



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

1124-47

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	MCSHANE LISA 801 BENJULYN RD CANTONMENT, FL 32533 801 BENJULYN RD 11-3479-255 BEG AT SELY COR OF LT 13 N 89 DEG 31 MIN 58 SEC W ALG SLY LI OF LT 266 22/100 FT DEPARTING SLY LI N (Full legal attached.)	Certificate #	2022 / 5845		
		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)	
# 2022/5845	06/01/2022	1,127.07	56.35	1,183.42	
→Part 2: Total*				1,183.42	
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)
# 2023/5981	06/01/2023	1,205.08	6.25	104.94	1,316.27
Part 3: Total*					1,316.27
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				2,499.69	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,215.00	
4. Property information report fee				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. Total Paid (Lines 1-6)				4,089.69	
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: <u>Condice Lewis</u> Signature, Tax Collector or Designee			Escambia, Florida Date <u>April 22nd, 2024</u>		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>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 SELY COR OF LT 13 N 89 DEG 31 MIN 58 SEC W ALG SLY LI OF LT 266 22/100 FT DEPARTING SLY LI N 0 DEG 26 MIN 33 SEC E 165 97/100 FT TO SLY R/W LI OF BENJULYN RD (66 FT R/W) N 90 DEG E ALG R/W 266 67/100 FT TO ELY LI OF LT S 0 DEG 35 MIN 50 SEC W ALG ELY LI 168 15/100 FT TO POB OR 7879 P 874

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400167

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
11-3479-255	2022/5845	06-01-2022	BEG AT SELY COR OF LT 13 N 89 DEG 31 MIN 58 SEC W ALG SLY LI OF LT 266 22/100 FT DEPARTING SLY LI N 0 DEG 26 MIN 33 SEC E 165 97/100 FT TO SLY R/W LI OF BENJULYN RD (66 FT R/W) N 90 DEG E ALG R/W 266 67/100 FT TO ELY LI OF LT S 0 DEG 35 MIN 50 SEC W ALG ELY LI 168 15/100 FT TO POB OR 7879 P 874

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:	141N316000038013	Year	Land	Imprv	Total	Cap Val
Account:	113479255	2023	\$24,990	\$59,328	\$84,318	\$76,418
Owners:	MCSHANE LISA	2022	\$19,380	\$52,051	\$71,431	\$69,471
Mail:	801 BENJULYN RD CANTONMENT, FL 32533	2021	\$19,380	\$43,776	\$63,156	\$63,156
Situs:	801 BENJULYN RD 32533	Disclaimer				
Use Code:	MOBILE HOME	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	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)	None	
04/04/2018	7879	874	\$100	QC		Legal Description	
04/2004	5391	759	\$73,500	WD		BEG AT SELY COR OF LT 13 N 89 DEG 31 MIN 58 SEC W ALG SLY LI OF LT 266 22/100 FT DEPARTING SLY LI N 0 DEG 26...	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						FRAME SHED	

Section Map Id:
14-1N-31-2

Approx. Acreage:
0.9468

Zoned:

LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR

Evacuation & Flood Information
[Open Report](#)

Parcel Information

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

Buildings

[Launch Interactive Map](#)

Address: 801 BENJULYN RD, Year Built: 1999, Effective Year: 1999, PA Building ID#: 124331

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD

MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-8

NO. STORIES-1

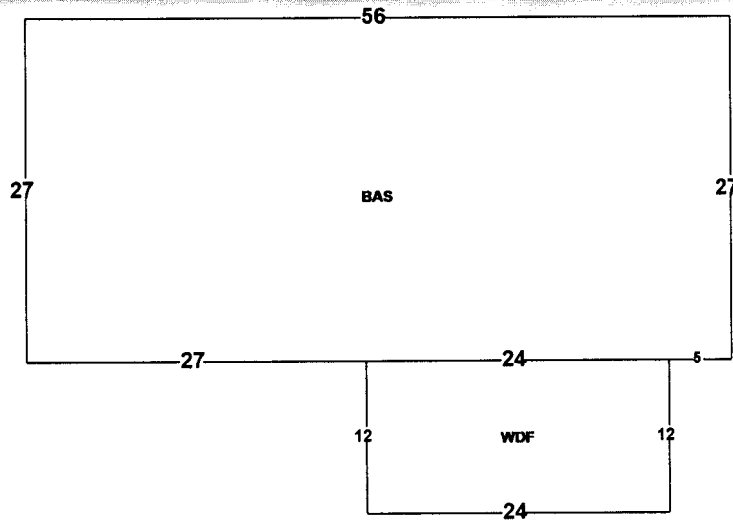
STORY HEIGHT-0



Areas - 1800 Total SF

BASE AREA - 1512

WOOD DECK FIN - 288



Images



5/3/2021 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.4167)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 05845**, 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 SELY COR OF LT 13 N 89 DEG 31 MIN 58 SEC W ALG SLY LI OF LT 266 22/100 FT DEPARTING SLY LI N 0 DEG 26 MIN 33 SEC E 165 97/100 FT TO SLY R/W LI OF BENJULYN RD (66 FT R/W) N 90 DEG E ALG R/W 266 67/100 FT TO ELY LI OF LT S 0 DEG 35 MIN 50 SEC W ALG ELY LI 168 15/100 FT TO POB OR 7879 P 874

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113479255 (1124-47)

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

LISA MCSHANE

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



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 #: 11-3479-255 CERTIFICATE #: 2022-5845

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: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: July 12, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 12, 2024

Tax Account #: **11-3479-255**

1. The Grantee(s) of the last deed(s) of record is/are: **LISA MCSHANE**

By Virtue of Quit Claim Deed recorded 4/4/2018 in OR 7879/874

ABSTRACTOR'S NOTE: CURRENT DEED DOES NOT CONTAIN MARITAL STATUS FOR GRANTOR. TAX ROLL STILL HAS GRANTOR ON DEED SHAWN C. SMITH ON TITLE SO WE HAVE INCLUDED SHAWN C. SMITH AND HIS CREDITORS FOR NOTICE. WE ARE UNABLE TO CERTIFY LEGAL AS WRITTEN AS DIRECTIONAL CALLS MAY VERY WELL BE INCORRECT ON CURRENT DEED AND ORIGINAL WARRANTY DEED INTO SHAWN C. SMITH RECORDED 4/23/2004 IN OR 5391/759. WE HAVE INCLUDED ORIGINAL DEED INTO PHILLIP RANDALL MCCOY AND JENNIFER ANN MCCOY RECORDED 9/10/1999 OR 4466/876 WHICH APPEARS TO HAVE CORRECT DIRECTIONAL CALLS AND ADDED THEM FOR NOTIFICATION

