first and second mortgages shall and must, at all times, constitute the prior liens against the above property and all right, title and interest of the party of the second part pursuant to this Contract is subject and subordinate to said first and second note and mortgage and any and all renewals, modifications, extensions, replacements or refinances of said first and second note and mortgage. Of the total balance due of \$300,000.00, the sum of \$146,450.00 represents the approximate amount due from the party of the first part to Hibernia National Bank, and the sum of \$100,000.00 represents the approximate amount due from the party of the first part to Peoples First Community Bank. The first and second mortgages are sometimes referred to herein as the Underlying Mortgages.

The party of the second part shall make payments as follows:

(i) The remaining sum of \$300,000.00 shall be secured by this Contract, evidenced by a promissory note of even date herewith, with interest at 6.5 percent per annum from date until paid, and to be paid in installments as herein provided.

(ii) The party of the second part shall pay the party of the first part the principal sum of \$15,000.00 on or before 180 days after October 1, 2004, together with any then accrued and unpaid interest.

(iii) The party of the second part shall pay the party of the first part monthly principal and interest installments in the amount of \$1,896.20 per month each, commencing with the first day of November, 2004, and continuing on the first day of each calendar month thereafter until and including September 1, 2005.

(iv) A final installment, comprised of the entire balance of principal and interest then unpaid (the balloon payment), in the amount of \$281,607.03, which is due and payable on the 1st day of October, 2005.

(b) The monthly payments due under this Contract shall consist of principal and interest as stated above, and one-twelfth of the estimated real property taxes, and one-twelfth of the Seller's hazard insurance premiums, as those items may exist from time to time. The Buyer shall also pay for and maintain such homeowners' insurance, including coverage for contents, as she deems appropriate. The monthly payments (as they may be changed from time to time due to changes occurring in estimated taxes and hazard insurance premiums) shall be paid by the party of the second part to the party of the first part at the residence of the party of the first part or at such other place as the party of the first part shall designate in writing.

(2) The party of the second part shall maintain homeowners or hazard insurance at all times on said premises in such amount and with such coverage as shall reasonably be required by the party of the first part, and the party of the second part shall be responsible for the payment of the premiums charged for such insurance. The party of the first part, together with the holder of the first and second mortgages, shall be listed as an additional insured on the policy. The premium may be paid either on a monthly basis as hereinabove provided, or yearly, and failure to pay such premium shall constitute a default under the terms of this Contract. In addition to insuring the structure against fire and other damage or destruction which may occur to the premises, said policy of insurance shall also contain a provision which shall insure both the party of the first part and the party of the second part from liability for damages resulting from personal injury to persons upon the premises, and the party of the second part, by the execution hereof, agrees to hold harmless and indemnify the party of the first part for and from any and all such liability and damages. Further, the party of the second part agrees that neither she nor any third persons shall do or allow to be done anything which would be contrary to the provisions of any policy of insurance required herein. The party of the second part shall provide the party of the first part with evidence that the required insurance is in full force and effect by delivering

copies of such policy or policies to the party of the first part at the same address at which payments due under this Contract are to be made. In the event that the party of the second part should fail to pay such insurance premium, the party of the first part may, at his option, do so without waiving any of the rights which he may have under this Contract, and any sums thereby expended shall be secured by this Contract, added to the remaining unpaid principal balance due, and shall accrue interest at the maximum rate of interest allowed by law.

(3) The party of the second part agrees to pay her proportionate share of the real property taxes for 2004, and all real property taxes for all subsequent years. The party of the first part shall have the right to require that such taxes be paid on a monthly basis as hereinabove provided. Failure to pay such taxes or to pay such taxes on a monthly basis shall constitute a default under this Contract. In the event that the party of the second part should fail to pay any such taxes, the party of the first part may, at his option, do so without waiving any other rights which he may have under this Contract, and any sums thereby expended shall be secured by this Contract, added to the remaining unpaid principal balance due, and shall accrue interest at the maximum rate of interest allowed by law.

(4) CARLTON D. BOWERS hereby agrees to comply at all times with the covenants and conditions of both the first and second mortgages which encumber the property, and the promissory note secured thereby, as hereinabove described. The party of the first part further agrees that if it should become necessary for the party of the second part to make any payments whatsoever to said first and second mortgagees in order to protect the party of the second part's interest from foreclosure, then and in that event, any payments so made shall be credited towards the sum due by the party of the second part to the party of the first part under this Contract.

(5) It is understood and agreed that time shall be of the essence of this Contract. If the party of the second part shall at any time be in default in making payments as herein provided, or in performing any of the conditions or requirements under this Contract, and if such default and nonperformance shall continue for a period of 30 days after written notification thereof, or such longer period of time as may be provided for in the promissory note secured by this Contract, the party of the first part may accelerate the due date and payment of the entire unpaid balance, which shall then become due and payable and this Contract shall be immediately forecloseable, pursuant to applicable law and procedure, and the party of the second part shall be responsible for reasonable attorney's fees and all costs of the foreclosure action. The failure of the party of the first part to exercise said option shall not be deemed a waiver of any future breaches of the party of the second part.

(6) In the event of default by either party in conforming to the covenants and agreements of this Contract and the promissory note executed of even date herewith, the defaulting party agrees to pay a reasonable attorneys' fee, together with any costs which may be incurred as a result of such breach or nonconformance.

(7) It is further covenanted and agreed by said parties that in the event of a suit being instituted to foreclose this Contract for Deed, the party of the first part shall be entitled to apply at any time pending such foreclosure suit to the Court having jurisdiction thereof for the appointment of a Receiver of all and singular the real property, and of all the rents, income, profits, issues, and revenues thereof, from whatsoever source derived; and thereupon it is hereby expressly covenanted and agreed that the Court shall forthwith appoint a Receiver of said real property, all and singular, and of such rents, income, profits, issues and revenues thereof, from whatsoever source derived; with the usual powers and duties of Receivers in like cases; and such appointment shall be made by such Court as a matter of strict right to the party of the first part and without reference to the adequacy or inadequacy of the value of the property herein described, or to the solvency or insolvency of the party of the second part, and that such rents, profits, issues, income and revenues shall be applied by such Receiver to the payment of the indebtedness, costs, and charges, according to the order of such Court.

(8) The party of the first part, upon payment of all of the said 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 by the party of the second part, shall execute and deliver to the said party of the second part a good and sufficient warranty deed of conveyance to said property, at the cost and expense of the party of the second part. Title shall be subject to the lien of unpaid taxes for any year subsequent to 2003, restrictions and easements of record, and any encumbrances created by the party of the second part. The party of the first part warrants that, subject to those matters set forth herein, that title to the property is good and marketable.

(9) Neither this Contract for Deed nor any interest in the property may be sold, transferred, assigned or conveyed by the party of the second part without the express written consent of the party of the first part. Consent will not be given unless the promissory note is reduced by the additional principal sum of \$15,000.00 and unless the party of the first part approves the credit of the purchaser. If all or any part of the property or any interest in it is sold or transferred without the prior written consent of the party of the first part, then the party of the first part, may, at his option, require immediate payment in full of all sums secured by this Contract for Deed, and if not paid within 30 days, this Contract shall become immediately forecloseable.

(10) It is understood by and agreed to by the party of the second part that it may be necessary for the party of the first part to refinance either or both the existing first and second mortgages encumbering the property on one or more occasions during the term of this Contract. For value received, the party of the second part covenants and agrees with Hibernia National Bank and Peoples First Community Bank, and their respective successors and assigns, or any other institutional mortgage lender that may make a first or second mortgage loan on the property, that any and all such first or second mortgage loan or loans must and will be secured by a mortgage or mortgages which must and will constitute valid first or second liens against the property, and that any such mortgage or mortgages which refinance the first or second mortgage presently held by Hibernia National Bank and Peoples First Community Bank shall forthwith and without further action by the party of the second part constitute valid first or second liens upon the property for all sums thereby (including, without limitation, principal, interest, advances for taxes and hazard insurance premiums, reasonable attorneys' fees, and all other court costs and expenses of collection) superior in all respects to any of the right, title or interest of the party of the second part pursuant to this Contract. The party of the second part does hereby covenant and agree that the lien of this said Contract is and shall be subject to and junior and inferior to the lien of any and all such first and second mortgage liens that may ever be obtained or imposed by the party of the first part on the above described property during the term of this Contract.

