



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0625.12

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	SHOEMO GWENDOLYN L 2204 WELCOME CIR CANTONMENT, FL 32533 2204 WELCOME CIR 12-0577-810 LOT 3 BLK D QUINTETTE ACRES PB 6 P 68 OR 1476 P 880 OR 1820 P 1/2 OR 4210 P 970	Certificate #	2022 / 6275
		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)
# 2022/6275	06/01/2022	945.94	47.30	993.24
→ Part 2: Total*				993.24

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)
# /					
Part 3: Total*					0.00

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)	993.24
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	897.69
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)	2,265.93

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: B. A. Escambia, Florida
Signature, Tax Collector or Designee Date April 25th, 2024

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.	48,281.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/04/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS ^{+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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400656

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,

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
12-0577-810	2022/6275	06-01-2022	LOT 3 BLK D QUINTETTE ACRES PB 6 P 68 OR 1476 P 880 OR 1820 P 1/2 OR 4210 P 970

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
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

04-22-2024
Application Date






Applicant's signature

Chris Jones
Escambia County Property Appraiser

Sale List

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶


[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	342N311400003004					Year	Land	Imprv	Total	Cap Val
Account:	120577810					2023	\$21,304	\$182,219	\$203,523	\$96,562
Owners:	SHOEMO GWENDOLYN L					2022	\$17,753	\$164,763	\$182,516	\$93,750
Mail:	2204 WELCOME CIR CANTONMENT, FL 32533					2021	\$17,753	\$129,726	\$147,479	\$91,020
Situs:	2204 WELCOME CIR 32533					Disclaimer				
Use Code:	SINGLE FAMILY RESID 					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 HOMESTEAD EXEMPTION				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description				
08/1983	1820	2	\$4,300	WD		LOT 3 BLK D QUINTETTE ACRES PB 6 P 68 OR 1476 P 880 OR 1820 P 1/2 OR 4210 P 970				
08/1983	1820	1	\$100	QC						
09/1980	1476	880	\$4,800	OT						
01/1977	1069	953	\$2,295	SC		Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						FRAME SHED METAL SHED				

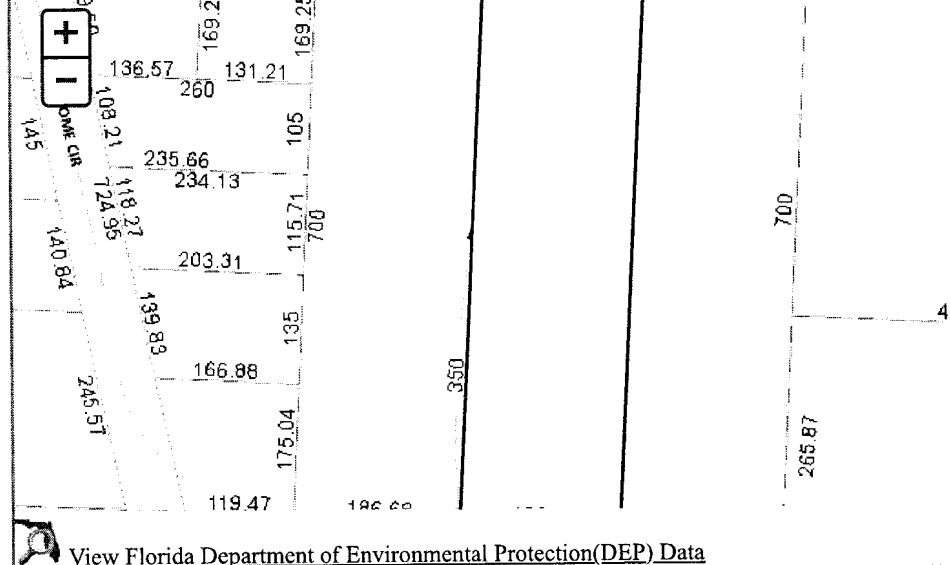
Parcel Information

Section
Map Id:
34-2N-31

Approx.
Acreage:
2.8637

Zoned: 

LDR
LDR
LDR
LDR
LDR
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LDR
LDR
LDR
LDR
LDR
LDR



The map displays a grid of land parcels. A legend in the top-left corner shows a box with a '+' sign and a box with a '-' sign. Dimensions are provided for various parcels: 136.57, 131.21, 169.25, 108.21, 260, 105, 169.25, 235.66, 234.13, 118.27, 124.95, 203.31, 115.71, 700, 145, 140.84, 139.83, 166.88, 135, 245.57, 175.04, 119.47, 186.88, 350, 700, 265.87, 417.42, and 100.00. A scale bar at the bottom indicates 0, 100, and 200 feet.