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Lien in favor of Emerald Coast Utilities Authority recorded 5/8/2013 – OR 7013/1396**
 - b. **Certificate of Delinquency recorded 12/11/2003 – OR 5305/766**
 - c. **Certificate of Delinquency recorded 6/14/2016 – OR 7539/1122**
 - d. **Judgment in favor of State of FL/Escambia County recorded 2/19/2004 – OR5347/1647**
 - e. **Judgment in favor of Atlantic Credit & Finance, Inc. recorded 7/1/2009 – OR 6478/869**
 - f. **Judgment in favor of Members First Credit Union of Florida recorded 8/27/2009 – OR 6500/495 and recorded 9/1/2009 – OR 6501/1992**
 - g. **Judgment in favor of State of FL/Escambia County recorded 6/8/2018 – OR 7914/930**
 - h. **Judgment in favor of State of FL/Escambia County recorded 8/11/2020 – OR 8348/397**
 - i. **Judgment in favor of State of FL/Escambia County recorded 2/1/2020 – OR 8413/1434**
 - j. **Judgment in favor of State of FL/Escambia County recorded 6/22/2021 – OR 8558/188**
 - k. **Judgment in favor of State of FL/Escambia County recorded 5/21/2004 – OR 5415/1334**
 - l. **Judgment in favor of Hancock Whitney Bank recorded 3/30/2021 – OR 8495/1346**
4. Taxes:
Taxes for the year(s) 2021-2023 are delinquent.
Tax Account #: 11-3479-255
Assessed Value: \$76,418.00
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: NOV 6, 2024

TAX ACCOUNT #: 11-3479-255

CERTIFICATE #: 2022-5845

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 2023 tax year.

**SHAWN C. SMITH AND
LISA MCSHANE
801 BENJULYN RD
CANTONMENT, FL 32533**

**PHILLIP R. MCCOY AND
JENNIFER ANN MCCOY
122 EDEN LN
CANTONMENT, FL 32533**

**EMERALD COAST UTILITIES
AUTHORITY
9255 STURDEVANT ST
PENSACOLA, FL 32514-0311**

**SHAWN SMITH
615 EDGEWATER DR
PENSACOLA, FL 32507**

**ATLANTIC CREDIT
AND FINANCE INC.
PO BOX 13386
ROANOKE, VA 24033**

**MEMBERS FIRST CREDIT
UNION OF FLORIDA
PO BOX 12983
PENSACOLA, FL 32591-2983**

**SHAWN C SMITH
125 KATHY CIR
PENSACOLA, FL 32514**

**LISA MARIE MCSHANE
7470 DUNWALT RD
PENSACOLA, FL 32526**

**HANCOCK WHITNEY BANK
2305 HIGHWAY 77
PANAMA CITY, FL 32405**

**Certified and delivered to Escambia County Tax Collector, this
PERDIDO TITLE & ABSTRACT, INC.**

day of July, 2024.



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 12, 2024

Tax Account #:11-3479-255

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT SELY COR OF LT 13 N 89 DEG 31 MIN 58 SEC W ALG SLY LI OF LT 266 22/100 FT
DEPARTING SLY LI N 0 DEG 26 MIN 33 SEC E 165 97/100 FT TO SLY R/W LI OF BENJULYN RD
(66 FT R/W) N 90 DEG E ALG R/W 266 67/100 FT TO ELY LI OF LT S 0 DEG 35 MIN 50 SEC W
ALG ELY LI 168 15/100 FT TO POB OR 7879 P 874**

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-3479-255(1124-47)

**ABTRACTOR'S NOTE: WE ARE UNABLE TO CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVERY AND SEE NOTES ABOVE.**

This Warranty Deed

OR BK 5391 PG0759
Escambia County, Florida
INSTRUMENT 2004-231225

DEED DOC STAMPS PD @ ESC CO \$ 514.50
04/23/04 ERNIE LEE MAGANA, CLERK

Made this 16th day of April A.D. 2004
by Phillip R. McCoy and Jennifer Ann McCoy,
husband and wife

hereinafter called the grantor, to
Shawn C. Smith

whose post office address is:
801 Benjulyrn Rd.
Cantonment, FL 32533
Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "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)

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

See Exhibit "A"

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

Parcel Identification Number: 141N316000030013

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, 2003

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Name: Richard Combs

[Signature]
Name & Address: Phillip R. McCoy LS

[Signature]
Name: Robert Combs

[Signature]
Name & Address: Jennifer Ann McCoy LS

Name: _____

Name & Address: _____ LS

Name: _____

Name & Address: _____ LS

State of **Florida**
County of **Escambia**

The foregoing instrument was acknowledged before me this 16th day of April, 2004, by

Phillip R. McCoy and Jennifer Ann McCoy, husband and wife

who is personally known to me or who has produced

as identification.

FL D.L.

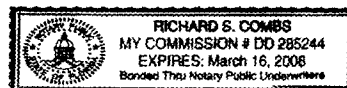
[Signature]

Notary Public **Richard S. Combs**

Print Name:

My Commission Expires:

PREPARED BY: Robert Combs
RECORD & RETURN TO:
Southern Guaranty Title Company
4400 Bayou Blvd., Suite 13B
Pensacola, Florida 32503
File No: 247450



WD-1
5/93

OR BK 5391 PG 0760
Escambia County, Florida
INSTRUMENT 2004-231225

RCD Apr 23, 2004 04:02 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-231225

EXHIBIT "A"

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 13, OF A SUBDIVISION OF LOT 6, SECTION 14, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, BEING ALSO THE NORTHEAST CORNER OF TOWN AND COUNTRY ESTATES SUBDIVISION, ACCORDING TO A PLAT RECORDED IN PLAT BOOK 8, AT PAGE 57 OF THE PUBLIC RECORDS OF SAID COUNTRY; THENCE RUN NORTH 89 DEGREES 31 MINUTES 58 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 13, AND THE NORTHERLY LINE OF SAID TOWN AND COUNTRY SUBDIVISION, A DISTANCE OF 266.22 FEET; THENCE DEPART SAID SOUTHERLY LINE OF LOT 13 NORTH 00 DEGREES 26 MINUTES 33 SECONDS EAST, A DISTANCE OF 165.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF BENJULYN ROAD (66' R/W); THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 266.67 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 13; THENCE RUN SOUTH 00 DEGREES 35 MINUTES 50 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 168.15 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 1.02 ACRE IN AREA MORE OR LESS