(11) All parties to this Contract acknowledge their understanding of the fact that this Contract for Deed shall be recorded in the public records of Escambia County, Florida.

(12) If the party of the second part meets certain conditions, she shall have the right to have enforcement of this Contract for Deed discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Contract for Deed; or (b) entry of a judgment enforcing or foreclosing this Contract for Deed. Those conditions are that the party of the second part: (a) pays the party of the first part all sums which then would be due under this Contract for Deed and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; and (c) pays all expenses incurred in enforcing this Contract for Deed, including, but not limited to, reasonable attorneys' fees. Upon reinstatement by the party of the second part, this Contract for Deed and the obligations secured hereby shall remain fully effective as if no acceleration had occurred.

(13) Buyer and Seller each hereby acknowledges his and her understanding that the Underlying Mortgages each contains a "Due on Sale Clause", which grants the holder of the Underlying Mortgages the right to require immediate payment in full of all sums secured by said

Underlying Mortgages (and the right to foreclose the Underlying Mortgages) if all or any part of the property described in said Underlying Mortgages is sold or transferred without the prior written consent of the holder of said Underlying Mortgages. Notwithstanding the existence of the said "Due on Sale Clause" in the Underlying Mortgages, Buyer and Seller, in consideration of the premises, have elected to proceed with this Contract for Deed transaction, as herein set forth. By acceptance of this Contract for Deed, Seller hereby covenants, agrees and guarantees that Seller shall be responsible and liable for either promptly paying off and satisfying the Underlying Mortgages, or refinancing said Underlying Mortgages at the same principal balance to satisfy the due on sale requirement of the Underlying Mortgages, at the option of Seller, should the holder of said Underlying Mortgages ever commence and prosecute to judgment a mortgage foreclosure action on said Underlying Mortgages on account of the exercise of the Due on Sale Clause contained within said Underlying Mortgages. All costs associated with or occasioned by the said foregoing referenced payoff or refinance shall be the responsibility of Seller. In view of the fact that Seller may elect to refinance the Underlying Mortgages in order to satisfy this provision, and in further view of the fact that equitable title to the property will then be vested in the Buyer, both the Buyer and the Seller covenant and agree with each other that they will cooperate together to the fullest extent necessary to effect any necessary refinance mortgage transaction. Such cooperation shall include Buyer's agreement to enter into any refinance mortgage transaction so as to encumber her fee simple ownership interest to the lien of the new mortgage. However, it does not include Buyer executing any additional promissory note or Buyer's commitment to the payment of any principal or interest other than the payment of this Contract for Deed. Should Seller fail to pay off or refinance the Underlying Mortgages as hereinabove required, after having had reasonable notice and opportunity, then the Buyer shall have the right, but not the obligation, to seek new financing of her own. In such event, Seller agrees that his ownership interest shall stand subordinate and inferior to any new financing obtained by Buyer, up to the full amount of \$300,000.00, and Seller agrees to execute any and all subordination documents that may reasonably be required by Buyer's new lender. In addition, Seller shall be responsible for any and all costs and expenses incurred by Buyer, and required by the Lender, with respect to said refinance transaction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 1st day of October, 2004.

Signed, sealed and
delivered in the
presence of:

Sign: James M. Weber
Print: James M. Weber
Sign: Kimberle M. Johnson
Print: Kimberle M. Johnson
As to Party of the First Part


Carlton D. Bowers

(SELLER)
(Party of the First Part)

Mailing Address:
4601 Baybrook Drive
Pensacola, Florida 32514

THIS IS A BALLOON CONTRACT FOR DEED AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$281,607.03, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE PARTY OF THE FIRST PART UNDER THE TERMS OF THIS CONTRACT FOR DEED.

Signed, sealed and
delivered in the
presence of:

Sign: James M. Weber
Print: James M. Weber

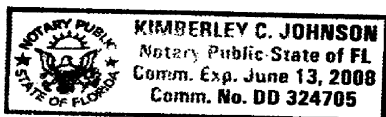
Sign: Kimberly Johnson
Print: Kimberly C. Johnson
As to the Party of the
Second Part

Laurie Levine
Laurie Levine

By: Deborah K. Williams
Deborah K. Williams, as her
Attorney-in-Fact
(PURCHASER)
(Party of the Second Part)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

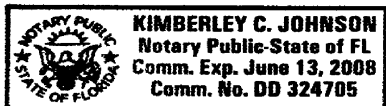
The foregoing instrument was acknowledged before me this 6th day of
October, 2004, by Carlton D. Bowers, who is personally known by me, and who did not take an
oath.



Kimberley Johnson
Notary Public, State of Florida at Large
My Commission Expires: 6/13/08

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of
October, 2004, by Deborah K. Williams, individually and as Attorney-in-Fact for Laurie Levine,
who produced her valid Florida driver's license as identification or is personally known by me,
and who did not take an oath.



Kimberley Johnson
Notary Public, State of Florida at Large
My Commission Expires: 6/13/08

EXHIBIT "A"

DESCRIPTION: PREPARED BY THE UNDERSIGNED AT CLIENT REQUEST
COMMENCE AT THE NORTHWEST CORNER OF THE JOHN SCOTT PROPERTY WHICH SAID POINT
IS SHOWN AS ONE OF THE CORNERS OF LOT 12, BLOCK "I", HARBOUR SQUARE, THIRD
ADDITION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 10, AT PAGE 60, OF THE PUBLIC
RECORDS OF ESCAMBIA COUNTY, FLORIDA;
THENCE SOUTH 86 DEGREES 56 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID
BLOCK "I" AND ITS EXTENSION THEREOF, A DISTANCE OF 357.06 FEET TO THE NORTHWESTERLY
CORNER OF THE CITY OF PENSACOLA PROPERTY;
THENCE SOUTH 24 DEGREES 36 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINE OF
SAID PROPERTY, A DISTANCE OF 67.75 FEET TO THE SOUTHWESTERLY CORNER OF SAID
PROPERTY AND THE POINT OF BEGINNING;
THENCE SOUTH 86 DEGREES 56 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF
SAID PROPERTY, A DISTANCE OF 54.04 FEET TO THE SOUTHEASTERLY CORNER;
THENCE NORTH 03 DEGREES 04 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF
SAID PROPERTY, A DISTANCE OF 53.02 FEET TO THE NORTHEASTERLY CORNER OF SAID
PROPERTY, SAID CORNER BEING THE SOUTHERLY LINE OF THE WESTINGHOUSE PROPERTY;
THENCE SOUTH 59 DEGREES 41 MINUTES 00 SECONDS EAST ALONG THE LINE OF SAID
PROPERTY, A DISTANCE OF 268.68 FEET;
THENCE GO NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST A DISTANCE OF 264.78 FEET;
THENCE NORTH 78 DEGREES 33 MINUTES 55 SECONDS WEST A DISTANCE OF 42.76 FEET;
THENCE GO NORTH 13 DEGREES 12 MINUTES 16 SECONDS EAST A DISTANCE OF 79.01 FEET TO
THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PROPERTY IS SITUATED IN THE JOSEPH NORIEGA GRANT, SECTION 6,
TOWNSHIP 1-SOUTH, RANGE 29-WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.49 ACRES
MORE OR LESS.

