



# 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

1124-28

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 11, 2024
Property description	WOOLLUMS ERIC WOOLLUMS MELISSA 11552 CLEAR CREEK DR PENSACOLA, FL 32514 11552 CLEAR CREEK DR 11-0209-194 BEG AT NW COR OF LT 4 FOR POB S 88 DEG 47 MIN 5 SEC E 452 82/100 FT S 16 DEG 52 MIN 25 SEC W 186 94/ (Full legal attached.)	Certificate #	2022 / 5342
		Date certificate issued	06/01/2022

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2022/5342	06/01/2022	3,188.46	159.42	3,347.88
→Part 2: Total*				3,347.88

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/5505	06/01/2023	3,560.94	6.25	220.33	3,787.52
Part 3: Total*					3,787.52

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	7,135.40
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,387.74
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	10,898.14

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

Sign here: Condice Lewis  
Signature, Tax Collector or Designee

Escambia, Florida  
Date April 22nd, 2024

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	136,945.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/06/2024</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

+ 6.25

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BEG AT NW COR OF LT 4 FOR POB S 88 DEG 47 MIN 5 SEC E 452 82/100 FT S 16 DEG 52 MIN 25 SEC W 186 94/100 FT N 88 DEG 47 MIN 5 SEC W 403 67/100 FT TO PT ON E R/W LI OF CLEAR CREEK DR N 1 DEG 37 MIN 43 SEC E 180 FT TO POB PART OF LT 4 BLK B OR 8476 P 337

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400211

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
11-0209-194	2022/5342	06-01-2022	BEG AT NW COR OF LT 4 FOR POB S 88 DEG 47 MIN 5 SEC E 452 82/100 FT S 16 DEG 52 MIN 25 SEC W 186 94/100 FT N 88 DEG 47 MIN 5 SEC W 403 67/100 FT TO PT ON E R/W LI OF CLEAR CREEK DR N 1 DEG 37 MIN 43 SEC E 180 FT TO POB PART OF LT 4 BLK B OR 8476 P 337

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

04-11-2024  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	181N307000041002					Year	Land	Imprv	Total	Cap Val
Account:	110209194					2023	\$74,844	\$232,043	\$306,887	\$273,891
Owners:	JBCSW PROPERTIES LLC					2022	\$55,860	\$210,054	\$265,914	\$265,914
Mail:	401 E CHASE ST STE 100 PENSACOLA, FL 32502					2021	\$55,860	\$165,388	\$221,248	\$175,989
Situs:	11552 CLEAR CREEK DR 32514					Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2023 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION				
04/11/2024	9132	68	\$285,000	WD	📄	Legal Description				
02/26/2021	8476	337	\$250,000	WD	📄	BEG AT NW COR OF LT 4 FOR POB S 88 DEG 47 MIN 5 SEC E				
01/21/2011	6682	1929	\$600	CT	📄	452 82/100 FT S 16 DEG 52 MIN 25 SEC W 186 94/100 FT N				
11/01/2010	6661	1860	\$66,000	WD	📄	88 DEG... 🔑				
02/23/2009	6438	91	\$100	CT	📄	Extra Features				
01/1976	1035	794	\$68,500	WD	📄	None				
01/1973	708	282	\$9,000	WD	📄					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller										
Parcel Information						Launch Interactive Map				