TOGETHER WITH 1999 DOUBLE WIDE FLEETWOOD MOBILE HOME ID NO. GAFLX05A28775CH21 AND
GAFLX05B28775CH21

JAM
PAC

Recorded in Public Records 4/4/2018 2:13 PM OR Book 7879 Page 874,
Instrument #2018025831, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$0.70

Quitclaim Deed

RECORDING REQUESTED BY _____

AND WHEN RECORDED MAIL TO:

Lisa McShane, Grantee(s)

801 Benjulyn Rd
Cantonment FL, 32533

Consideration: \$ _____

Property Transfer Tax: \$ _____

Assessor's Parcel No.: _____

PREPARED BY: Lisa McShane certifies herein that he or she has prepared
this Deed.

Lisa McShane
Signature of Preparer

4-4-18
Date of Preparation

Lisa McShane
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on _____ in the County of

Escambia, State of Florida

by Grantor(s), Shawn Smith,

whose post office address is 801 Benjulyn Rd,

to Grantee(s), Lisa McShane,

whose post office address is 801 Benjulyn,

WITNESSETH, that the said Grantor(s), _____,

for good consideration and for the sum of _____

(\$ _____) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

BK: 7879 PG: 875

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Shawn Smith
Signature of Grantor

Shawn Smith
Print Name of Grantor

Emily Hagg
Signature of First Witness to Grantor(s)

Emily Hagg
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Whitney Copping
Signature of Second Witness to Grantor(s)

Whitney Copping
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

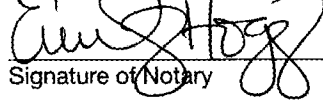
BK: 7879 PG: 876

NOTARY ACKNOWLEDGMENT

State of FloridaCounty of EscambiaOn 4/4/18, before me, Emily Hogg, a notary
public in and for said state, personally appeared, Shawn Smith

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons
whose names are subscribed to the within instrument and acknowledged to me that they ex-
ecuted the same in their authorized capacities, and that by their signatures on the instrument the
persons, or the entity upon behalf of which the persons acted, executed the instrument.

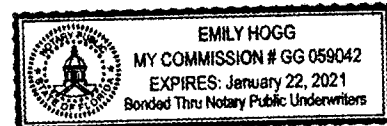
WITNESS my hand and official seal.



Signature of Notary

Affiant Known _____ Produced ID ☒Type of ID FL ID

(Seal)



DR BK 5391 PG 0760
Escambia County, Florida
INSTRUMENT 2004-231225

RCD Apr 23, 2004 04:02 pm
Escambia County, Florida

ERNIE LEE MAGARA
Clerk of the Circuit Court
INSTRUMENT 2004-231225

EXHIBIT "A"

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 13, OF A SUBDIVISION OF LOT 6, SECTION 14, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, BEING ALSO THE NORTHEAST CORNER OF TOWN AND COUNTRY ESTATES SUBDIVISION, ACCORDING TO A PLAT RECORDED IN PLAT BOOK 8, AT PAGE 57 OF THE PUBLIC RECORDS OF SAID COUNTRY; THENCE RUN NORTH 89 DEGREES 31 MINUTES 58 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 13, AND THE NORTHERLY LINE OF SAID TOWN AND COUNTRY SUBDIVISION, A DISTANCE OF 266.22 FEET; THENCE DEPART SAID SOUTHERLY LINE OF LOT 13 NORTH 00 DEGREES 26 MINUTES 33 SECONDS EAST, A DISTANCE OF 165.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF BENJULYN ROAD (66' R/W); THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 266.67 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 13; THENCE RUN SOUTH 00 DEGREES 35 MINUTES 50 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 168.15 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 1.02 ACRE IN AREA MORE OR LESS

TOGETHER WITH 1999 DOUBLE WIDE FLEETWOOD MOBILE HOME ID NO. GAFLX05A28775CH21 AND
GAFLX05B28775CH21

[Handwritten signature]
[Handwritten initials]

This Warranty Deed

OR BK 4466 PG0876
Escambia County, Florida
INSTRUMENT 99-659262

DEED DOC STAMPS PD @ ESC CO \$ 105.00
09/10/99 ERINDE LEE MAGANA, CLERK
By: S. Lee Arnold

Made this day of **August** A.D. 19 **1999**
by **Clifford J. Vincent and Edna L. Vincent,**
 husband and wife

hereinafter called the grantor, to
**Phillip Randall McCoy and Jennifer Ann
 McCoy, husband and wife**

whose post office address is:
801 Benjulyrn Road
Cantonment, FL 32533
Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$ **10.00**

and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia** County, Florida, viz:

Beginning at the Southeasterly corner of Lot 13 of a subdivision of Lot 6, Section 14, Township 1 North, Range 31 West, Escambia County, Florida; thence Southwesterly along the Southerly line of said Lot 13 a distance of 901.28 feet; thence Northerly at right angles 167 feet; thence Easterly at right angles 900.72 feet to the Easterly line of Lot 13; thence southerly a distance of 167.0 feet to point of beginning, being Lots 30 through 39 of an unrecorded subdivision.

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

Parcel Identification Number: 14-1N-31-6000-030-013

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, 19 98

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: Susan Whitefield
Laura A. Scott

Clifford J. Vincent LS
Name & Address: Clifford J. Vincent

Edna L. Vincent LS
Name & Address: Edna L. Vincent

Name: _____

Name & Address: _____ LS

Name: _____

NAME & Address: _____ LS

State of **Florida**
County of **Escambia**

The foregoing instrument was acknowledged before me this day of **August**, 19 **1999**,
by _____

Clifford J. Vincent and Edna L. Vincent, husband and wife

who is personally known to me or who has produced **drivers license** as identification.

