

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	App	lication Infor	nation					
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				Certificate # Date certificate issued		2022 / 17 06/01/2022	
	460° 01-0 BEG SD I HAR	TA ROSA BEACH, FL 32459 I BAYBROOK DR 240-222 AT NW COR OF JOHN SCOTT PROP WHICH PT IS ONE OF THE COR OF LT 12 BLK I BOUR SQUARE 3RD ADD (Full legal attached.)						
Part 2: Certificat	es O	Wned by App	بالمعتنات بسيسي		olumn 3	Appile	Column 4	Column 5: Total
Certificate Number	er	Date of Certific			unt of Certificate		Interest	(Column 3 + Column 4)
# 2022/17		06/01/20)22		329.46		16.47	345.93
							→Part 2: Total*	345.93
Part 3: Other Ce	rtifica	ates Redeeme	ed by App	plicant (C	ther than Co	unty)		
Column 1 Certificate Number		Column 2 Date of Other ertificate Sale	Face A	Column 3 Face Amount of Other Certificate Column 4 Tax Collector's F		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 Coll	ector	Certified Am	ounts (Li	ines 1-7)				
Cost of all cert	tificate	es in applicant's	possessio	n and othe			by applicant f Parts 2 + 3 above)	2,557.22
2. Delinquent tax	2. Delinquent taxes paid by the applicant					0.00		
3. Current taxes	paid b	y the applicant						308.54
4. Property inform	erty information report fee 200.0					200.00		
5. Tax deed appl	deed application fee 175.0					175.00		
6. Interest accrue	ed by	tax collector und	ler s.197.5	642, F.S. (s	ee Tax Collecto	r Instru	uctions, page 2)	0.00
7.						Tot	al Paid (Lines 1-6)	3,240.76
		ation is true and				y inforn	nation report fee, ar	d tax collector's fees
MILLA.	KI	MA					Escambia, Florid	a
Sign here:	<u>Y</u>	ax Collector or Desi				Date _	December 9th, 2	
Sign	· · · · ·		.	Court his 40 -	aug affer the data -	anod C	ee Instructions on Pag	no 2

tu.25

Par	t 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 I	here: Date of sale 06/04/2025 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

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2400954

To:	Tax Collector of_	ESCAMBIA COUNTY	, Florida
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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 54 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 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 N 03 DEG 04 MIN 0 SEC E 42 55/100 FT N 03 DEG 04 MIN 0 SEC E 42 55/100 FT N 03 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	<u>11-27-2024</u> Application Date
Applicant's signature	

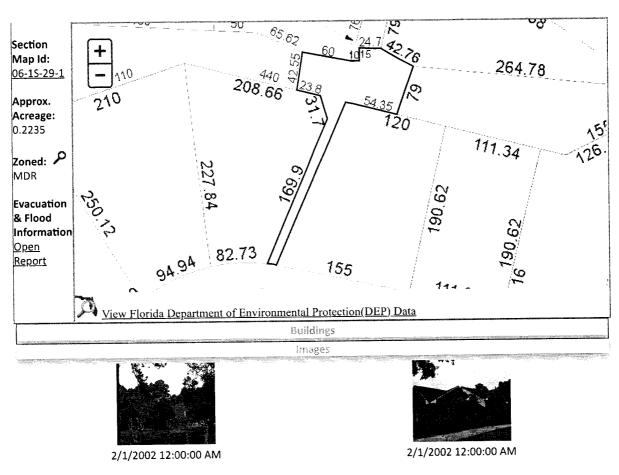
Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