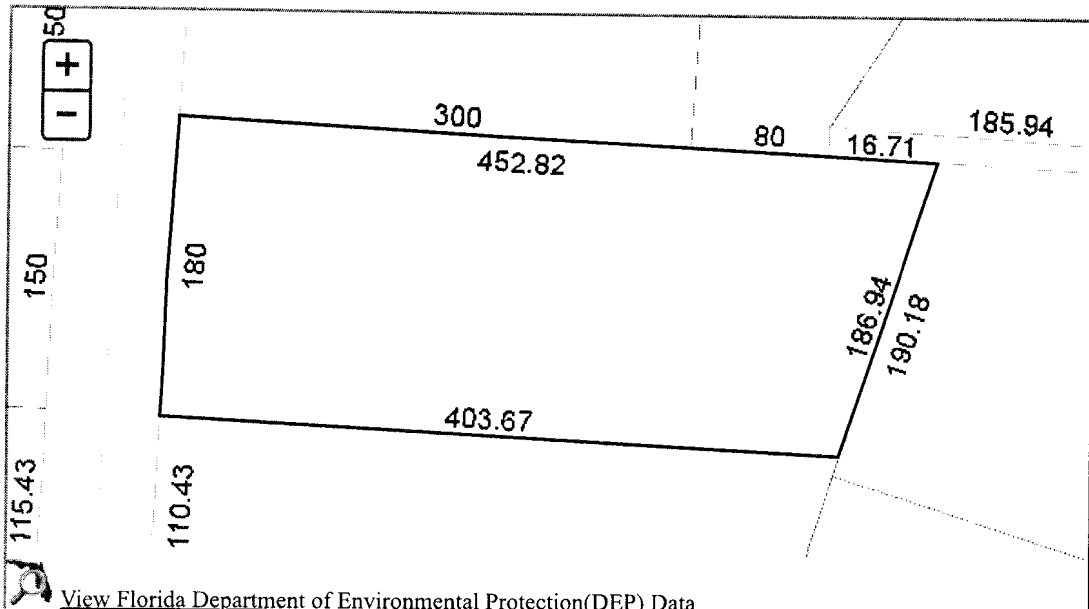
Section  
Map Id:  
18-1N-30-2

Approx.  
Acreage:  
1.6775

Zoned: 

LDR  
LDR  
LDR  
LDR  
LDR  
LDR  
LDR  
LDR

Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)




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

#### Buildings

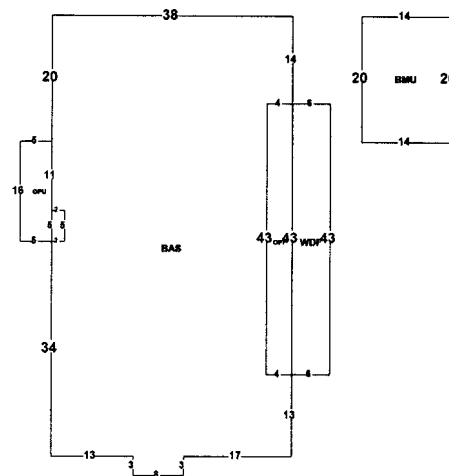
Address: 11552 CLEAR CREEK DR, Year Built: 1974, Effective Year: 1974, PA Building ID#: 1485

##### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-LAP.AAVG  
FLOOR COVER-HARDWOOD/PARQET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-12  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 3292 Total SF

BASE AREA - 2502  
BASEMENT UNF - 280  
OPEN PORCH FIN - 172  
OPEN PORCH UNF - 80  
WOOD DECK FIN - 258



#### Images



5/27/2021 12:00:00 AM

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

Last Updated: 04/26/2024 (tc.2250)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 05342**, 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:

**BEG AT NW COR OF LT 4 FOR POB S 88 DEG 47 MIN 5 SEC E 452 82/100 FT S 16 DEG 52 MIN 25 SEC W 186 94/100 FT N 88 DEG 47 MIN 5 SEC W 403 67/100 FT TO PT ON E R/W LI OF CLEAR CREEK DR N 1 DEG 37 MIN 43 SEC E 180 FT TO POB PART OF LT 4 BLK B OR 8476 P 337**

**SECTION 18, TOWNSHIP 1 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 110209194 (1124-28)**

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

**ERIC WOOLLUMS and MELISSA WOOLLUMS**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of November, which is the **6th day of November 2024**.

Dated this 29th day of April 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

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


**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 110209194 Certificate Number: 005342 of 2022**

**Payor: EMERALD COAST TITLE INC 811 NORTH SPRING STREET PENSACOLA FL 32501  
Date 5/21/2024**

Clerk's Check #	279772	Clerk's Total	<del>\$348.08</del> <b>\$11,210.70</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$12,048.69</del>
		Postage	<del>\$100.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$12,713.77</del>

**\$11,227.70**

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:   
Deputy Clerk

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

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



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

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

**Case # 2022 TD 005342**

**Redeemed Date 5/21/2024**

**Name EMERALD COAST TITLE INC 811 NORTH SPRING STREET PENSACOLA FL 32501**

Clerk's Total = TAXDEED	<del>\$548.08</del> <b>\$11,210.70</b>
Due Tax Collector = TAXDEED	<del>\$12,048.69</del>
Postage = TD2	<del>\$100.00</del>
ResearcherCopies = TD6	<del>\$0.00</del>
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