Notary Public
Print Name: Susan Rebecca V. Kuylenstierna
My Commission Expires: October 9, 1999

PREPARED BY: Title Insurance Only File
RECORD & RETURN TO:
First American Title Insurance Company
7201 North 9th Avenue, Suite A-4
Pensacola, Florida 32504
File No: 99-013368

SUSAN REBECCA WHITFIELD
Notary Public, State of Florida
My Commission Expires October 9, 1999
Commission No. CC500478

AUG-24-99 TUE 13:19

ESC ENVIRONMENTAL HEALTH

FAX NO. 85058

OR BK 4466 PG0877
Escambia County, Florida
INSTRUMENT 99-659262Jeb Bush
GovernorRobert G. Brooks, M.D.
Secretary

August 24, 1999

Phillip and Jennifer McCoy
801 Benjuly Road
Cantonment, FL 32533RE: Single Family Residence
Located at 801 Benjuly Road
Cantonment, FL 32533
Parcel ID No.: 14-1N-31-6000-030-013

Dear Mr. And Mrs. McCoy:

The Onsite Sewage Treatment and Disposal System (OSTDS), at the above referenced property, was installed less than 30 days from this date and has never been utilized. Therefore, the property is exempt from the OSTDS assessment conducted by Environmental Health, in accordance with Escambia County Ordinances 99-24 and Amendment 99-36.

If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ellen J. O'Neill".

Ellen J. O'Neill
Environmental Supervisor I

ESCAMBIA COUNTY HEALTH DEPARTMENT
-Founded 1871-
1295 West Fairfield Drive Pensacola, Florida 32501
John J. Lanza, M.D., Ph.D., F.A.A.P., CHD Director
(850) 395-6500

ENVIRONMENTAL HEALTH SERVICES
1190 West Leonard Street, Suite 2
Pensacola, Florida 32501

FROM :

1999 DR BK 4466 PG0878
Escambia County, Florida
INSTRUMENT 99-659262**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure 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 a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 801 Benjulyn Rd.

Legal Address of Property: 801 Benjulyn Rd., Cantonment, Florida 32533

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

This form completed by: First American Title Insurance Company
7201 N. 9th Ave, Suite A-4
Pensacola, Florida 32504

AS TO SELLER(S):

Witness to Seller(s)

Clifford J. Vincent
Clifford J. Vincent
Edna L. Vincent
Edna L. Vincent

Susan Whitfield
Deemont H. Keis

AS TO BUYER(S):

Witness to Buyer(s)

Phillip Randall McCoy
Phillip Randall McCoy
Jennifer Ann McCoy
Jennifer Ann McCoy

Susan Whitfield
Deemont H. Keis

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

RCD Sep 10, 1999 10:20 am
Escambia County, FloridaErnie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-659262

Recorded in Public Records 05/08/2013 at 11:17 AM OR Book 7013 Page 1396,
Instrument #2013032584, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
TIFFANIE NICKSON,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

BEG AT SELY COR OF LT 13 N 89 DEG 31 MIN 58 SEC W ALG SLY LI OF LT 266 22/100 FT
DEPARTING SLY LI..

Customer: SHAWN C SMITH

Account Number: 322152-145421

Amount of Lien: \$ 78.37, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 5/7/13

EMERALD COAST UTILITIES AUTHORITY

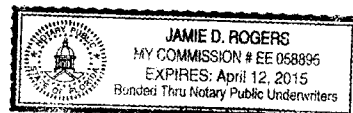
BY: Tiffany Nickson

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7 day of May, 20 13, by TIFFANIE NICKSON of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Notary Seal]

Jamie D. Rogers
Notary Public - State of Florida



RWK:ls
Revised 05/31/2011

OR BK 5347 PG1647
Escambia County, Florida
INSTRUMENT 2004-207690

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

RCD Feb 19, 2004 01:16 pm
Escambia County, Florida

STATE OF FLORIDA

CASE NO: 2004 CD 020478 A
CITATION NO: 06674
W/F DOB: 03/29/1976

VS

JENNIFER ANN MCCOY
801 BENJULYN CAR
CANTONMENT FL 32533

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-207690

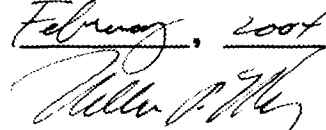
2004 FEB 19 10 45 52
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$81.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$91.00, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 16th day of February, 2004.

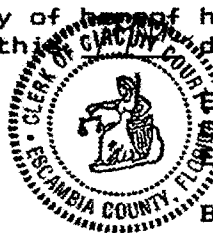

Judge

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of ~~hereof~~ had been furnished to defendant by delivery mail, this 16th day of February, 2004



Ernie Lee Magaha
Clerk of the Circuit Court
Escambia County Florida

By: 
Deputy Clerk

Recorded in Public Records 07/01/2009 at 08:59 AM OR Book 6478 Page 869,
Instrument #2009044005, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 04/08/2009 at 03:36 PM OR Book 6446 Page 831,
Instrument #2009023474, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE County COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA
CASE NO: 2008 SC 007607

ATLANTIC CREDIT & FINANCE, INC
Assignee from HSBC

Plaintiff

vs.

SHAWN SMITH

Defendant(s)

FINAL JUDGMENT

IT IS HEREBY ORDERED AND ADJUDGED THAT:

Plaintiff whose address is , P.O. Box 13386, Roanoke, VA 24033 shall recover from Defendant(s) SHAWN SMITH the sum of \$2,700.34, court costs in the amount of \$360.00 interest in the amount of \$245.77, and attorneys' fees in the amount of \$ ~~10~~, that shall bear interest at the rate of 8% per annum, for all of which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney, within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete form 7.343 and return it to the Plaintiff's attorney.

DONE AND ORDERED at ESCAMBIA County, Florida on this the 1st day of April, 2009

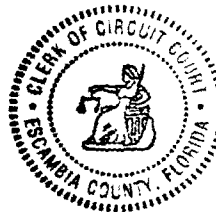
[Signature]
COUNTY COURT JUDGE

Copies furnished to:
Borack & Associates, P.A.
2300 Maitland Center Parkway, Ste. 200
Maitland, Florida 32751

SHAWN SMITH
801 BENJULYN RD
CANTONMENT FL 32533

8Y022872
3156010100054951
245778

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"
BY: *[Signature]* D.C.
6-29-2009



2009 APR -1 P 3:01
COUNTY CIVIL DIVISION
FILED & RECORDED

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

Case: 2008 SC 007607

00069283768

Dkt: CC1033 Pg#:

Recorded in Public Records 08/27/2009 at 09:56 AM OR Book 6500 Page 495,
Instrument #2009059112, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Recorded in Public Records 08/18/2009 at 11:35 AM OR Book 6496 Page 1774,
Instrument #2009056518, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT, IN AND
FOR ESCAMBIA COUNTY, FLORIDA

MEMBERS FIRST CREDIT UNION OF
FLORIDA,

CASE NO. 2009 CC 002551

Plaintiff,

vs.