Nav. Mod	de Acco	unt OPar	cel ID	•				Printer Frie	endly Version
General Infor	mation	*************			Assessr	nents			
Parcel ID:	061529	09501200	02		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	010240	222			2024	\$20,000	\$0	\$20,000	\$19,35
Owners:		RS CARLTO			2023	\$20,000	\$0	\$20,000	\$17,59
		RS ELOISE N			2022	\$16,800	\$0	\$16,800	\$15,99
Mail:		Y HIGH DUI ROSA BEAG		2459		de al Colon de la	***************************************		
Situs:		AYBROOK I	•				Disclaime	er ee	
Use Code:	VACAN	T RESIDEN	TIAL 🗲)			Tax Estima	tor	
Taxing Authority:	COUNT	Y MSTU					hange of Ad	dress	
Tax Inquiry:		ax Inquiry		<u>N</u>		File fo	r Exemption	(s) Online	
Tax inquiry lir			insford						
Escambia Cou	HIIY IdX CO	ine COL	72.550.000	and the second s		Re	port Storm [<u>Damage</u>	
Sales Data T	vpe List: /)			2024 C	ertified Roll E	xemptions		-
Sale Date	Book Pag	-4-45 (14.20 th the second	Type	Official Records (New Window)	None	Mary 200 5 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	19 2	S = 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	Simol Management
04/13/2018	7883 130	7 \$10	DW C	C _o	Legal D	lescription			
05/10/2013	7021 63	1 \$100	D WD	C _o			JOHN SCOTT P	ROP WHICH S	SD PT IS ON
08/2001	4930 196	9 \$10	o qc	Ē,	II '	_	2 BLK I HARBO	UR SQUARE 3	RD ADDN
10/1998	4329 123	3 \$10	D WD	٦	PB 10	. بر			
05/1991	3005 40	•		Co Co					
,		- , ,							
05/1991	3005 40		D WD	C _b	Extra F	eatures	NAME OF THE OWNER, THE	· · · · · · · · · · · · · · · · · · ·	
Official Recor Escambla Cor Comptroller					None				Marin A. Commission of Marine Marine State of St
Parcel Inform	Stina		Julio Wells Or world		<u> </u>			Launch Int	eractive Ma



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)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024093489 12/12/2024 4:11 PM
OFF REC BK: 9244 PG: 46 Doc Type: TDN

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.

COMPTROLLER COUNTY, ROBERT COUNTY, R

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 REP	ORT IS ISSUED TO:		
SCOTT LUNSFORD, E	SCAMBIA COUNTY TA	X COLLECTOR	
TAX ACCOUNT #:	01-0240-222	CERTIFICATE #:	2022-17
REPORT IS LIMITED	TO THE PERSON(S) EXI	HE LIABILITY FOR ERROR PRESSLY IDENTIFIED BY I (S) OF THE PROPERTY INF	NAME IN THE PROPERTY
listing of the owner(s) of tax information and a list encumbrances recorded title to said land as listed	frecord of the land describ sting and copies of all oper in the Official Record Boo d on page 2 herein. It is the		nt and delinquent ad valorem ges, judgments and da that appear to encumber the amed above to verify receipt of
and mineral or any subst	urface rights of any kind o s, boundary line disputes, a	r nature; easements, restriction	or in subsequent years; oil, gas, ns and covenants of record; ald be disclosed by an accurate
		ity or sufficiency of any docur itle, a guarantee of title, or as	ment attached, nor is it to be any other form of guarantee or
Use of the term "Report"	" herein refers to the Prope	erty Information Report and th	e documents attached hereto.
Period Searched: Febru	uary 11, 2005 to and inclu	uding February 11, 2025	Abstractor: Ben Murzin
BY			

Michael A. Campbell, As President

Dated: February 18, 2025

Malphel

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 Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2024 tax year. **CARLTON D BOWERS** CARLTON D BOWERS **ELOISE M BOWERS ELOISE M BOWERS** 116 SKY HIGH DUNE DR 6148 B THE OAKS LN SANTA ROSA BEACH FL 32459 PENSACOLA FL 32504

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

PERDIDO TITLE & ABSTRACT, INC.

Malphel

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 SOUARE 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)

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

Recorded in Public Records 4/13/2018 9:46 AM OR Book 7883 Page 1307, Instrument #2018028255, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

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 thisday of	of April,
---	-----------

Signed, sealed and delivered in the presence of:

2018.

Carlton D. 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 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.

cumula Notary Public, State Of Florida at Large

My Commission Expires:

OF FLO W:\TEMP\WARRANTY DEED,4601 BAYBROOK 03

BK: 7883 PG: 1308 Last Page

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"

Order: QuickView_Gtr Gte Doc: 7883-1307 REC ALL

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

DEED DOC STAMPS PD @ ESC CD 42450.00 10/19/04 ERNIE LEE MAGRIHA, CLERK

NTG DOC STANDS PD & ESC CD \$1050.00 10/19/04 ERNIE LEE NIGHRA, CLERK

INTRINGIBLE TAX PD @ ESC CD \$ 600.00 10/19/04 ERNIE LEE MAGNIN, CLERK

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.