LL leg DKE
OPB

RCD Oct 19, 2004 04:21 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-293833

EXHIBIT "A" CONTINUED

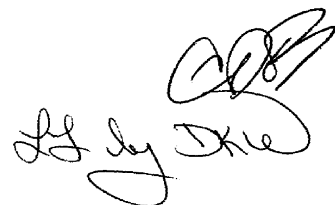
INGRESS, EGRESS, ACCESS AND USE EASEMENT

TOGETHER with a non-exclusive but perpetual ingress, egress, access and use easement, including necessary utilities, in common with other adjoining property owners, on, over, and along the existing access road that leads from Baybrook Drive to and from the concrete drive which accesses the foregoing referenced Property, which easement area includes the following:

Commencing at the Northeastly corner of Lot 12, Baybrook, Unit No. 1, a subdivision according to Plat recorded in Plat Book 11 at page 42 of the public records of Escambia County, Florida, for the Point of Beginning;

THENCE GO SOUTH 19 DEGREES 03 MINUTES 30 SECONDS WEST ALONG THE
EASTERLY LINE OF LOT 12 A DISTANCE OF 193.81 FEET TO A POINT OF CURVATURE ON
THE NORTHERLY RIGHT OF WAY LINE OF BAYBROOK DRIVE (60' R/W).
THENCE GO ALONG A CURVE CONCAVE TO THE SOUTHEAST AN ARC DISTANCE OF
20.58 FEET (RADIUS = 195.94 FEET, DELTA = 06 DEGREES 01 MINUTES 04 SECONDS,
CHORD = 20.57 FEET, CHORD BEARING = NORTH 84 DEGREES 21 MINUTES 12 SECONDS
WEST).
THENCE GO NORTH 19 DEGREES 03 MINUTES 30 SECONDS EAST A DISTANCE OF
169.91 FEET;
THENCE GO NORTH 30 DEGREES 40 MINUTES 51 SECONDS WEST A DISTANCE OF 31.79
FEET TO THE NORTHERLY LINE OF BLOCK B, BAYBROOK UNIT NO. 1.
THENCE GO NORTH 81 DEGREES 20 MINUTES 45 SECONDS WEST ALONG SAID
NORTHERLY LINE A DISTANCE OF 23.85 FEET.
THENCE GO NORTH 03 DEGREES 04 MINUTES 00 SECONDS EAST A DISTANCE OF 42.55
FEET;
THENCE GO SOUTH 86 DEGREES 56 MINUTES 00 SECONDS EAST A DISTANCE OF 70.00
FEET;
THENCE GO NORTH 02 DEGREES 06 MINUTES 13 SECONDS EAST A DISTANCE OF 15.00
FEET;
THENCE GO SOUTH 87 DEGREES 57 MINUTES 30 SECONDS EAST A DISTANCE OF 24.76
FEET;

THENCE GO SOUTH 78 DEGREES 33' 55" EAST FOR 42.76 FEET; THENCE GO SOUTH
52 DEGREES 27' 23" WEST FOR 90.05 TO THE POINT OF BEGINNING.



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00017 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 17, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CARLTON D BOWERS 116 SKY HIGH DUNE DR SANTA ROSA BEACH, FL 32459	ELOISE M BOWERS 116 SKY HIGH DUNE DR SANTA ROSA BEACH, FL 32459
CARLTON D BOWERS 6148 B THE OAKS LN PENSACOLA FL 32504	ELOISE M BOWERS 6148 B THE OAKS LN PENSACOLA FL 32504

WITNESS my official seal this 17th day of April 2025.



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 June 4, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That OSTA CAPITAL LLC holder of Tax Certificate No. 00017, issued the 1st day of June, A.D., 2022 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:

(see attached)

SECTION 06, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 010240222 (0625-81)

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

CARLTON D BOWERS and ELOISE M BOWERS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of June, which is the 4th day of June 2025.

Dated this 16th day of April 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

LEGAL DESCRIPTION

BEG AT NW COR OF JOHN SCOTT PROP WHICH SD PT IS ONE OF THE COR OF LT 12 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 S 86 DEG 56 MIN 0 SEC E ALG S LI OF BLK I & ITS EXTEN 357 06/100 FT TO NWLY COR OF CITY OF PENSACOLA PROP S 24 DEG 36 MIN 0 SEC E 67 75/100 FT FOR POB S 86 DEG 56 MIN 0 SEC E 54 04/100 FT N 03 DEG 04 MIN 0 SEC E 53 02/100 FT TO SLY LI OF WESTINGHOUSE PROP S 59 DEG 41 MIN 0 SEC E 268 68/100 FT N 89 DEG 56 MIN 0 SEC W 264 78/100 FT S 13 DEG 12 MIN 16 SEC W 79 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 PB 6 P 97 N 81 DEG 20 MIN 45 SEC W 54 35/100 FT TO NELY COR OF LT 12 BLK B BAYBROOK UNIT 1 S 19 DEG 03 MIN 30 SEC W ALG ELY LI OF LT 12 193 81/100 FT TO PC ON NLY R/W LI OF BAYBROOK DR (60 FT R/W) CONT ALG A CURVE CONCAVE SE ARC DIST 20 58/100 FT (RADIUS 195 94/100 FT DELTA ANG 06 DEG 01 MIN 04 SEC CHORD 20 57/100 FT CHORD BEARING N 84 DEG 21 MIN 12 SEC W) N 19 DEG 03 MIN 30 SEC E 169 91/100 FT N 30 DEG 40 MIN 51 SEC W 31 79/100 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 N 81 DEG 20 MIN 45 SEC W 23 85/100 FT N 03 DEG 04 MIN 0 SEC E 42 55/100 FT S 86 DEG 56 MIN 0 SEC E 70 FT N 02 DEG 06 MIN 13 SEC E 15 FT S 87 DEG 57 MIN 30 SEC E 24 76/100 FT N 13 DEG 12 MIN 16 SEC E 79 01/100 FT TO POB OR 4329 P 1233 OR 4930 P 1969 OR 7021 P 631 OR 7883 P 1307 LESS OR 5510 P 753 LEVINE

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 **June 4, 2025**, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

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(see attached)

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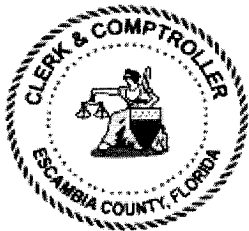
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of June, which is the **4th day of June 2025**.

Dated this 16th day of April 2025.

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Post Property:

4601 BAYBROOK DR 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

LEGAL DESCRIPTION

BEG AT NW COR OF JOHN SCOTT PROP WHICH SD PT IS ONE OF THE COR OF LT 12 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 S 86 DEG 56 MIN 0 SEC E ALG S LI OF BLK I & ITS EXTEN 357 06/100 FT TO NWLY COR OF CITY OF PENSACOLA PROP S 24 DEG 36 MIN 0 SEC E 67 75/100 FT FOR POB S 86 DEG 56 MIN 0 SEC E 54 04/100 FT N 03 DEG 04 MIN 0 SEC E 53 02/100 FT TO SLY LI OF WESTINGHOUSE PROP S 59 DEG 41 MIN 0 SEC E 268 68/100 FT N 89 DEG 56 MIN 0 SEC W 264 78/100 FT S 13 DEG 12 MIN 16 SEC W 79 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 PB 6 P 97 N 81 DEG 20 MIN 45 SEC W 54 35/100 FT TO NELY COR OF LT 12 BLK B BAYBROOK UNIT 1 S 19 DEG 03 MIN 30 SEC W ALG ELY LI OF LT 12 193 81/100 FT TO PC ON NLY R/W LI OF BAYBROOK DR (60 FT R/W) CONT ALG A CURVE CONCAVE SE ARC DIST 20 58/100 FT (RADIUS 195 94/100 FT DELTA ANG 06 DEG 01 MIN 04 SEC CHORD 20 57/100 FT CHORD BEARING N 84 DEG 21 MIN 12 SEC W) N 19 DEG 03 MIN 30 SEC E 169 91/100 FT N 30 DEG 40 MIN 51 SEC W 31 79/100 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 N 81 DEG 20 MIN 45 SEC W 23 85/100 FT N 03 DEG 04 MIN 0 SEC E 42 55/100 FT S 86 DEG 56 MIN 0 SEC E 70 FT N 02 DEG 06 MIN 13 SEC E 15 FT S 87 DEG 57 MIN 30 SEC E 24 76/100 FT N 13 DEG 12 MIN 16 SEC E 79 01/100 FT TO POB OR 4329 P 1233 OR 4930 P 1969 OR 7021 P 631 OR 7883 P 1307 LESS OR 5510 P 753 LEVINE

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **OSTA CAPITAL LLC** holder of **Tax Certificate No. 00017**, issued the **1st** day of **June, A.D., 2022** 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:

(see attached)

SECTION 06, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 010240222 (0625-81)

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

CARLTON D BOWERS and ELOISE M BOWERS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of June, which is the **4th day of June 2025**.

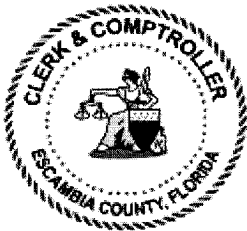
Dated this 16th day of April 2025.