SHAWN C. SMITH A/K/A SHAWN
SMITH,

Defendant.

FINAL JUDGMENT

THIS ACTION having come before the Court after entry of Default against Defendant, it
is

ORDERED AND ADJUDGED that Plaintiff, MEMBERS FIRST CREDIT UNION OF
FLORIDA, recover from Defendant, SHAWN C. SMITH, the principal amount of \$10,066.81,
interest in the amount of \$503.92, attorneys' fees in the amount of \$775.00, and costs in the
amount of \$355.00, making a total of \$11,700.73 that shall bear interest at the rate of 8.00% per
annum, for all of which let execution issue.

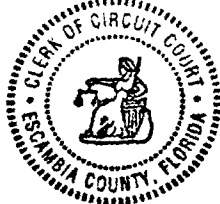
DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this 12
day of August, 2009.

COUNTY JUDGE

Plaintiff: MEMBERS FIRST CREDIT UNION OF FLORIDA
Post Office Box 12983
Pensacola, FL 32591-2983

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY: [Signature] D.C.



Case: 2009 CC 002551
00081585854
Dkt: CC1033 Pg#:

2

BK: 6500 PG: 496 Last Page

BK: 6496 PG: 1775 Last Page

Copies furnished to:

James E. Sorenson, Esquire,
D. Tyler Van Leuven, Esquire,
Chad D. Heckman, Esquire,
Jared S. Gardner, Esquire, and
Mary Linzee Van Leuven, Esquire, of
Williams, Gautier, Gwynn, DeLoach & Sorenson, P.A.
Post Office Box 4128
Tallahassee, FL 32315-4128

Attorneys for Plaintiff

Shawn C. Smith
a/k/a Shawn Smith
801 Benjuly Road
Cantonment, FL 32533

Defendant

Recorded in Public Records 09/01/2009 at 01:42 PM OR Book 6501 Page 1992,
Instrument #2009060358, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 08/18/2009 at 11:35 AM OR Book 6496 Page 1774,
Instrument #2009056518, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT, IN AND
FOR ESCAMBIA COUNTY, FLORIDA

MEMBERS FIRST CREDIT UNION OF
FLORIDA,

CASE NO. 2009 CC 002551

Plaintiff,

vs.

SHAWN C. SMITH A/K/A SHAWN
SMITH,

Defendant.

FINAL JUDGMENT

THIS ACTION having come before the Court after entry of Default against Defendant, it
is

ORDERED AND ADJUDGED that Plaintiff, MEMBERS FIRST CREDIT UNION OF
FLORIDA, recover from Defendant, SHAWN C. SMITH, the principal amount of \$10,066.81,
interest in the amount of \$503.92, attorneys' fees in the amount of \$775.00, and costs in the
amount of \$355.00, making a total of \$11,700.73 that shall bear interest at the rate of 8.00% per
annum, for all of which let execution issue.

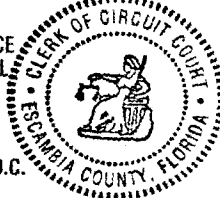
DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this 12
day of August, 2009.

COUNTY JUDGE

Plaintiff: MEMBERS FIRST CREDIT UNION OF FLORIDA
Post Office Box 12983
Pensacola, FL 32591-2983

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
OF CIRCUIT COURT AND COUNTY COURT
IN ESCAMBIA COUNTY, FLORIDA"

BY: [Signature] D.C.



Case: 2009 CC 002551



00081585854

Dkt: CC1033 Pg#: 2

BK: 6501 PG: 1993 Last Page

BK: 6496 PG: 1775 Last Page

Copies furnished to:

James E. Sorenson, Esquire,
D. Tyler Van Leuven, Esquire,
Chad D. Heckman, Esquire,
Jared S. Gardner, Esquire, and
Mary Linzee Van Leuven, Esquire, of
Williams, Gautier, Gwynn, DeLoach & Sorenson, P.A.
Post Office Box 4128
Tallahassee, FL 32315-4128

Attorneys for Plaintiff

Shawn C. Smith
a/k/a Shawn Smith
801 Benjuly Road
Cantonment, FL 32533

Defendant

Recorded in Public Records 6/8/2018 4:21 PM OR Book 7914 Page 930,
Instrument #2018045129, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 73073629 E-Filed 06/05/2018 10:04:28 AM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2017 CF 002286 A

SHAWN CHRISTOPHER SMITH
125 KATHY CIR
PENSACOLA, FL 32514

DIVISION: A
DATE OF BIRTH: 04/22/1980

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On **MAY 25, 2018**, an order assessing fines, costs, and additional charges was entered against the Defendant, **SHAWN CHRISTOPHER SMITH**. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$1,033.00**, which shall bear interest at the rate prescribed by law, **5.72%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

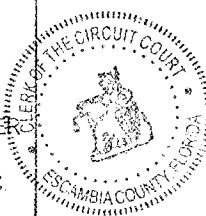
DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.



eSigned by CIRCUIT COURT JUDGE E P NICKINSON III
on 06/05/2018 07:45:17 15i2Ltzc

CIRCUIT JUDGE

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY: <i>Kim Jacobs</i>	D.C.
DATE: <i>6/14/2018</i>	



(CFCTMMFNLCHRG2 #24984)

Recorded in Public Records 8/11/2020 3:58 PM OR Book 8348 Page 397,
Instrument #2020065767, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 111488973 E-Filed 08/07/2020 11:54:52 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2019 CF 003155 A

SHAWN CHRISTOPHER SMITH
801 BENJULYN RD
CANTONMENT, FL 32533

DIVISION: N
DATE OF BIRTH: 04/22/1980

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On **AUGUST 3, 2020**, an order assessing fines, costs, and additional charges was entered against the Defendant, **SHAWN CHRISTOPHER SMITH**. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$918.00**, which shall bear interest at the rate prescribed by law, **6.03%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

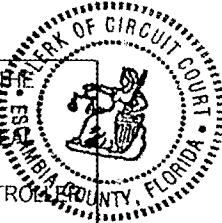
FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.