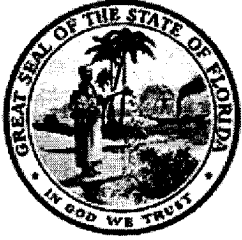
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets






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

**Tax Deed - Redemption Calculator**

**Account: 110209194 Certificate Number: 005342 of 2022**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/6/2024"/>	Redemption Date <input type="text" value="5/21/2024"/> 
Months	7	1
Tax Collector	<input type="text" value="\$10,898.14"/>	<input type="text" value="\$10,898.14"/>
Tax Collector Interest	\$1,144.30	\$163.47
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$12,048.69	<input type="text" value="\$11,067.86"/> <i>JK</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$160.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$52.08	\$6.84
Total Clerk	\$548.08	<input type="text" value="\$462.84"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$12,713.77	\$11,547.70
	Repayment Overpayment Refund Amount	\$1,166.07
Book/Page	<input type="text" value="9138"/>	<input type="text" value="530"/>

Notes



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 11-0209-194 CERTIFICATE #: 2022-5342

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

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

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

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

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

Period Searched: June 27, 2004 to and including June 27, 2024 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: July 11, 2024

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

July 11, 2024

Tax Account #: **11-0209-194**

1. The Grantee(s) of the last deed(s) of record is/are: **JBCSW PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

**By Virtue of Warranty Deed recorded 4/16/2024 in OR 9132/68**

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

**a. Judgment in favor of Midland Credit Management, Inc. recorded 1/18/2024 OR 9092/1427**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 11-0209-194**

**Assessed Value: \$273,891.00**

**Exemptions: HOMESTEAD**

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:** NOV 6, 2024

**TAX ACCOUNT #:** 11-0209-194

**CERTIFICATE #:** 2022-5342

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2023</u> tax year.

**JBCSW PROPERTIES, LLC**  
**401 E CHASE ST STE 100**  
**PENSACOLA, FL 32502**

**ERIC WOOLLUMS AND MELISSA WOOLLUMS**  
**JBCSW PROPERTIES, LLC**  
**11552 CLEAR CREEK DR**  
**PENSACOLA, FL 32514**

**MIDLAND CREDIT MANAGEMENT, INC**  
**PO BOX 939069**  
**SAN DIEGO, CA 92193**

Certified and delivered to Escambia County Tax Collector, this 11<sup>th</sup> day of July, 2024.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

## **PROPERTY INFORMATION REPORT**

**July 11, 2024**

**Tax Account #:11-0209-194**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT NW COR OF LT 4 FOR POB S 88 DEG 47 MIN 5 SEC E 452 82/100 FT S 16 DEG 52 MIN 25 SEC W 186 94/100 FT N 88 DEG 47 MIN 5 SEC W 403 67/100 FT TO PT ON E R/W LI OF CLEAR CREEK DR N 1 DEG 37 MIN 43 SEC E 180 FT TO POB PART OF LT 4 BLK B OR 8476 P 337**

**SECTION 18, TOWNSHIP 1 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 11-0209-194(1124-28)**

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

Prepared by and return to:  
Emerald Coast Title, Inc. - Gulf Breeze Branch  
83 Baybridge Gulf Breeze, FL 32561  
850-972-1100  
File Number: 2024-7375

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11th day of April, 2024 between Melissa Woollums and Eric Woollums, wife and husband whose post office address is 981 Diamond Dairy Road , Pensacola, FL 32505, grantor, and JBCSW Properties LLC, a Florida limited liability company whose post office address is 401 E. Chase Street , Suite 100, Pensacola, FL 32502, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