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:

CARLTON D BOWERS
116 SKY HIGH DUNE DR
SANTA ROSA BEACH, FL 32459

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

ELOISE M BOWERS
116 SKY HIGH DUNE DR
SANTA ROSA BEACH, FL 32459

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0025.81

Document Number: ECSO25CIV014066NON

Agency Number: 25-005699

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT# 00017, 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: CARLTON D BOWERS AND ELOISE M BOWERS

Defendant:

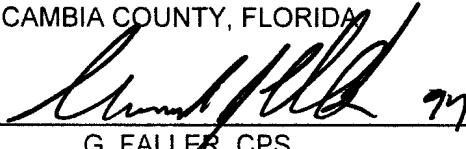
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/25/2025 at 8:51 AM and served same at 9:30 AM on 4/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


G. FALLER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

WARNING

005699

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Dated this 16th day of April 2025.

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.

Post Property:

4601 BAYBROOK DR 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

2025 APR 25 AM 8:51

RECEIVED

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WALTON COUNTY SHERIFF'S OFFICE
WALTON COUNTY, FLORIDA



RETURN OF SERVICE

Document Number: 25001119

Court:

County: WALTON

Case Number: 00017

Attorney/Agent:

CLERK OF COURT

221 South PALAFOX PLACE

SUITE 110

PENSACOLA, FL 32502

Plaintiff: ESCAMBIA COUNTY, FLORIDA

Defendant: CARLTON D. BOWERS AND ELOISE M. BOWERS

Type of Process: TAX DEED NOTICE

To: ELOISE BOWERS

116 SKY HIGH DUNE Drive

Santa Rosa Beach, FL 32459

Received the above-named Writ on 4-8-20 at 0800 am/pm and served/non-served the same on 5-6-20 at 1250 am/pm in Walton County, Florida as follows:

INDIVIDUAL

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, to: _____ After the provisions as set forth in Section 48.031(1)(a), F.S. have been met.

SUBSTITUTE

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, to:

_____ to the defendant's spouse

_____ At the defendant's usual place of abode with a person residing therein who is 15 years of age or older

_____, (relationship) _____

CORPORATE

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

TO: _____ as _____ of _____

in the absence of any higher-ranking office as defined in F.S. 48.081(1)

TO: _____ as an employee of _____ at said corporation's place of business because service could not be made on the registered agent for failure to comply with CH. 48.091, thereby complying with CH. 48.081(3), F.S.

POSTED RESIDENTIAL/NON-RESIDENTIAL/WRIT OF POSSESSION

By attaching a true copy of this writ with the date and hour of service endorsed thereon by me together with a copy the complaint or petition, to a conspicuous place on the property described within after making two (2) attempts no less than six (6) hours apart, in that tenant could not be found and there was no person residing therein, fifteen (15) years of age or older whom service could be made as set forth in F.S. 48.183, 83.22, 78.065(2)(c), 162.12 & 197.522(2)

NOT FOUND

By returning said writ unserved for the reason that after due diligence to locate the named person;

X OTHER

posted
Michael A. Adkinson, Jr., Sheriff, Walton County, Florida

By: _____

Fees: \$80.00

WARNING

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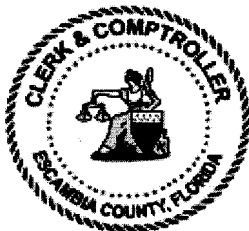
Dated this 16th day of April 2025.

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Personal Services:

ELOISE M BOWERS
116 SKY HIGH DUNE DR
SANTA ROSA BEACH, FL 32459

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

APR 28 2025 AM 10:31
RECEIVED WCSO CIVIL

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WALTON COUNTY SHERIFF'S OFFICE
WALTON COUNTY, FLORIDA



RETURN OF SERVICE

Document Number: 25001119

Court:

County: WALTON

Case Number: 00017

Attorney/Agent:

CLERK OF COURT

221 South PALAFOX PLACE

SUITE 110

PENSACOLA, FL 32502

Plaintiff: ESCAMBIA COUNTY, FLORIDA

Defendant: CARLTON D. BOWERS AND ELOISE M. BOWERS

Type of Process: TAX DEED NOTICE

To: CARLTON BOWERS

116 SKY HIGH DUNE Drive

Santa Rosa Beach, FL 32459

Received the above-named Writ on 5-6-2015 at 4:28 am/pm and 0000 served non-served the same on 5-6-2015 am/pm in Walton County, Florida as follows:

INDIVIDUAL

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, to: _____ After the provisions as set forth in Section 48.031(1)(a), F.S. have been met.

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_____ At the defendant's usual place of abode with a person residing therein who is 15 years of age or older _____, (relationship) _____

CORPORATE

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NOT FOUND

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OTHER

Michael A. Adkinson, Jr., Sheriff, Walton County, Florida

By: [Signature]

Fees: \$80.00

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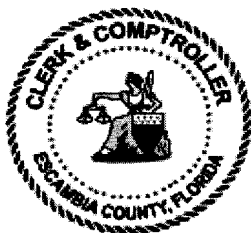
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CARLTON D BOWERS
116 SKY HIGH DUNE DR
SANTA ROSA BEACH, FL 32459

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

APR 28 2025 AM 10:31
RECEIVED WCSD CIVIL

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CARLTON D BOWERS [0625-81]
116 SKY HIGH DUNE DR
SANTA ROSA BEACH, FL 32459

9171 9690 0935 0129 5949 82

ELOISE M BOWERS [0625-81]
116 SKY HIGH DUNE DR
SANTA ROSA BEACH, FL 32459

9171 9690 0935 0129 5949 75

CARLTON D BOWERS [0625-81]
6148 B THE OAKS LN
PENSACOLA FL 32504

9171 9690 0935 0129 5949 68

ELOISE M BOWERS [0625-81]
6148 B THE OAKS LN
PENSACOLA FL 32504

9171 9690 0935 0129 5949 51

Contact

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 June 4, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That OSTA CAPITAL LLC holder of Tax Certificate No. 00017, issued the 1st day of June, A.D., 2022 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:

(see attached)

SECTION 06, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 010240222 (0625-81)

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

CARLTON D BOWERS and ELOISE M BOWERS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of June, which is the **4th day of June 2025**.

Dated this 16th day of April 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

RECEIVED



04/26/2025 2:16 32502
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US POSTAGE

CERTIFICATE

2075 MAY 22 1966

ALBIA COUNTY

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BC: 32502583335

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CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

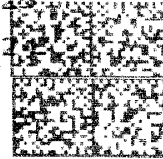
Pensacola, FL 32502



9171 9690 0935 0129 5949 68

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ESCAMBIA COUNTY

FWD

CARLTON D BOWERS [0625-81]

6148 B THE OAKS LN

PENSACOLA FL 32504

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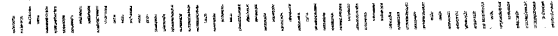
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RETURN TO SENDER
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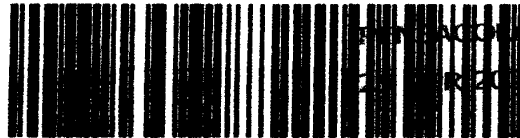
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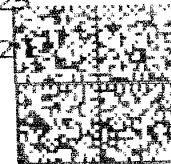


CERTIFIED MAIL™

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



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US POSTAGE

CLERK & COMPTROLLER
FILED

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ESCAMBIA COUNTY, FL

FWD

ELOISE M BOWERS [0625-81]
6148 B THE OAKS LN
PENSACOLA FL 32504

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3380045838
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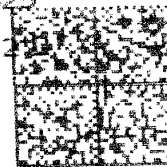


CERTIFIED MAIL™



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quadrant

FIRST-CLASS MAIL
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04/26/2025 ZIP 32502
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US POSTAGE

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

CLERK OF CIRCUIT COURT
FILED
2025 MAY 22 P 12:30
ESCAMBIA COUNTY

CARLTON D BOWERS [0625-81]
116 SKY HIGH DUNE DR
SANTA ROSA BEACH, FL 32459

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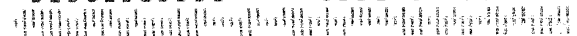
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BC: 32502583335

*0532-04533-19-25



THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That OSTA CAPITAL LLC holder of Tax Certificate No. 00017, issued the 1st day of June, A.D., 2022 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:

(see attached)

SECTION 06, TOWNSHIP 1 S, RANGE 29 W
TAX ACCOUNT NUMBER 010240222
(0625-81)

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

CARLTON D BOWERS and ELOISE M
BOWERS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of June, which is the 4th day of June 2025.