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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



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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.

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(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



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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:

Drint.

Print:

Print: Kimber

As to Party of the First Part

(SELLER)

(Party of the First Part)

Carlton D. Bower

Mailing Address: 4601 Baybrook Drive Pensacola, Florida 32514

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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:

Print: James NI

Print: Lander (C. As to the Porty of the

As to the Party of the

Second Part

Laurie Levine

Deborah K. Williams, as her

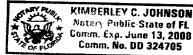
Attorney-in-Fact

(PURCHASER)

(Party of the Second Part)

STATE OF FLORIDA COUNTY OF ESCAMBIA

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



Notary Public, State of Florida at Large My Commission Expires: 4/3/08

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 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 C. JOHNSON Notary Public-State of FL Comm. Exp. June 13, 2008 Comm. No. DD 324705

Notary Public, State of Florida at Large
My Commission Expires: 41308

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.

II Day DKIE

OR BK 5510 P60760 Escambia County, Florida INSTRUMENT 2004-293833

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' RAV); 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.

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

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

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

S COMPTO

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

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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

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LEGAL DESCRIPTION

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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)

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CARLTON D BOWERS and ELOISE M BOWERS

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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.

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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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0005.81

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:

3. Fallear. CPS

Service Fee:

\$40.00

Receipt No:

BILL

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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

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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
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
TO: as of
TO: as an employee of at said corporation's
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;
OTHER CSPOR
Michael A. Adkinson, J., Sherfff, Walton County, Norida
By: Dec do 30
$m{ec{ec{ec{ec{ec{ec{ec{ec{ec{ec$

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(see attached)

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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 RECEIVED WCSO CIVI

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Case Number: 00017

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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 12 20 26 at 06 00 am/pm and served non-served the same on 100 am/pm in Walton County, Florida as follows:
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:
forth in Section 48.031(1)(a), F.S. have been met. SUBSTITUTE After the provisions as set
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
in the absence of any higher-ranking office as defined in F.S. 48.081(1)
in the absence of any higher-ranking office as defined in F.S. 48.081(1)
as an employee of at said corporation's
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) hour
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-y
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By: Week and South

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116 SKY HIGH DUNE DR
SANTA ROSA BEACH, FL 32459

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

COUNTY

By: Emily Hogg Deputy Clerk APR 28 2025 AM10:31 RECEIVED WCSO CIVI

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

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

9171 9690 0935 0129 5949 82

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

Control

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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.

Pam Childers

Clerk of the Circuit Court & Comptroller Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502 CAMBIA COUNT

9171 9690 0935 0129 5949 75



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

_. 9326090090760A10

0005/19/25 RETURN TO SENDER NO SUCH STREET UNABLE TO FORWARD

NIXIE

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Pam Childers Clerk of the Circuit Court & Comptroller

Official Records 221 Palafox Place, Suite 110

Pensacola, FL 32502

NIXIE

0005/23/25

PENSACOLA FL 32504

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

9171 9690 0935 0129 5949 51

Pam Childers Clerk of the Circuit Court & Comptroller

Official Records 221 Palafox Place, Suite 110

Pensacola, FL 32502 O COUNTY C.D ESCAMBIA

ETURN TO SENDER VERABLE ABLE TO AS ADDRESSED

0005/23/25

BC: 32502583335 *2738-02889-29-21

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

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0005/19/25

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

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

NIXIE

MMATION

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

NOTICE OF APPLICATION FOR TAX DEED 78/100 FT S 13 DEG 12 MIN 16 SEC W 79

NOTICE IS HEREBY GIVEN, That OSTA CAPITAL LLC holder of Tax Certificate No. 00017, issued the 1st day of June, A.D., 2022 BAYBROOK UNIT 1 S 19 DEG 03 MIN 30 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 4WR4/30-5/21TD 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 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, FL Pensacola 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

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 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

Name: Emily Hogg, Deputy Clerk Order Number: 7928

Order Date: 4/24/2025 mber Issues:

Pub Count: First Issue: 4/30/2025 Last Issue: 5/21/2025

Coder Proce: \$200,00

Publications. The Summation Weekly. 4/30/2025, 5/7/2025, 5/14/2025, 5/21/2025

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

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.

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.