The following described real property, situate, lying and being in the county of Escambia County, Florida:  
A portion of Lot 4, Block B, Clear Creek Farm, according to the Plat recorded in Plat Book 7 at Page 94 of the Public Records of Escambia County, Florida, being more particularly described as follows: Commence at the Northwest corner of the said Lot 4 for the Point of Beginning; thence South 88 degrees 47 minutes 05 seconds East along the North line of the said Lot 4 for a distance of 452.82 feet to the Northeast corner of the said Lot 4; thence South 16 degrees 52 minutes 25 seconds West along the East line of the said Lot 4 for a distance of 186.94 feet; thence North 88 degrees 47 minutes 05 seconds West for a distance of 403.67 feet to a point on the East right of way line of Clear Creek Drive (66 foot right of way); thence North 01 degrees 37 minutes 43 seconds East along the said East right of way line for a distance of 180.00 feet to the Point of Beginning; further known as Building Site 34, Clear Creek Farms; and subject to a Bridlepath Easement on the East 5 feet and on the East 162.82 feet of the North 10 feet and to the 30 foot wide drainage easement according to the said plat.  
Parcel Identification Number: 181N307000041002

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

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

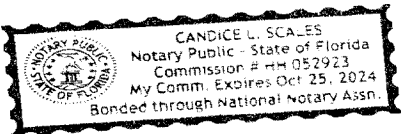
Signed, sealed and delivered in our presence:

Witness Signature: Candice L. Scales  
Witness Name: Candice L. Scales  
Witness Address: 83 Baybridge Drive  
Gulf Breeze, FL 32561  
Melissa Woollums  
Eric Woollums  
Michael D Tidwell  
83 Baybridge Drive  
Gulf Breeze, FL 32561

State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 11th day of April, 2024 by Melissa Woollums and Eric Woollums, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



Notary Public  
Printed Name: Candice L. Scales  
My Commission Expires: October 25, 2024

# Abutting Roadway Maintenance

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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



Name of Roadway: 11552 Clear Creek Drive, Pensacola, FL 32514

THE COUNTY (x) HAS ACCEPTED ( ) HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of \_\_\_\_\_ to maintain, repair and improve the road.

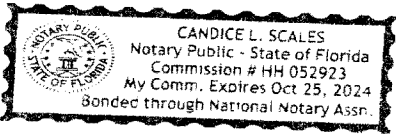
This form completed by:

Michael D. Tidwell, Attorney  
811 North Spring Street  
Pensacola, Florida 32501

  
Melissa Woollums  
Eric Woollums

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization this 11th day of April, 2024 by Melissa Woollums and Eric Woollums who is/are personally known to me or have produced a driver's license as identification.

  
Notary Public

Filing # 189900002 E-Filed 01/17/2024 10:40:01 AM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO.: 2023 SC 005995

MIDLAND CREDIT MANAGEMENT, INC.  
P.O. BOX 939069  
SAN DIEGO CA 92193  
Plaintiff,

vs.

ERIC WOOLLUMS,  
3080 N PACE BLVD.  
PENSACOLA FL 32505  
Defendant(s).

\_\_\_\_\_ /

**DEFAULT FINAL JUDGMENT**

At a Small Claims Pre-Trial Conference on November 15, 2023, the Plaintiff appeared but the Defendant did NOT, after proper service. Therefore, the Plaintiff is entitled to a Final Judgement, and it is hereby,

ORDERED AND ADJUDGED that the Plaintiff, MIDLAND CREDIT MANAGEMENT, INC., located at P.O. Box 939069 , SAN DIEGO CA 92193, does hereby have, receive and recover damages against the Defendant, ERIC WOOLLUMS, in the principal sum of \$1,276.66 together with costs in the amount of \$303.00, which shall bear interest at the legal rate pursuant to Fla. Stat. § 55.03 as of the date of the entry of this judgment and thereafter shall bear interest at the rate set by the Chief Financial Officer of the State of Florida until paid, for which let execution issue. Jurisdiction of this case is retained to enter further orders that are proper.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.

  
01/17/2024 09:25:55  
2023 SC 005995  
signed by COUNTY COURT JUDGE SCOTT RITCHIE 01/17/2024 09:25:55 K-2P7866  
Judge Scott Ritchie

In cases wherein one party is unrepresented (pro se), it is responsibility of the sole attorney in the case to serve within five business days this (order or judgment) upon any pro se party who does not have access to nor is a registered user of the Florida Courts e- Filing Portal.

cc: Andreu, Palma, Lavin & Solis, PLLC, Attorneys for Plaintiff  
Defendant