Dated this 24th day of April 2025.

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

LEGAL DESCRIPTION

BEG AT NW COR OF JOHN SCOTT PROP WHICH SD PT IS ONE OF THE COR OF LT 12 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 S 86 DEG 56 MIN 0 SEC E ALG S LI OF BLK I & ITS EXTEN 357 06/100 FT TO NWLY COR OF CITY OF PENSACOLA PROP S 24 DEG 36 MIN 0 SEC E 67 75/100 FT FOR POB S 86 DEG 56 MIN 0 SEC E 54 04/100 FT N 03 DEG 04 MIN 0 SEC E 53 02/100 FT TO SLY LI OF WESTINGHOUSE PROP S 59 DEG 41 MIN 0 SEC E 268 68/100 FT N 89 DEG 56 MIN 0 SEC W 264

78/100 FT S 13 DEG 12 MIN 16 SEC W 79 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 PB 6 P 97 N 81 DEG 20 MIN 45 SEC W 54 35/100 FT TO NELY COR OF LT 12 BLK B BAYBROOK UNIT 1 S 19 DEG 03 MIN 30 SEC W ALG ELY LI OF LT 12 193 81/100 FT TO PC ON NLY R/W LI OF BAYBROOK DR (80 FT R/W) CONT ALG A CURVE CONCAVE SE ARC DIST 20 58/100 FT (RADIUS 195 94/100 FT DELTA ANG 06 DEG 01 MIN 04 SEC CHORD 20 57/100 FT CHORD BEARING N 84 DEG 21 MIN 12 SEC W) N 19 DEG 03 MIN 30 SEC E 169 91/100 FT N 30 DEG 40 MIN 51 SEC W 31 79/100 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 N 81 DEG 20 MIN 45 SEC W 23 85/100 FT N 03 DEG 04 MIN 0 SEC E 42 55/100 FT S 86 DEG 56 MIN 0 SEC E 70 FT N 02 DEG 06 MIN 13 SEC E 15 FT S 87 DEG 57 MIN 30 SEC E 24 76/100 FT N 13 DEG 12 MIN 16 SEC E 79 01/100 FT TO POB OR 4329 P 1233 OR 4930 P 1969 OR 7021 P 631 OR 7883 P 1307 LESS OR 5510 P 753 LEVINE

4WR4/30-5/21TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7928
Order Date: 4/24/2025
Number Issues: 4
Pub Count: 1
First Issue: 4/30/2025
Last Issue: 5/21/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 4/30/2025, 5/7/2025, 5/14/2025, 5/21/2025

Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

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

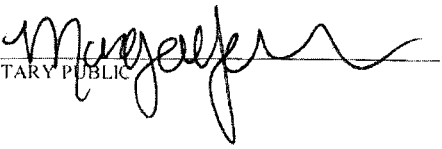
2022 TD 00017 OSTA CAPITAL LLC Bowers

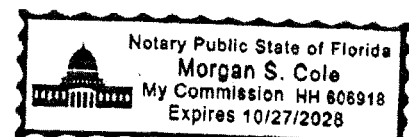
was published in said newspaper in and was printed and released from 4/30/2025 until 5/21/2025 for a consecutive 4 weeks.

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

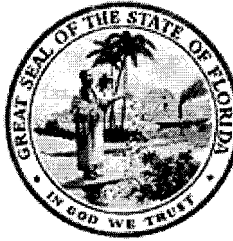
X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 5/21/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



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

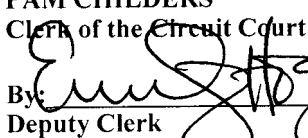
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 High Bid Tax Deed Sale**

**Cert # 000017 of 2022 Date 6/4/2025
 Name EMMANUEL AMOAH**

Cash Summary

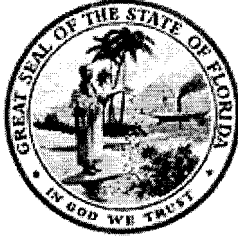
Cash Deposit	\$1,005.00
Total Check	\$19,278.20
Grand Total	\$20,283.20

Purchase Price (high bid amount)	\$20,100.00	Total Check	\$19,278.20
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$140.70	Adv Doc. Stamps	\$140.70
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$4,134.07	Postage	\$42.90
		Researcher Copies	\$0.00
- postage	\$42.90		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$4,091.17	Registry of Court	\$4,091.17
Purchase Price (high bid)	\$20,100.00		
-Registry of Court	\$4,091.17	Overbid Amount	\$15,965.93
-advance recording (for mail certificate)	\$18.50		
-postage	\$42.90		
-Researcher Copies	\$0.00		
= Overbid Amount	\$15,965.93		

PAM CHILDERS
 Clerk of the Circuit Court
 By: 
 Deputy Clerk

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

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2022 TD 000017

Sold Date 6/4/2025

Name EMMANUEL AMOAH

RegistryOfCourtT = TAXDEED	\$4,091.17
overbidamount = TAXDEED	\$15,965.93
PostageT = TD2	\$42.90
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$140.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 000017	
12/12/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024089990	
12/12/2024	TD83	TAX COLLECTOR CERTIFICATION	
12/12/2024	TD84	PA'S INFO	
12/12/2024	TD84	NOTICE TO TDA	
2/24/2025	TD82	PROPERTY INFORMATION REPORT	
4/17/2025	CheckMailed	CHECK PRINTED: CHECK # 900038628 - - REGISTRY CHECK	
4/29/2025	TD81	CERTIFICATE OF MAILING	
5/2/2025	CheckVoided	CHECK (CHECKID 141883) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
5/2/2025	CheckMailed	CHECK PRINTED: CHECK # 900038674 - - REGISTRY CHECK	
5/5/2025	TD84	SHERIFF RETURN OF SERVICE	
5/13/2025	TD84	CERTIFIED MAIL TRACKING / RETURNED MAIL	
5/28/2025	TD84	PROOF OF PUBLICATION	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
12/12/2024 4:12:48 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
12/12/2024 4:12:48		TAX DEED				

PM	TAXDEED	CERTIFICATES	320.00	320.00	0.00	0.00
12/12/2024 4:12:48 PM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
12/12/2024 4:12:47 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
12/12/2024 4:12:49 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
12/12/2024 4:19:35 PM	2024089990	OSTA CAPITAL LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
5/2/2025 9:05:04 AM	Check (outgoing)	101993866	BALLINGER PUBLISHING	PO BOX 12665	200.00	900038674 CLEARED ON 5/2/2025
4/17/2025 8:30:31 AM	Check (outgoing)	101989846	WALTON COUNTY SHERIFF	ATTN: CIVIL DIVISION	80.00	900038628 CLEARED ON 4/17/2025
12/12/2024 4:19:35 PM	Deposit	101954156	OSTA CAPITAL LLC		320.00	Deposit
	Check (outgoing)	102004841	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	

Deposited	Used	Balance
320.00	7,520.00	-7,200.00

*** Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following b sale.



Sale Date	Case I	Edit Name on Title	EA Fee	POPR Fi	Doc Stam	Total Due	Certificate Number	Name On T
<input checked="" type="checkbox"/> 06/04/2025 2022 TD (		Name on Title	\$0.00	\$0.00	\$140.70	\$19,278.20	00017	Thrive Glob
<input checked="" type="checkbox"/> 06/04/2025 2020 TD (		Custom Fields	\$0.00	\$0.00	\$43.40	\$5,975.90	05124	Mersadez R
<input checked="" type="checkbox"/> 06/04/2025 2018 TD (		Style	\$0.00	\$0.00	\$87.50	\$12,005.00	09114	Mersadez R
<input checked="" type="checkbox"/> 06/04/2025 2018 TD (			\$0.00	\$0.00	\$10.50	\$1,353.00	05613	Pierre L Ma
<input checked="" type="checkbox"/> 06/04/2025 2018 TD (			\$0.00	\$0.00	\$77.00	\$10,569.50	02320	JLC RE Inve

Case Number: 2022 TD 000017

Result Date: 06/04/2025

Title Information:

Name: Thrive Global Investments

Address1: 1231 E. Weatherby Way

Address2:

City: Chandler

State: AZ

Zip: 85286

Cancel

Update

?