Mary Z Berg

eSigned by CIRCUIT COURT JUDGE GARY L. BERGOSH
on 08/06/2020 13:07:15 FUzrUs1N

CERTIFIED TO BE A TRUE COPY OF	
ORIGINAL ON FILE IN THIS OFFICE	
WITNESS MY HAND AND OFFICIAL SEAL	
PAM CHILDERS	
CLERK OF THE CIRCUIT COURT & COMPTROLLER	
ESCAMBIA COUNTY, FLORIDA	
BY: <i>[Signature]</i>	D.C.
DATE: <i>8/11/2020</i>	



(CFCTMMFNLCHRG82 #24984)

Recorded in Public Records 12/1/2020 9:16 AM OR Book 8413 Page 1434,
Instrument #2020103507, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 117269747 E-Filed 11/25/2020 11:49:50 AM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2019 MM 007056 A

SHAWN CHRISTOPHER SMITH
801 BENJULYN RD
CANTONMENT, FL 32533

DIVISION: III
DATE OF BIRTH: 04/22/1980

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On **AUGUST 5, 2020**, an order assessing fines, costs, and additional charges was entered against the Defendant, **SHAWN CHRISTOPHER SMITH**. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$223.00**, which shall bear interest at the rate prescribed by law, **5.37%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

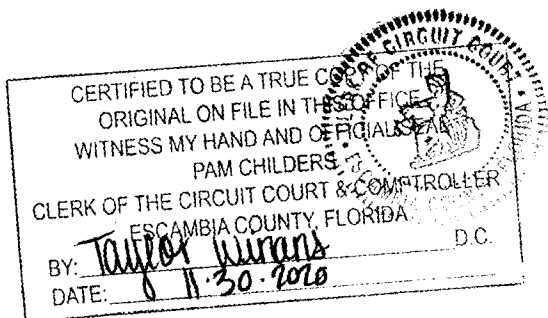
FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.



eSigned by COUNTY COURT JUDGE AMY BRODERSEN
on 11/25/2020 10:44:04 XcDzJmyn

COUNTY JUDGE



(CFCTMMFNLCHRG82 424984)

Recorded in Public Records 6/22/2021 11:40 AM OR Book 8558 Page 188,
Instrument #2021068660, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 129028888 E-Filed 06/18/2021 10:49:56 AM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2020 MM 004549 A

SHAWN CHRISTOPHER SMITH
HOMELESS

DIVISION: III
DATE OF BIRTH: 04/22/1980

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On **DECEMBER 8, 2020**, an order assessing fines, costs, and additional charges was entered against the Defendant, **SHAWN CHRISTOPHER SMITH**. Defendant has failed to make payment in full in accordance with this order. Therefore,

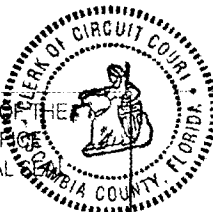
IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$323.00**, which shall bear interest at the rate prescribed by law, **4.31%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
OF ESCAMBIA COUNTY, FLORIDA
BY: *[Signature]* D.C.
DATE: *6/21/2021*



[Signature]
eSigned by COUNTY COURT JUDGE AMY BRODERSEN
on 06/18/2021 09:34:16 K+W219TP

(CFCTMMENLCHRG2 #24984)

OR BK 5415 PG1334
Escambia County, Florida
INSTRUMENT 2004-243141

RCD May 21, 2004 01:03 pm
Escambia County, Florida

IN THE CIRCUIT COURT OF
ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-243141

STATE OF FLORIDA

CASE NO: 2003 CF 003169 A
DIVISION: C

VS

LISA MARIE MCSHANE
7470 DUNWALT RD
PENSACOLA FL 32526

W/F DOB: 12/07/1983

FILED & RECORDED
COURT DIVISION
MAY 11 P 4 33
ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 250.00, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 0 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 250.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: Circuit Criminal Division, PO Box 333, Pensacola, FL 32592-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 11th day of May, 2004.

[Signature]
Judge

Recorded in Public Records 3/30/2021 12:05 PM OR Book 8495 Page 1346,
Instrument #2021033764, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 123924612 E-Filed 03/29/2021 12:53:01 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

HANCOCK WHITNEY BANK
2305 HIGHWAY 77
PANAMA CITY, FL 32405
Plaintiff,

vs.

CASE NO. 2019 SC 006327

MICHAEL E MAGANA
LISA M MCSHANE
801 BENJULYN ROAD
CANTONMENT, FL 32533


michael.magana@hotmail.com
Defendants.

FINAL JUDGMENT

At a Small Claims Pretrial Conference on July 17, 2020, the parties appeared and entered into a court-ordered payment plan. The Plaintiff notified the court that the defendants failed to pay as agreed. As a result, the plaintiff is entitled to a Final Judgment and it is

ORDERED AND ADJUDGED that the plaintiff whose address is 140 Corporate Boulevard, Suite 100, Norfolk, VA 23502, recover from defendants, MICHAEL E. MAGANA AND LISA M. MCSHANE, \$3,531.53, which shall bear interest at the rate of 4.81% per annum for which let execution issue.

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



.....
Signed by COUNTY COURT JUDGE PAT KINSEY
on 03/29/2021 10:15:49 CQ7zu198

KENT D. MCPHAIL, PO Box 870, Mobile, AL 36601 – Attorney for Plaintiff
Defendants

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05845 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 19, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LISA MCSHANE SHAWN C. SMITH
801 BENJULYN RD 801 BENJULYN RD
CANTONMENT, FL 32533 CANTONMENT, FL 32533

SHAWN SMITH SHAWN C SMITH
615 EDGE WATER DR 125 KATHY CIR
PENSACOLA, FL 32507 PENSACOLA, FL 32514

PHILLIP R. MCCOY JENNIFER ANN MCCOY
122 EDEN LN 122 EDEN LN
CANTONMENT, FL 32533 CANTONMENT, FL 32533

ATLANTIC CREDIT AND FINANCE INC. LISA MARIE MCSHANE
PO BOX 13386 7470 DUNWALT RD
ROANOKE, VA 24033 PENSACOLA FL 32526

MEMBERS FIRST CREDIT UNION OF FLORIDA HANCOCK WHITNEY BANK
PO BOX 12983 2305 HIGHWAY 77
PENSACOLA FL 32591 PANAMA CITY FL 32405

DAWN MORRIS LISA M SMITH
1960 COPE LANE 7470 DUNWALT RD
PENSACOLA FL 32526 PENSACOLA FL 32526

ESCAMBIA COUNTY / COUNTY ATTORNEY ECUA
221 PALAFOX PLACE STE 430 9255 STURDEVANT ST
PENSACOLA FL 32502 PENSACOLA, FL 32514

FLORIDA DEPT OF REVENUE ESCAMBIA COUNTY / STATE OF FLORIDA
2205B LA VISTA AVE 190 GOVERNMENTAL CENTER
PENSACOLA FL 32504 PENSACOLA FL 32502

ESCAMBIA COUNTY
1800 ST MARY AVE
PENSACOLA FL 32501

WITNESS my official seal this 19th day of September 2024.