View Florida Department of Environmental Protection(DEP) Data

Buildings

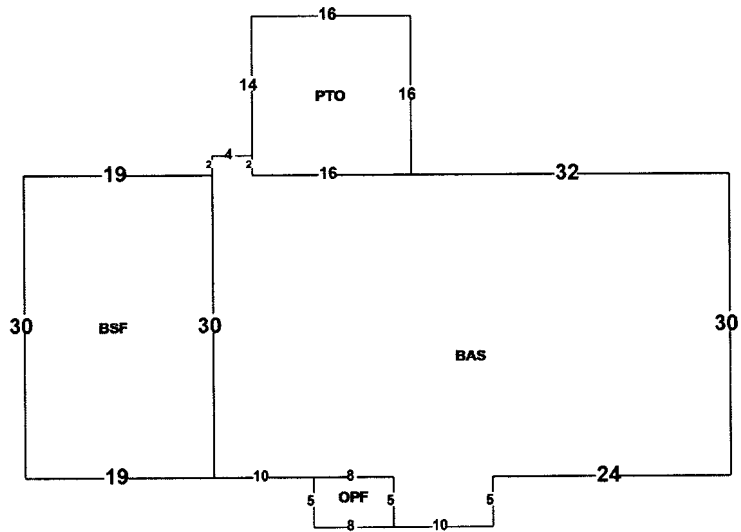
Address: 2204 WELCOME CIR, Year Built: 1986, Effective Year: 1986, PA Building ID#: 13162

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2484 Total SF

BASE AREA - 1618
BASE SEMI FIN - 570
OPEN PORCH FIN - 40
PATIO - 256



Images



6/17/2019 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: 05/03/2024 (rc.5925)

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: 120577810 Certificate Number: 006275 of 2022**

**Payor: GWENDOLYN L SHOEMO 2204 WELCOME CIR CANTONMENT, FL 32533 Date
12/9/2024**

Clerk's Check # 328384
Tax Collector Check # 1

Clerk's Total \$551.76
Tax Collector's Total \$2,748.03
Postage \$100.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$3,416.79

**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

Reduced
\$ 2751.81
[Signature]

**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>**

12/9/2024



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 #: 12-0577-810 CERTIFICATE #: 2022-6275

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

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

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

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

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

Period Searched: February 12, 2005 to and including February 12, 2025 Abstractor: Andrew Hunt

BY

Michael A. Campbell,
As President
Dated: February 13, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 13, 2025

Tax Account #: **12-0577-810**

1. The Grantee(s) of the last deed(s) of record is/are: **GWENDOLYN L SHOEMO**

By Virtue of Warranty Deed recorded 10/6/1983 in OR 1820/2 and subsequent Final Judgement as a part of Divorce proceedings recorded 12/31/1997 in OR 4210/970

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. **Mortgage in favor of Escambia County recorded 7/27/2006 – OR 5957/1758 modified OR 5983/1283**
- b. **Judgment in favor of Arrow Financial Services LLC recorded 9/22/2006 – OR 5996/1068**
- c. **Judgment in favor of Midland Funding LLC recorded 10/05/2015 – OR 7415/1901**
- d. **Judgement in favor of Asset Acceptance, LLC recorded 1/27/2016 in OR 7469/555**
- e. **Judgement in favor of Portfolio Recovery Associates, LLC recorded 8/26/2016 in OR 7568/535**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 12-0577-810

Assessed Value: \$99,458.00

Exemptions: HOMESTEAD EXEMPTION

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: JUNE 4, 2025

TAX ACCOUNT #: 12-0577-810

CERTIFICATE #: 2022-6275

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

GWENDOLYN L SHOEMO
2204 WELCOME CIR
CANTONMENT, FL 32533

ARROW FINANCIAL SERVICES LLC
5996 W TOUHY AVE
NILES, IL 60714

ASSET ACCEPTANCE LLC
C/O RODOLFO J MIRO
PO BOX 9065
BRANDON, FL 33509

PORTFOLIO RECOVERY ASSOCIATES, LLC
140 CORPORATE BLVD SUITE 100
NORFOLK, VA 23502

MIDLAND FUNDING LLC
PO BO 290335
TAMPA FL 33687

Certified and delivered to Escambia County Tax Collector, this 14th day of February 2025.
PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