Page 1 of 1

TOTALS: Items Count: 5 Balance: \$48,810.00 Clerk Fees: \$0.00 Rec Fees: \$212.50 Doc Stamps: \$359.10 Total Due: \$49,181.60

78320

Emmanuel Amoah

20,100.00

Deposit
\$1,005.00



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ELOISE M BOWERS
6148 B THE OAKS LN
PENSACOLA FL 32504

Tax Deed File # 0625-81
Certificate # 00017 of 2022
Account # 010240222

Property legal description:

(see attached)

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **June 4, 2025**, and a surplus of **\$15,676.14** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 10th day of June 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0128 1811 14

LEGAL DESCRIPTION

BEG AT NW COR OF JOHN SCOTT PROP WHICH SD PT IS ONE OF THE COR OF LT 12 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 S 86 DEG 56 MIN 0 SEC E ALG S LI OF BLK I & ITS EXTEN 357 06/100 FT TO NWLY COR OF CITY OF PENSACOLA PROP S 24 DEG 36 MIN 0 SEC E 67 75/100 FT FOR POB S 86 DEG 56 MIN 0 SEC E 54 04/100 FT N 03 DEG 04 MIN 0 SEC E 53 02/100 FT TO SLY LI OF WESTINGHOUSE PROP S 59 DEG 41 MIN 0 SEC E 268 68/100 FT N 89 DEG 56 MIN 0 SEC W 264 78/100 FT S 13 DEG 12 MIN 16 SEC W 79 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 PB 6 P 97 N 81 DEG 20 MIN 45 SEC W 54 35/100 FT TO NELY COR OF LT 12 BLK B BAYBROOK UNIT 1 S 19 DEG 03 MIN 30 SEC W ALG ELY LI OF LT 12 193 81/100 FT TO PC ON NLY R/W LI OF BAYBROOK DR (60 FT R/W) CONT ALG A CURVE CONCAVE SE ARC DIST 20 58/100 FT (RADIUS 195 94/100 FT DELTA ANG 06 DEG 01 MIN 04 SEC CHORD 20 57/100 FT CHORD BEARING N 84 DEG 21 MIN 12 SEC W) N 19 DEG 03 MIN 30 SEC E 169 91/100 FT N 30 DEG 40 MIN 51 SEC W 31 79/100 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 N 81 DEG 20 MIN 45 SEC W 23 85/100 FT N 03 DEG 04 MIN 0 SEC E 42 55/100 FT S 86 DEG 56 MIN 0 SEC E 70 FT N 02 DEG 06 MIN 13 SEC E 15 FT S 87 DEG 57 MIN 30 SEC E 24 76/100 FT N 13 DEG 12 MIN 16 SEC E 79 01/100 FT TO POB OR 4329 P 1233 OR 4930 P 1969 OR 7021 P 631 OR 7883 P 1307 LESS OR 5510 P 753 LEVINE



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ELOISE M BOWERS
116 SKY HIGH DUNE DR
SANTA ROSA BEACH, FL 32459

Tax Deed File # 0625-81
Certificate # 00017 of 2022
Account # 010240222

Property legal description:

(see attached)

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **June 4, 2025**, and a surplus of **\$15,676.14** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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Dated this 10th day of June 2025.



ESCAMBIA COUNTY CLERK OF COURT

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Deputy Clerk

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9171 9690 0935 0128 1811 76

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CARLTON D BOWERS
6148 B THE OAKS LN
PENSACOLA FL 32504

Tax Deed File # 0625-81
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ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0128 1811 52

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NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

CARLTON D BOWERS
116 SKY HIGH DUNE DR
SANTA ROSA BEACH, FL 32459

Tax Deed File # 0625-81
Certificate # 00017 of 2022
Account # 010240222

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ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

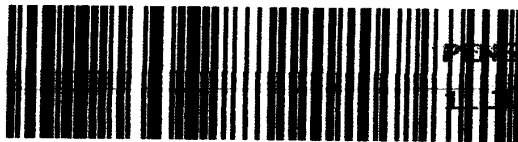
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CERTIFIED MAIL™

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



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PENSACOLA FL 325

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US POSTAGE

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
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PENSACOLA COUNTY, FL

NOTICE OF SURPLUS FUNDS FROM TAX DEED S.

CARLTON D BOWERS
116 SKY HIGH DUNE DR
SANTA ROSA BEACH, FL 32459

Tax Deed File # 0625-81

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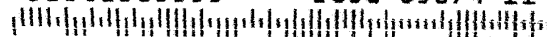
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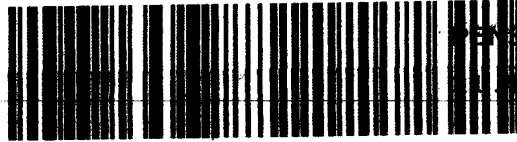
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

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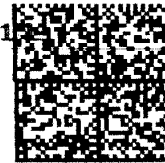
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PENSACOLA FL 325

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US POSTAGE

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

CHILDERS
CLERK & COMPTROLLER
FILED
JUN 20 A 10:47
PENSACOLA COUNTY, FL

OFFICE OF SURPLUS FUNDS FROM TAX DEED

ELOISE M BOWERS
116 SKY HIGH DUNE DR
SANTA ROSA BEACH, FL 32459

Tax Deed File # 0625-81

REFK1: 9333189887

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RETURN TO SENDER
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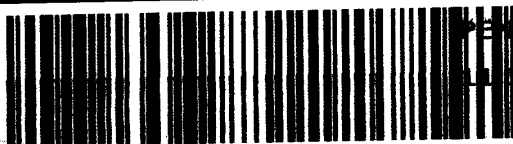
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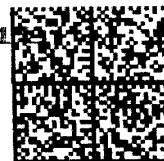
Pam Childers
Clerk of the Circuit Court & Comp
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



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06/10/2025 ZIP 32502
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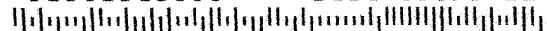
NOTICE OF SURPLUS FUNDS FROM TAX I

ELOISE M BOWERS
6148 B THE OAKS LN
PENSACOLA FL 32504

NIXIE 526 DE 1 0006/26/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
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BC: 32502583335 *2638-03879-11-23



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PENSACOLA, FL

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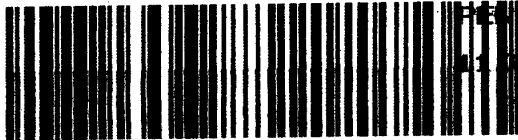
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palmetto Place, Suite 110

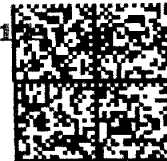
Pensacola, FL 32502



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PENSACOLA FL 325

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06/10/2025 ZIP 32502
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PAM CHILDERS
CLERK & COMPTROLLER
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SCAMBIA COUNTY

RECEIVED PLUS FUNDS FROM TAX DEED SALE C.