Notary Public State of Florida Morgan S. Cole My Commission HH 606918 Expires 10/27/2028

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
	The state of the s	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
CLETA of the Etreuit Court

Deputy Clerk

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

PAM CHILDERS

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



COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES ARCHIVES AND RECORDS JUVENILE DIVISION CENTURY

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

Case # 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	M 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				

DM	TAYOFFD	CEDITICATEC	220.00	220.00	0.00	0.00
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

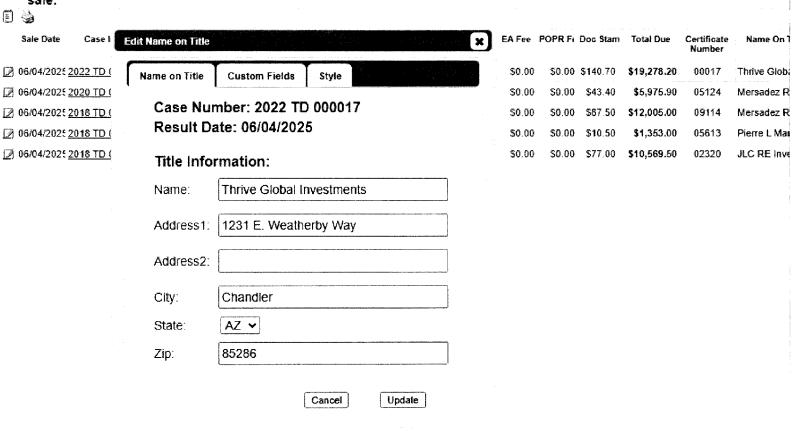
RECEIPTS

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	Туре	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 320.00		Used		Bala	ince	
		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.



\$?

i-4 --4 Page 1 of 1 is > 30 ♥

TOTALS: Items Count: 5 Balance: \$48,610.00 Clerk Fees: \$0.00 Rec Fees: \$212.50 Doc Stamps: \$359.10 Total Due: \$49,181.60

18320

Emmanuel Amoah

20,000.00

Heposit \$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 GOUNTY CLERK OF COURT

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 SOUARE 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.

COUNTY RANGE

ESCAMBIA COUNTY CLERK OF COUR

Deputy Clerk

Tax Deed 221 Pala

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

9171 9690 0935 0128 1811 76

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

CARLTON D 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)

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Dated this 10th day of June 2025.

ESCAMBIA COUNT

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

9171 9690 0935 0128 1811 52

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

CARLTON D 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)

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Dated this 10th day of June 2025.

COUNTY

ESCAMBIA COUNTY CLERK OF COURT

By: ______ Deputy Clerk

Tax Deeds • 21 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0128 1811 69

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

CERTIFIED MAIL. quadient Clerk of the Circuit Court & Comp 221 Palafox Place, Suite 110 \$008.16 06/10/2025 ZIP 32502 043M31219251 9171 9690 0935 0128 1811 69 MOTICE OF SURPLUS FUNDS FROM TAX DEED SA **CARLTON D BOWERS** NIXIE 0006/14/25 116 SKY HIGH DUNE DR SANTA ROSA BEACH, FL 32459

BC: 32502583335

NOT DELIVERABLE AS ADDRESSED

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*2638-03874-11-23

Pam Childers

Official Records

Pensacola, FL 32502

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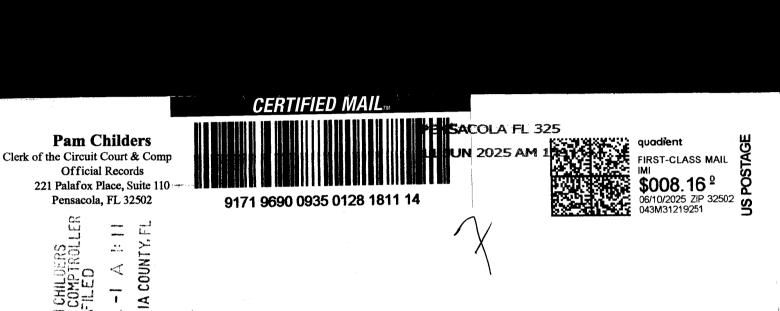
Tax Deed File # 0625_81