February 13, 2025

Tax Account #:12-0577-810

**LEGAL DESCRIPTION
EXHIBIT "A"**

LOT 3 BLK D QUINTETTE ACRES PB 6 P 68 OR 1476 P 880 OR 1820 P 1/2 OR 4210 P 970

SECTION 34, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0577-810(0625-12)

REC FEE
ST STP
FED STP
TOTAL

State of Florida

ESCAMBIA

County

WARRANTY DEED

GRANTEES' ADDRESS

Know All Men by These Presents: That
Trustee of Quintette Developers, Inc

I, Harold L. Gentry as Sole Surviving

for and in consideration of Ten Dollars and other good and valuable considerations

(\$10.00) DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell convey and grant unto Dan Abner & Gwendolyn S.
Abner, husband and Wife

their heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia
State of Florida to wit:

Lot J, Block "D" Quintette Acres S/D as per Plat book 6, Page 68 of the
Public Records of Escambia County, Florida.

Restricted to single family residences of not less than 800 Square Feet.



FILED
IN THE
PUBLIC RECORDS OF
ESCAMBIA COUNTY
OCT 16 1983
JUL 6 11
JUL 6 11

241660

To have and to hold, unto the said grantees, their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And I, the grantor, covenant that I am well seized of an indefeasible estate in fee simple in the said property and have a good right to convey the same; that it is free of lien or encumbrance except 1977 taxes and that I, my heirs, executors and administrators the said grantees, their heirs, executors, administrators and assigns in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2/5 day of June, A.D. 1983

Signed, sealed and delivered in the presence of

Harold L. Gentry (SEAL)
(SEAL)
(SEAL)
(SEAL)

State of Florida

Escambia County

Before the subscriber personally appeared
Harold Gentry

known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth

Giving under my hand and official seal this 2/5 day of June, 1983

PREPARED BY:
Harold Gentry
2023 W. Gadsden St.
Pensacola, FL 32505

History of the State of Florida at Large

CLERK FILE NO

30486 797

IN THE CIRCUIT COURT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION

IN RE: The Marriage of GWENDOLYN L. ABNER
Petitioner/Wife, and
DAN E. ABNER, Respondent/Husband.

Case No.: 91-8134-CA-01

Division: "B"

FINAL JUDGMENT FOR DISSOLUTION OF MARRIAGE

THIS MATTER having come before the Court on the Petition of the wife, GWENDOLYN L. ABNER, for dissolution of marriage, the Court having considered the testimony of the parties and argument of counsel, and being otherwise fully advised in the premises, it is hereby

ORDERED AND ADJUDGED as follows:

1. The Court has jurisdiction over the subject matter and the parties hereto.
2. The marriage between the parties is hereby dissolved and the parties hereto are relieved of all obligations arising out of the marriage as of the date hereof except as specifically set forth herein.
3. The petitioner/wife, is restored to her maiden name. She shall hereinafter be known as GWENDOLYN L. SHOEMO.
4. The petitioner/wife shall have the sole use, possession and ownership of all dining room furnishings; paintings;

3048 798

photographs; curtains; spreads; and plants and antique furniture, dresser and end tables. The television sets shall be divided according to who purchases the marital home as provided in paragraph 8 below.

5. The respondent/husband, is to repair the stanza in thirty (30) days from the signing of this order.

6. The respondent/husband shall have the sole use and possession of the "Jimmy" truck.

7. The respondent/husband is to continue making payments on the marital home.

8. Both the petitioner and respondent should seek the value of the marital home and decide who will buy out the other's interest in the marital home. Buying out will consist of paying the other one-half (1/2) of the equity. If the parties fail in their efforts to accomplish a private sale, the Court upon proper motion will order the property partitioned.

9. The Court reserves jurisdiction to enforce this order as may be necessary from time to time.

DONE AND ORDERED at Pensacola, Escambia County, Florida, this 54 day of June, 1991.

W. J. H. H. H.
CIRCUIT JUDGE

COPIES TO;

James A. Johnston, Esquire
Robert C. Allen, Esquire

THIS JUDICIAL ORDER IS
THE PROPERTY OF
THE CLERK OF
THE COURT
JUL 21 2 21 PM '91

897303

311118 095

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

IN RE: The Former Marriage of GWENDOLYN L.
ABNER, Petitioner/Wife and DAN E.
ABNER, Respondent/Husband.