TON D BOWERS
B THE OAKS LN
ACOLA FL 32504

eed File # 0625-81

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0006/26/25

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NOT DELIVERABLE AS ADDRESSED
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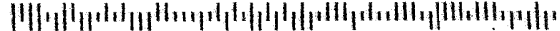
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BC: 32502583335

*2638-04184-11-23

325025833
3250470



Tax Certificate #	2022 TD 000017
Account #	010240222
Property Owner	Carlton D Bower Eloise M Bowers
Property Address	4601 Baybrook Dr 32514
SOLD TO:	Emmanuel Amoah \$ 20,100.00

Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$ 169.20 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 256.99 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 4,084.92 ✓	\$
Refund High Bidder unused sheriff fees	\$ 0	\$
Additional taxes	\$ 0	\$ 15708.94
Postage final notices	\$ 32.80	\$ 15676.14
	\$	\$
	\$	\$
	\$	\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Lien Information:

	Due \$	
	Paid \$	
	Due \$	
	Paid \$	
	Due \$	
	Paid \$	
	Due \$	
	Paid \$	
	Due \$	
	Paid \$	
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	Paid \$	
	Due \$	
	Paid \$	

Post sale process:

- Tax Deed Results Report to Tax Collector
- Print Deed/Send to Admin for signature
- Request check for recording fees/doc stamps
- Request check for Clerk Registry fee/fee due clerk
- Request check for Tax Collector fee (\$6.25 etc)
- Request check for certificate holder refund/taxes & app fees
- Request check for any unused sheriff fees to high bidder
- Determine government liens of record/ amounts due
- Print Final notices to all lienholders/owners
- Request check for postage fees for final notices
- Record Tax Deed/Certificate of Mailing
- Copy of Deed for file and to Tax Collector

Notes:



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00017 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 17, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CARLTON D BOWERS 116 SKY HIGH DUNE DR SANTA ROSA BEACH, FL 32459	ELOISE M BOWERS 116 SKY HIGH DUNE DR SANTA ROSA BEACH, FL 32459
CARLTON D BOWERS 6148 B THE OAKS LN PENSACOLA FL 32504	ELOISE M BOWERS 6148 B THE OAKS LN PENSACOLA FL 32504

WITNESS my official seal this 17th day of April 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That OSTA CAPITAL LLC holder of Tax Certificate No. 00017, issued the 1st day of June, A.D., 2022 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:

(see attached)

SECTION 06, TOWNSHIP 1 S, RANGE 29 W
TAX ACCOUNT NUMBER 010240222
(0625-81)

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

CARLTON D BOWERS and ELOISE M BOWERS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of June, which is the 4th day of June 2025.

Dated this 24th day of April 2025.

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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78/100 FT S 13 DEG 12 MIN 16 SEC W 79 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 PB 6 P 97 N 81 DEG 20 MIN 45 SEC W 54.35/100 FT TO NELY COR OF LT 12 BLK B BAYBROOK UNIT 1 S 19 DEG 03 MIN 30 SEC W ALG ELY LI OF LT 12 193.81/100 FT TO PC ON NLY R/W LI OF BAYBROOK DR (60 FT R/W) CONT ALG A CURVE CONCAVE SE ARC DIST 20.58/100 FT (RADIUS 195.94/100 FT DELTA ANG 06 DEG 01 MIN 04 SEC CHORD 20.57/100 FT CHORD BEARING N 84 DEG 21 MIN 12 SEC W) N 19 DEG 03 MIN 30 SEC E 169.91/100 FT N 30 DEG 40 MIN 51 SEC W 31.79/100 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 N 81 DEG 20 MIN 45 SEC W 23.85/100 FT N 03 DEG 04 MIN 0 SEC E 42.55/100 FT S 86 DEG 56 MIN 0 SEC E 70 FT N 02 DEG 06 MIN 13 SEC E 15 FT S 87 DEG 57 MIN 30 SEC E 24.76/100 FT N 13 DEG 12 MIN 16 SEC E 79.01/100 FT TO POB OR 4329 P 1233 OR 4930 P 1969 OR 7021 P 631 OR 7883 P 1307 LESS OR 5510 P 753 LEVINE

4WR4/30-5/21TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7928
Order Date: 4/24/2025
Number Issues: 4
Pub Count: 1
First Issue: 4/30/2025
Last Issue: 5/21/2025
Order Price: \$210.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly, 4/30/2025, 5/7/2025, 5/14/2025, 5/21/2025


Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

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

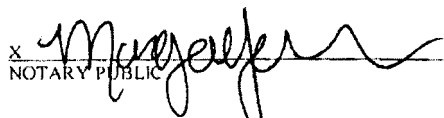
2022 TD 00017 OSTA CAPITAL LLC Bowers

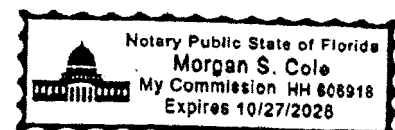
was published in said newspaper in and was printed and released from 4/30/2025 until 5/21/2025 for a consecutive 4 weeks.

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

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 5/21/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025041961 6/10/2025 10:15 AM
OFF REC BK: 9328 PG: 1189 Doc Type: TXD
Recording \$18.50 Deed Stamps \$140.70

Tax deed file number 0625-81

Parcel ID number 061S290950120002

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 00017 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 4th day of June 2025, the land was offered for sale. It was sold to **Thrive Global Investments**, 1231 E. Weatherby Way Chandler AZ 85286, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

(see attached) 900 1297 SECTION 06, TOWNSHIP 1 S, RANGE 29 W

**** Property previously assessed to: CARLTON D BOWERS, ELOISE M BOWERS**

On 4th day of June 2025, in Escambia County, Florida, for the sum of (\$20,100.00) TWENTY THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

Mylynda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

Pam Childers
Clerk of Court and Comptroller
Escambia County, Florida



On this 4th day of JUNE, 2025 before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid



Mylynda Johnson
Comm.: HH 622730
Expires: Jan. 2, 2029
Notary Public - State of Florida

LEGAL DESCRIPTION

BEG AT NW COR OF JOHN SCOTT PROP WHICH SD PT IS ONE OF THE COR OF LT 12 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 S 86 DEG 56 MIN 0 SEC E ALG S LI OF BLK I & ITS EXTEN 357 06/100 FT TO NWLY COR OF CITY OF PENSACOLA PROP S 24 DEG 36 MIN 0 SEC E 67 75/100 FT FOR POB S 86 DEG 56 MIN 0 SEC E 54 04/100 FT N 03 DEG 04 MIN 0 SEC E 53 02/100 FT TO SLY LI OF WESTINGHOUSE PROP S 59 DEG 41 MIN 0 SEC E 268 68/100 FT N 89 DEG 56 MIN 0 SEC W 264 78/100 FT S 13 DEG 12 MIN 16 SEC W 79 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 PB 6 P 97 N 81 DEG 20 MIN 45 SEC W 54 35/100 FT TO NELY COR OF LT 12 BLK B BAYBROOK UNIT 1 S 19 DEG 03 MIN 30 SEC W ALG ELY LI OF LT 12 193 81/100 FT TO PC ON NLY R/W LI OF BAYBROOK DR (60 FT R/W) CONT ALG A CURVE CONCAVE SE ARC DIST 20 58/100 FT (RADIUS 195 94/100 FT DELTA ANG 06 DEG 01 MIN 04 SEC CHORD 20 57/100 FT CHORD BEARING N 84 DEG 21 MIN 12 SEC W) N 19 DEG 03 MIN 30 SEC E 169 91/100 FT N 30 DEG 40 MIN 51 SEC W 31 79/100 FT TO NLY LI OF BLK B BAYBROOK UNIT 1 N 81 DEG 20 MIN 45 SEC W 23 85/100 FT N 03 DEG 04 MIN 0 SEC E 42 55/100 FT S 86 DEG 56 MIN 0 SEC E 70 FT N 02 DEG 06 MIN 13 SEC E 15 FT S 87 DEG 57 MIN 30 SEC E 24 76/100 FT N 13 DEG 12 MIN 16 SEC E 79 01/100 FT TO POB OR 4329 P 1233 OR 4930 P 1969 OR 7021 P 631 OR 7883 P 1307 LESS OR 5510 P 753 LEVINE

Jupiter ASSET Recovery

RAM CHILDERS
CLERK & COMPTROLLER
FILED

2025 JUL 11 A 11:13
ESCAMBIA COUNTY, FL

July 8, 2025

Escambia County Clerk of Court
Attention: Tax Deed Department
190 W. Government Street
Pensacola, FL 32502

Re: Tax Deed ID: 2022TD000017/Eloise Bowers (Estate)

Gentlemen:

Please find enclosed the following for the above-mentioned Tax Deed surplus funds after sale which took place on June 4, 2025:

- Assignment of Interest signed by Elisabeth Dixon and David Olsen, beneficiaries
- Photo Identification of Elisabeth Dixon and David Olsen
- Proof of Claim form
- Photo identification of Jeffrey Paine, Managing Member of Jupiter Asset Recovery; and
- W9 form

We are filing a probate for the Estate of Eloise M. Bowers, and we will send you a certified copy of the Order when entered.