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 November 6, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 05845**, 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 SELY COR OF LT 13 N 89 DEG 31 MIN 58 SEC W ALG SLY LI OF LT 266 22/100 FT DEPARTING SLY LI N 0 DEG 26 MIN 33 SEC E 165 97/100 FT TO SLY R/W LI OF BENJULYN RD (66 FT R/W) N 90 DEG E ALG R/W 266 67/100 FT TO ELY LI OF LT S 0 DEG 35 MIN 50 SEC W ALG ELY LI 168 15/100 FT TO POB OR 7879 P 874

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113479255 (1124-47)

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

LISA MCSHANE

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 24th day of September 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

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Post Property:

801 BENJULYN RD 32533



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

LISA MCSHANE
801 BENJULYN RD
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1124.47

Document Number: ECSO24CIV033563NON

Agency Number: 24-009934

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05845 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE LISA MCSHANE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 9/27/2024 at 9:01 AM and served same on LISA MCSHANE , at 12:10 PM on 10/1/2024 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

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Personal Services:

LISA MCSHANE
801 BENJULYN RD
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1124.47

Document Number: ECSO24CIV033574NON

Agency Number: 24-009888

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05845 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: LISA MCSHANE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/27/2024 at 8:59 AM and served same at 12:10 PM on 10/1/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED PROPERTY PER CLERK'S OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

009888

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Post Property:

801 BENJULYN RD 32533



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

By:
Emily Hogg
Deputy Clerk

LISA MCSHANE [1124-47]
801 BENJULYN RD
CANTONMENT, FL 32533

SHAWN C. SMITH [1124-47]
801 BENJULYN RD
CANTONMENT, FL 32533

9171 9690 0935 0127 2268 92

9171 9690 0935 0127 2269 08

SHAWN SMITH [1124-47]
615 EDGE WATER DR
PENSACOLA, FL 32507

SHAWN C SMITH [1124-47]
125 KATHY CIR
PENSACOLA, FL 32514

9171 9690 0935 0127 2267 79

9171 9690 0935 0127 2267 86

PHILLIP R. MCCOY [1124-47]
122 EDEN LN
CANTONMENT, FL 32533

JENNIFER ANN MCCOY [1124-47]
122 EDEN LN
CANTONMENT, FL 32533

9171 9690 0935 0127 2267 93

9171 9690 0935 0127 2268 09

ATLANTIC CREDIT AND FINANCE
INC. [1124-47]
PO BOX 13386
ROANOKE, VA 24033

LISA MARIE MCSHANE [1124-47]
7470 DUNWALT RD
PENSACOLA FL 32526

9171 9690 0935 0127 2266 87

9171 9690 0935 0127 2266 94

MEMBERS FIRST CREDIT UNION OF
FLORIDA [1124-47]
PO BOX 12983
PENSACOLA FL 32591

HANCOCK WHITNEY BANK [1124-47]
2305 HIGHWAY 77
PANAMA CITY FL 32405

9171 9690 0935 0127 2267 00

9171 9690 0935 0127 2267 17

DAWN MORRIS [1124-47]
1960 COPE LANE
PENSACOLA FL 32526

LISA M SMITH [1124-47]
7470 DUNWALT RD
PENSACOLA FL 32526

contact

9171 9690 0935 0127 2267 24

9171 9690 0935 0127 2267 31

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1124-47]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 2267 48

ECUA [1124-47]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0127 2267 55

FLORIDA DEPT OF REVENUE
[1124-47]
2205B LA VISTA AVE
PENSACOLA FL 32504

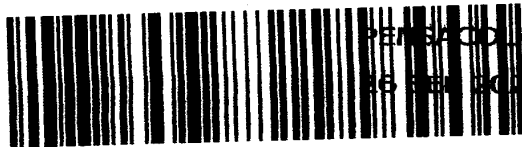
9171 9690 0935 0127 2267 62

ESCAMBIA COUNTY / STATE OF
FLORIDA [1124-47]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

ESCAMBIA COUNTY [1124-47]
1800 ST MARY AVE
PENSACOLA FL 32501

CERTIFIED MAIL™

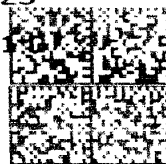
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



PENSACOLA FL 325

15 SEP 2024 PM 1:01

9171 9690 0935 0127 2266 87



quadient

FIRST-CLASS MAIL
IM1

\$008.16⁰⁰

09/20/2024 2P 32:43
04SM3121925

US POSTAGE

74 JUN 20 2024

2024 OCT 16 A 7:52

Handwritten signature

ATLANTIC CREDIT AND FINANCE
INC. [1124-47]
PO BOX 13386
ROANOKE, VA 24033

9300020134033690

24033-3386

NIXIE

274 FE 1

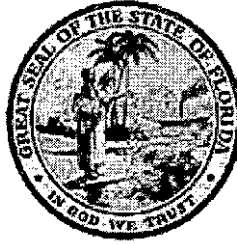
0010/10/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*2638-00066-26-36

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: 113479255 Certificate Number: 005845 of 2022

Payor: LISA MCSHANE 801 BENJULYN RD CANTONMENT, FL 32533 Date 10/23/2024

Clerk's Check #	3952000781	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$4,525.36
		Postage	\$123.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,169.24

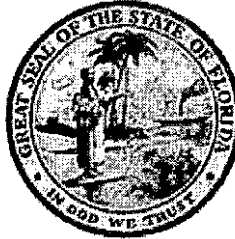
\$4,921.05
\$5,061.05

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
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 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 005845