CASE NO.: 91-0134-CA-01 "B"

ORDER

This matter came before the court on Motion to Partition Property. The parties and their attorneys being present the court finds the motion should be granted.

It is;

ORDERED and ADJUDGED as follows:

1. Final judgment of partition is hereby entered in this cause. The parties are directed to comply with the partition action regarding the sale of said property.
2. Dan E. Abner shall vacate the residence on or before January 15, 1992.
3. Gwendolyn L. Shoemo shall be entitled to exclusive possession of the former marital home and shall bring the three past due payments on the first mortgage current.
4. The large T.V. and VCR shall remain in the former marital home.

ORDERED in Escambia County, Florida this 9th day of January, 1992.

Kirby R. Kramer
Judge

92760

James A. Johnson
Robert Allen

JUN 14 12 52 PM '92

IN CLERK'S OFFICE
JAN 14 1992
JAN 14 1992
JAN 14 1992

OR BK 4210 P60970
Escambia County, Florida
INSTRUMENT 98-447428

CLERK OF COURT

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
FAMILY LAW DIVISION

DEC 31 1 30 PM '97

Case No. 91-134-CA-01

IN RE: The Former Marriage of
GWENDOLYN L. ABNER n/k/a
GWENDOLYN L. SHOEMO,
Former Wife, and
DAN E. ABNER,
Former Husband.

Division recorded

FINAL JUDGMENT

THIS CAUSE was before the Court December 10, 1997, on the Petition for Enforcement of Partition Provision of Final Judgment of Dissolution of Marriage filed by the former wife. Present before the Court were Gwendolyn L. Abner n/k/a Gwendolyn L. Shoemo, and her attorney Julian A. Harris, Jr.

The former husband, Dan E. Abner, having been personally served with notice of these proceedings, was not present or represented by counsel.

On the basis of the reservation of jurisdiction in the Final Judgment of Dissolution of Marriage dated June 5, 1991, the Court finds that the former wife's set-off payments exceed the former husband's equity in the former marital home, legally described as:

Lot 3, Block "D", Quintette Acres, as recorded at PB 6 at P 8, in the Public Records of Escambia County, Florida.

It is, therefore, ORDERED AND ADJUDGED:

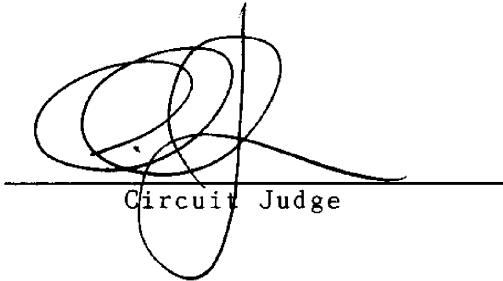
Gwendolyn L. Abner, now known as Gwendoly L. Shoemo, is hereby declared to be the sole owner of the real property

DR BK 4210 PG0971
Escambia County, Florida
INSTRUMENT 98-447428
RCD Jan 09, 1998 08:20 am
Escambia County, Florida

legally described above and that title is vested solely
in her name from this day forth.

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-447428

DONE AND ORDERED in Chambers at Pensacola, Escambia
County, Florida, this 30th day of December, 1997.



Circuit Judge

Copies to:

✓ Julian A. Harris, Jr.
M Attorney for Former Wife

Dan E. Abner
10 Stallworth Street
Atmore, AL 36502

MORTGAGE DEED
SHORT FORM

RAMCO FORM 612A

This Indenture

Made this 22nd day of June, A. D. 2006,

Between Gwendolyn L. Shoemo, a divorced unmarried woman

hereinafter called the Mortgagor, and Escambia County, whose mailing address is
223 Palafox Place, Pensacola, Florida 32502
hereinafter called the Mortgagee,

Witnesseth, That the said Mortgagor, for and in consideration of the sum of One Dollar to
her in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged,
she granted, bargained and sold to the said Mortgagee, its heirs and
assigns, forever, the following described land, situate, lying and being in the County of
Escambia, State of Florida, to-wit:

Lot 3, Block D, Quintette Acres Subdivision as per plat recorded in Plat
Book 6, Page 68, of the public records of Escambia County, Florida.

and the said Mortgagor does hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

Provided Always, That if said Mortgagor, her heirs, legal representatives or
assigns, shall pay unto the said Mortgagee, its legal representatives or assigns, a
certain promissory note dated the 22nd day of June, A. D. 2006, for
the sum of Twenty-two Thousand Eight Hundred Seventy-five & 00/100 -----Dollars,
(\$22,875.00)

payable if property is sold or any interest in property is transferred with interest at Zero (0%)