We appreciate your attention to this matter.

Very truly yours,

Jeffrey Paine
JP/gp

Enclosures

ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

County: Escambia Tax Deed No: 2022 TD 000017 Sale Date: 06/04/2025 Surplus: \$ 15,951.93

THIS AGREEMENT, made and entered into this 30 day of June, 2025, between **Elisabeth Paige Dixon, Beneficiary**, ("Assignor"), whose address is **300 Beaufort St., Greenville, SC 29615**, and **Jupiter Asset Recovery, LLC**, or assigns ("Assignee"), whose address is **901 Northpoint Parkway, Suite 310, West Palm Beach, Florida, 33407**, for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Assignor acknowledges that **she has an interest** in the above-styled tax deed case, and has not transferred, assigned, or otherwise relinquished any remainder interest in or to the proceeds of said sale. Assignor has been informed by Assignee that Surplus Funds in the *approximate* amount of **\$15,951.93** may be due and owing to Assignor; and may be available for disbursement from the Clerk of Court, Escambia County, Florida, as the result of the captioned Tax Deed Sale. Assignor hereby transfers and assigns all rights, title, and interest in the above referenced tax deed surplus to Assignee.

2. In executing this assignment, Assignor has been informed by the Assignee that:

- a. Assignor has the legal right to file a claim for Assignor's interest in the surplus proceeds. Assignor hereby grants, bargains, sells, and assigns, fully and irrevocably, to Assignee, Jupiter Asset Recovery, LLC, or assigns, any and all right, title and interest in and to all such surplus funds currently held by the Registry of the Court, as may be due from the above-referenced case.
- b. Assignor had the right, ability, and time to consult with an attorney prior to executing this assignment, was advised to seek the counsel of their own attorney and has chosen not to obtain the services of any attorney.
- c. The distribution and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
- d. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any and all judicial proceedings, if necessary.

3. Both Parties enter into this Agreement intending to be legally bound thereby and may not be altered or amended except in writing.

4. Assignor makes the above representations under oath and under penalty of perjury.

Further Affiant Sayeth Not.

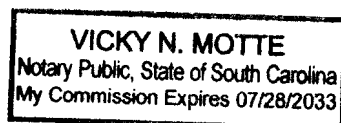
Elisabeth Paige Dixon
Elisabeth Paige Dixon

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of June, 2025, by **Elisabeth Paige Dixon**, who ☐ is personally known to me or ☒ who has produced SC Driver's License as identification.

Notary Public:

Print Name:



(STAMP)

FILED
2025 JUL 11 A 11:13
CLERK & CONTROLLER
JAN CHILDRERS
ESCAMBIA COUNTY, FL

ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

County: Escambia Tax Deed No: 2022 TD 000017 Sale Date: 06/04/2025 Surplus: \$ 15,951.93

THIS AGREEMENT, made and entered into this 26 day of JUNE, 2025, between **David Olsen, Beneficiary**, ("Assignor"), whose address is **1120 Bramlett Blvd., Lawrenceville, GA 30045**, and **Jupiter Asset Recovery, LLC**, or assigns ("Assignee"), whose address is **901 Northpoint Parkway, Suite 310, West Palm Beach, Florida, 33407**, for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Assignor acknowledges that **he has an interest** in the above-styled tax deed case, and has not transferred, assigned, or otherwise relinquished any remainder interest in or to the proceeds of said sale. Assignor has been informed by Assignee that Surplus Funds in the *approximate* amount of **\$15,951.93** may be due and owing to Assignor; and may be available for disbursement from the Clerk of Court, Escambia County, Florida, as the result of the captioned Tax Deed Sale. Assignor hereby transfers and assigns all rights, title, and interest in the above referenced tax deed surplus to Assignee.

2. In executing this assignment, Assignor has been informed by the Assignee that:

- a. Assignor has the legal right to file a claim for Assignor's interest in the surplus proceeds. Assignor hereby grants, bargains, sells, and assigns, fully and irrevocably, to Assignee, Jupiter Asset Recovery, LLC. or assigns, any and all right, title and interest in and to all such surplus funds currently held by the Registry of the Court, as may be due from the above-referenced case.
- b. Assignor had the right, ability, and time to consult with an attorney prior to executing this assignment, was advised to seek the counsel of their own attorney and has chosen not to obtain the services of any attorney.
- c. The distribution and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
- d. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any and all judicial proceedings, if necessary.

3. Both Parties enter into this Agreement intending to be legally bound thereby and may not be altered or amended except in writing.

4. Assignor makes the above representations under oath and under penalty of perjury.

Further Affiant Sayeth Not.


David Olsen

STATE OF GEORGIA
COUNTY OF GWINNETT

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of JUNE, 2025, by **David Olsen**, who ☐ is personally known to me or ☒ who has produced DRIVERS LICENSE as identification.



Notary Public: Sarah Durham

Print Name: SARAH DURHAM

(STAMP)

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

****Lienholder claims must be filed within 120 days of the date of the surplus notice or they are barred.**

COMPLETE NOTARIZED FORM AND RETURN TO:

Escambia Clerk of the Circuit Court, Attn: Tax Deed Division, 221 Palafox Place, Ste 110, Pensacola FL 32502 or email form to:

taxdeeds@escambiaclerk.com

Clerk Contact Number: 850-595-4813

1. TAX DEED CASE INFORMATION

TAX DEED ACCOUNT NUMBER: 2022-000017 0625-81
CERTIFICATE NUMBER: _____
SALE DATE: 06/04/2025
PROPERTY ADDRESS: 4601 Baybrook Dr

****NOTE: The Clerk must pay all valid liens before distributing surplus funds to a titleholder.**

☒ I claim the surplus proceeds resulting from the above tax deed sale.
☐ I am NOT making a claim and waive any claim I might have.

2. CLAIMANT'S INFORMATION

CLAIMANT'S NAME: Jupiter Asset Recovery LLC as assignee for David Olsen & Elisabeth Dixon Beneficiaries
CONTACT NAME, IF APPLICABLE: Jeffrey Paine
MAILING ADDRESS: 901 Northpoint Pkwy., Ste. 310 West Palm Beach FL 33407
TELEPHONE NUMBER: 561-249-1931
EMAIL ADDRESS: jupiterasset.contact@gmail.com
MAIL CHECK TO: (if different address) _____

I am one of the following:

Lienholder: ☐ If claiming as a lienholder please complete Section 3.
Titleholder: ☒ If claiming as a titleholder please complete Section 4.
Other: ☐ Describe other: _____

3. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property)

MORTGAGE LIEN:	Book # _____	Page # _____	Amount due: _____
COURT JUDGMENT:	Book # _____	Page # _____	Amount due: _____
CONDO/HSA LIEN:	Book # _____	Page # _____	Amount due: _____
OTHER:	Describe other: _____		Amount due: _____

4. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property)

NATURE OF TITLE
DEED: Book # 5510 Page # 0753
PROBATE ORDER: Book # _____ Page # _____
OTHER: Describe other: _____

****I hereby swear under oath and under penalty of perjury that all of the above information is true and correct.**

Amount of surplus claimed: \$15,676.14

CLAIMANT SIGNATURE: _____

PRINTED NAME: Jeffrey Paine or per Summary Administration

TO BE COMPLETED BY A NOTARY

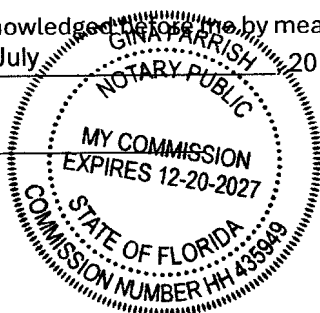
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 08 day of July, 2025, by Jeffrey Paine

Personally known ☒ Type of ID _____

NOTARY SIGNATURE: _____

PRINTED NAME: GINA PARRISH



**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Jupiter Asset Recovery, LLC	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. <input type="checkbox"/>	
	5 Address (number, street, and apt. or suite no.). See instructions. 901 Northpoint Parkway, Suite 310	Requester's name and address (optional)
6 City, state, and ZIP code West Palm Beach, FL 33407		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-				-	
or								
Employer identification number								
2	6		-	4	5	3	7	0 2 2

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
		7/8/25

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they