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Pam Childers

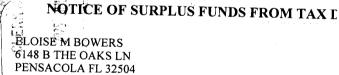
Official Records

Pensacola, FL 32502



NIXIE

BC: 32502583335



NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

*2638-03879-11-23

0006/26/23



Tax Certificate #	2022 TD 000017
Account #	010240222
Property Owner	Carlton D Bower Eloise M Bowers
Property Address	Carlton D Bouer Eloise M Bowers 4601 Baylocoole Dr 32514
SOLD TO:	
SOLD TO: Emmanuel Amaan \$	20,100.00
Disbursed to/for:	Amount Pd: Registry Balance:
Recording Fees (from TXD receipt)	\$ 169,201/\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 256,994 \$
Tax Collector Fee (from redeem screen)	\$ 6.25 \ / \$
Certificate holder/taxes & app fees	\$4,084,92
Refund High Bidder unused sheriff fees	\$ <i>'\delta'</i> \$
Additional taxes	\$ \$ 15708.94
Postage final notices	\$32.80 \$ 15616.14
	\$
	\$ \$
	\$ \$
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE II	N BENCHMARKIIIIIIIIIIII
Lien Information:	
	Due \$
	Paid \$
	Due \$
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	Due \$ Paid \$
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	Due \$
	Paid \$
	Due \$
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	, alou
Post sale process:	Wotes:
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	\vdash
Copy of Deed for file and to Tax Collector	

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025041960 6/10/2025 10:15 AM OFF REC BK: 9328 PG: 1187 Doc Type: COM Recording \$18.50

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

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

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

COMPTE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

ATION

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

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 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: FL 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

NOTICE OF APPLICATION FOR TAX DEED 78/100 FT S 13 DEG 12 MIN 16 SEC W 79 FT TO NLY LLOF 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 RW) 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 | EVINE

4WR4/30-5/21TD

Nune: Emily Hogg, Deputy Clerk Order Number: 7928

Order Date: 4/24/2025 Number Issues: Pub Count: 1 First Issue: 4/30/2025 Last Issue: 5/21/2025

Order Price: \$200,00

Publications The Summation Weekly . 4/30/2023, 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

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

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.

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

Bull

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

Notary Public State of Florida Morgan S. Cole My Commission HH 608918 Expires 10/27/2028

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.

221 Palafox Place, Ste

ensacola, El

Hogg 221 Palafox Plac

Pensacola, FL 32502

Pam Childers,

Clerk of Court and Comptroller Escambia County, Florida

before me personally appeared On this 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

Mytinda Johnson Comm.: HH 622730 Expires: Jan. 2, 2029

lotary 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



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

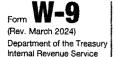
ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

County				2022 TD 000017		06/04/2025	Surplus: \$		
THIS AGREEMENT, made and entered into this day of d									
assigned Assigne availabl	d, or ot e that e for d Assigno	herwise reling Surplus Fund lisbursement 1	uished any remains in the approximation of the Clerk of t	as an interest in inder interest in or mate amount of \$1 of Court. Escambians all rights, title.	to the proceeds 15,951.93 may la County. Florid	of said sale. As be due and owing la, as the result	signor has bee ng to Assignor of the caption	n informed by ; and may be ned Tax Deed	
2.	In exe	ecuting this as	signment. Assigi	nor has been inforn	ned by the Assig	gnee that:			
	a.	grants, barga assigns, any	ins, sells, and a and all right, titl	to file a claim for Assigns. fully and it and interest in an in the above-referen	irrevocably, to d to all such su	Assignee, Jupite	er Asset Reco	very, LLC. or	
	b.			y, and time to cons f their own attorney					
	c.	The distribut		ment of any costs.	including attorn	ey's fees, is con	trolled by a se	parate, legally	
	d.			is not representin licensed attorney v					
3. except i			into this Agreem	ent intending to be	e legally bound	thereby and ma	y not be altere	ed or amended	
4.	Assig	nor makes the	above represent	ations under oath a	and under penalt	y of perjury.			
Fu	rther A	Affiant Sayeth	1 Not.		Elisabe	isabe eth Paige Dixon	th Pair	g Dixon	
		OUTH CARG							
THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization, this day of 2025, by Elisabeth Paige Dixon, who is personally known to me or who has produced control of the c									
					Notary Public:	Vidlyll.	Mattellat	anfablic	
			VICKY N. lotary Public, State ly Commission Ex	of South Carolina	Print Name: \(\sum_{\text{\tint{\text{\tint{\text{\tint{\text{\tint{\text{\tinit}}\\ \text{\texi{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\ti}\text{\text{\text{\text{\text{\text{\text{\text{\tin}}\tint{\tinithtt{\text{\text{\text{\text{\texi}\text{\text{\text{\text{\ti}\titt{\text{\text{\text{\text{\texi}\text{\text{\texi}\text{\titt{\texitil{\text{\texit{\texit{\texi{\texi}\text{\texit{\texi}\titt{\titil\titt{\titil\titt{\tii}\texit{\texi{\texi{\texi	reguan		5 5	
(STAM	P)	-					j Š		

ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

County:	Esca	mbia	Tax Deed No:	2022 TD 000017	Sale Date:	06/04/2025	Surplus: 5	15,951.93
Beneficia Recovery Florida, a sufficience	ry, (" 7, LLC 33407, cy of w	Assignor"), C, or assigns, for and in hich is hereb	whose address ("Assignee"), v consideration of by acknowledged	intered into this 2 is 1120 Bramle whose address is 5 the sum of \$10 is, hereby agree as it as an interest in	tt Blvd., Lawr 901 Northpoint and other good follows:	enceville, GA t Parkway, Su and valuable c	30045, and J ite 310, West consideration, th	upiter Asset Palm Beach, he receipt and
assigned, Assignee available	or other that Solution for dissignor	erwise reling urplus Fund sbursement i	uished any remains in the approxible from the Clerk of	inder interest in or mate amount of \$ of Court, Escambi ns all rights, title	r to the proceeds 15,951.93 may a County, Florid	of said sale. A be due and ow da, as the resul	ssignor has been ing to Assignor t of the caption	n informed by ; and may be ned Tax Deed
2. I	ln exec	cuting this as	signment, Assigi	nor has been inform	ned by the Assi	gnee that:		
e	:	grants, barga assigns, any	ains, sells, and a and all right, titl	to file a claim for assigns, fully and e and interest in a not the above-refere	irrevocably, to nd to all such su	Assignee, Jupi	ter Asset Recov	very, LLC. or
ł				y, and time to con f their own attorne				
C		The distribution		ment of any costs,	including attorn	ey's fees, is co	ntrolled by a sep	parate, legally
C				is not representing licensed attorney				
3. I except in			into this Agreem	ent intending to b	e legally bound	thereby and m	ay not be altere	d or amended
4.	Assign	or makes the	above represent	tations under oath	and under penal	ty of perjury.		
Furt	her Af	ffiant Sayetl	h Not.		 David	Ofsen		
STATE (EORGIA GWINNET	Т					
notarizati ∯who ha	THE I	FOREGOING is 26 duced De	G instrument wa day of <u>JUNF</u> VSES U USNS	as acknowledged	before me by r 2025, by David ication.	means of 反 ph l Olsen , who □	nysical presence is personally ki	or □ online
		OFFI Sarai NOTARY P GWINNI My Comm. E	CIAL SEAL h Durham UBLIC-GEORGIA ETT COUNTY Expires 05/08/2029		Notary Public Print Name: _	: Sara	hluh	<u>~</u>