Redeemed Date 10/23/2024

Name LISA MCSHANE 801 BENJULYN RD CANTONMENT, FL 32533

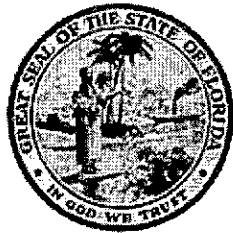
Clerk's Total = TAXDEED	\$503.88 \$4,921.05
Due Tax Collector = TAXDEED	\$4,525.36
Postage = TD2	\$123.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 113479255 Certificate Number: 005845 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="10/23/2024"/> 
Months	<input type="text" value="7"/>	<input type="text" value="6"/>
Tax Collector	<input type="text" value="\$4,089.69"/>	<input type="text" value="\$4,089.69"/>
Tax Collector Interest	<input type="text" value="\$429.42"/>	<input type="text" value="\$368.07"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$4,525.36"/>	<input type="text" value="\$4,464.01"/> K
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$47.88"/>	<input type="text" value="\$41.04"/>
Total Clerk	<input type="text" value="\$503.88"/>	<input type="text" value="\$497.04"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$123.00"/>	<input type="text" value="\$123.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$5,169.24"/>	<input type="text" value="\$5,101.05"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$68.19"/>
Book/Page	<input type="text" value="9138"/>	<input type="text" value="594"/>



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE – 11-06-2024 – TAX CERTIFICATE #'S 05845

in the CIRCUIT Court

was published in said newspaper in the issues of

OCTOBER 3, 10, 17, 24, 2024

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2024.10.24 13:22:29 -05'00'

PUBLISHER

Sworn to and subscribed before me this 24TH day of OCTOBER
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.10.24 13:44:32 -05'00'

**HEATHER TUTTLE
NOTARY PUBLIC**



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 05845, 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 SELY COR OF LT 13 N 89 DEG 31 MIN 58 SEC W ALG SLY LI OF LT 266 22/100 FT DEPARTING SLY LI N 0 DEG 26 MIN 33 SEC E 165 97/100 FT TO SLY R/W LI OF BENJULYN RD (66 FT R/W) N 90 DEG E ALG R/W 266 67/100 FT TO ELY LI OF LT S 0 DEG 35 MIN 50 SEC W ALG ELY LI 168 15/100 FT TO POB OR 7879 P 874 SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113479255 (1124-47)

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

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 26th day of September 2024.

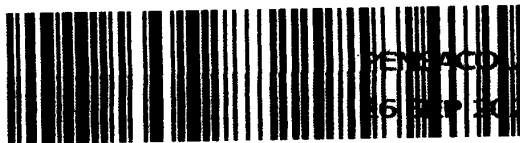
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-10-03-10-17-24-2024

CERTIFIED MAIL™

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



9171 9690 0935 0127 2268 92

PENSACOLA FL 325

16 SEP 2024 PM 1



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FIRST-CLASS MAIL
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09/26/2024 ZIP 32502
043M31219251

US POSTAGE

PAID
CLERK'S OFFICE
2024 OCT 28 A 11:30
CLERK OF CIR. COURT, FL

LISA MCSHANE [1124-47]
801 BENJULYN RD
CANTONMENT, FL 32533

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2nd NOTICE
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10/3
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32500-697801

BC: 3250258333 *2638-00204-26-46



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Pam Childers

Clerk of the Circuit Court & Comptroller

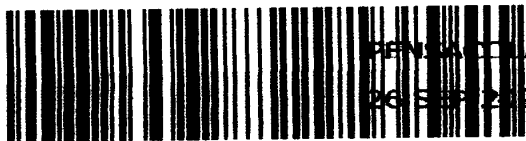
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAID
CLERK & COMPTROLLER
2024 OCT 28 AM 2:00
PENSACOLA COUNTY FL

SHAWN SMITH [1124-47]
615 EDGE WATER DR
PENSACOLA, FL 32507



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PENSACOLA FL 32502

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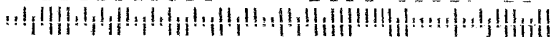
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32507-136615



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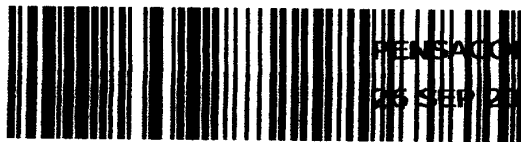
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

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2024 OCT 28 A.M. 30
CLERK OF THE CIRCUIT COURT,
PENSACOLA COUNTY, FL

SHAWN C. SMITH [1124-47]

801 BENJULYN RD

CANTONMENT, FL 32533

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2nd NOTICE 10/13
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0010/19/24

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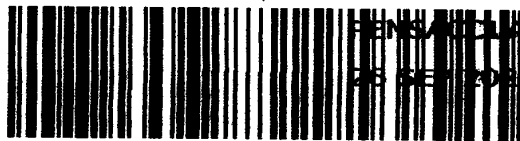
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*2638-00826-26-36



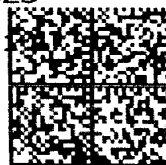
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



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PENSACOLA FL 325

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PENSACOLA COCLERK

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PHILLIP R. MCCOY [1124-47]
122 EDEN LN
CANTONMENT, FL 32533

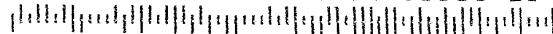
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Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

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P. Childers
CLERK & COMPTROLLER
FL

2024 OCT 28 A 11:29

ESSEX COUNTY, FL

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DAWN MORRIS [1124-47]
1960 COPE LANE
PENSACOLA FL 32526

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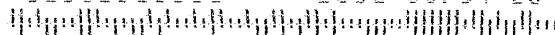
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Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

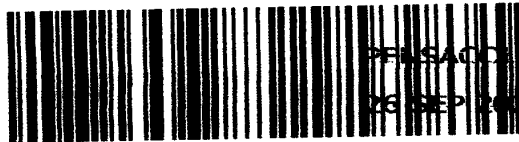
Pensacola, FL 32502

CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS
2024 OCT 28 A 11:11
JAMES A. CHILDERS

2024 OCT 28 A 11:11

JAMES A. CHILDERS

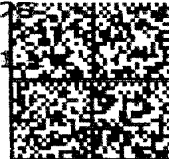
unc
JENNIFER ANN MCCOY [1124-47]
122 EDEN LN
CANTONMENT, FL 32533



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BC: 32502583335

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