	CLAIM TO SURPL	US PROCEEDS	OF A TAX DE	ED SALE		
**Lienholder claims must be filed with	nin 120 days of the	date of the sur	plus notice (or they are barro	ed.	
COMPLETE NOTARIZED FORM AND RET	URN TO:					
Escambia Clerk of the Circuit Court, Att	n: Tax Deed Divisio	n, 221 Palafox F	Place, Ste 11	0, Pensacola FL	32502 or email fo	orm to:
taxdeeds@escambiaclerk.com		Clerk Contact	Number: 8	50-595-4813		
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 I	liens before distrib	uting surplus f	unds to a titl	eholder.		
X	_ I claim the surplu					
	_ I am NOT making	a claim and wai	ive any claim	I might have.		
2. CLAIMANT'S INFORMATION					 - ·	B. B. 5.1.
CLAIMANT'S NAME:		tecovery LLC	as assigne	e tor David Ol	sen & Elisabeth	Dixon Beneficiaries
CONTACT NAME, IF APPLICABLE:	Jeffrey Paine					
MAILING ADDRESS:	901 Northpoint	Pkwy., Ste. 3	10 West Pa	alm Beach FL	33407	
TELEPHONE NUMBER:	561-249-1931					
EMAIL ADDRESS:	jupiterasset.co	ntact@gmail.d	com			
MAIL CHECK TO: (if different address)			· · · · · · · · · · · · · · · · · · ·			
I am one of the following:	Lienholder:	If claiming as	a lienholder	please complet	e Section 3.	
	Titleholder:	If claiming as	a titleholder	please complet	e Section 4.	
	Other:	Describe othe	er:			
3. LIENHOLDER INFORMATION (Comp	lete if claim is bas	 ed on a lien aga	ainst the sol	d 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 (Com	plete if claim is ba	sed on title forr	nerly held o	n sold property)	
NATURE OF TITLE						
DEED:	Book#	5510	Page #	0753		
PROBATE ORDER:	Book #		Page #	4464		
OTHER:	Describe other:				-	
**I hereby swear under oath and	under penalty of	perjury that a	ll of the abo	ove informatio	n is true and co	rrect.
					rplus claimed:	\$15,676.14
CLAIMANT SIGNATURE:	\bigvee		PRINTED I	NAME: Jeffrey	Paine or pe	er Summary Administration
TO BE COMPLETED BY A NOTARY						
			STATE OF	FLORIDA		
			COUNTY O	F PALM BEAC	CH	
The foregoing instrument was ackr	owledged 116 Ose			sical presence	e or online	, 1
notarization this 08 day of	July TARY	20 2!	5, by <u>J</u> €	effrey Paine		1 1 1 1 1 1 1 1 1
		ON THE REAL PROPERTY.	NOTARY S	IGNATURE:	\mathcal{L}	Ca Parvus
Personally known_x_ Type of ID	MY COMMIS	SION !	PRINTED	NAME: GINA F	PARRISH	
	EXPIRES 12-2	0-2027				
	O O D	W . D				
	OF FLO	RIV. 359 HILL				
	WWW.WWW.	Munimur.				



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. 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 4 Exemptions (codes apply only to page only one of the following seven boxes. certain entities, not individuals; see instructions on page 3): Individual/sole proprietor C corporation S corporation Partnership Trust/estate Specific Instructions on LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Exempt payee code (if any) Print or type. 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 Exemption from Foreign Account Tax box for the tax classification of its owner. Compliance Act (FATCA) reporting Other (see instructions) code (if any) 3b if on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, (Applies to accounts maintained and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check outside the United States.) this box if you have any foreign partners, owners, or beneficiaries. See instructions . Address (number, street, and apt. or suite no.). See instructions Requester's name and address (optional) 901 Northpoint Parkway, Suite 310 6 City, state, and ZIP code West Palm Beach, FL 33407 List account number(s) here (optional) Part I Taxpayer Identification Number (TIN) Social security number 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 or TIN, later. Employer identification number 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. 2 6 5 3 7 0 2 2 Certification Under penalties of perjury, I certify that: 1. 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 2. 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 3. I am a U.S. citizen or other U.S. person (defined below); and 4. 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 Signature of Here U.S. person Date

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

Mylinda Johnson (COC)

From: Sent:	Jupiter Asset Recovery < jupiterasset.contact@gmail.com> Friday, October 17, 2025 8:14 AM						
To: Cc:	Mylinda Johnson (COC) Emily Hogg (COC); Shannon Suarez (COC)						
Subject:	[EXTERNAL]Re: Est of Eloise Bowers / Tax Deed claim / 2022 TD 00017						
WARNING! The you recognize t	is email originated from an outside network. DO NOT CLICK links or attachments unless the sender and know the content is safe.						
Yes, we will be particular signed docume	orobating the Estate of Eloise Bowers. We are just waiting on the petitioner to return the nts.						
On Wed, Oct 8,	2025 at 5:20 PM Mylinda Johnson (COC) < MJOHNSON@escambiaclerk.com > wrote:						
Good afternoon	,						
We are holding y Eloise Bowers?	your claim on behalf of Elisabeth Dixon and David Olsen. Do you still plan to probate the Estate of						
Thanks,							
Mylinda							
A THE STATE OF THE	Mylinda Johnson						
	Operations Supervisor						
The ball of the same	850-595-4813						
	mjohnson@escambiaclerk.com						

Office of Pam Childers

Escambia County Clerk of the Circuit Court & Comptroller

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.