****THIS MORTGAGE WILL NOT BE SUBORDINATED UNDER ANY CIRCUMSTANCES****

per cent. from June 22, 2006 signed by Gwendolyn L. Shoemo

and shall pay all sums payable hereunder, and per-
form, comply with and abide by each and every the stipulations, agreements, conditions and cove-
nants of said promissory note and of this mortgage, and shall duly pay all taxes, and also insurance
premiums reasonably required, and all costs and expenses including a reasonable attorney's fee,
which said Mortgagee may incur in collecting money secured by this mortgage, and also in
enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created

shall cease and be null and void. **In Witness Whereof**, the said Mortgagor hereunto set

her hand and seal the day and year first above written.

Signed, sealed and delivered in presence of us:

Ralph Downey

Edward Bryan

Gwendolyn L. Shoemo

This Instrument prepared by: Neighborhood Enterprise Foundation, Inc. for Escambia County
Address Post Office Box 18178, Pensacola, Florida 32523-8178

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22nd day of June, 2006, by Gwendolyn L. Shoemo, who is personally known to me or who has produced Florida Driver License #S500-292-51-883-0 as identification and who did (did not) take an oath.

Signature



DERRICK ANDRE WILLIAMS
MY COMMISSION # DD512899
EXPIRES: March 15, 2010
Fl. Notary Discount Assoc. Co.

Notary Public

(CA)

Bale

From

SHORT FORM

Mortgage Deed

RANCO FORM 69A

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED August 31, 2006, BETWEEN
Gwendolyn L. Shoemo, a divorced unmarried woman
(referred to below as "Mortgagor"), whose address is 2204 Welcome Circle, Cantonment, FL 32533;
and ESCAMBIA COUNTY (referred to below as "Mortgagee"), whose address is 223 PALAFOX PLACE,
PENSACOLA, FL 32502.

MORTGAGE. Mortgagor and Mortgagee have entered into a mortgage dated June 22, 2006 (the
"Mortgage") recorded in Escambia County, State of Florida as follows:

The Mortgage was recorded on July 27, 2006 in Original Book 5957, page 1758,
Escambia County, Florida.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property (the
"Real Property") located in Escambia County, State of Florida:

Lot 3, Block "D", Quintette Acres Subdivision as per the plat recorded in Plat
Book 6, Page 68, of the public records of Escambia County, Florida.

The Real Property or its address is commonly known as 2204 Welcome Circle, Cantonment, FL 32533.

MODIFICATION. Mortgagor and Mortgagee hereby modify the Mortgage as follows:

The Mortgage referred to above is hereby modified and amended to provide that the total amount
secured by the lien of said Mortgage is increased from \$ 22,875.00 to \$ 24,500.00.

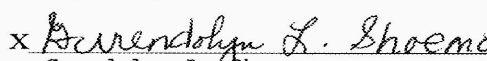
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall
remain unchanged and in full force and effect. Consent by Mortgagee to this Modification does not waive
Mortgagee's right to require strict performance of the Mortgage as changed above nor obligate Mortgagee to
make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory
note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of the Mortgagee to
retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including
accommodation parties, unless a party is expressly released by Mortgagee in writing. Any maker or
endorser, including accommodation makers, shall not be released by virtue of this Modification.

EACH MORTGAGOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS
MODIFICATION OF MORTGAGE, AND EACH MORTGAGOR AGREES TO ITS TERMS.

WITNESS:



MORTGAGOR:

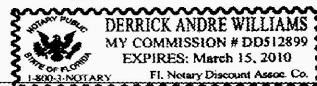
X 
Gwendolyn L. Shoemo
X _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

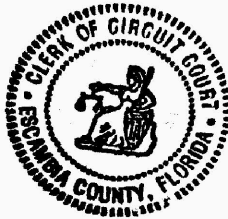
The foregoing instrument was acknowledged before me this 31st day of August, 20 06, by
Gwendolyn L. Shoemo, who is personally known to me or who
has produced Florida Driver License #S500-292-51-883-0 as identification and who
~~did~~(did not) take an oath.

Signature

Notary Public



Prepared by: Neighborhood Enterprise Foundation, Inc.
for Escambia County
Post Office Box 18178
Pensacola, Florida 32523-8178



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 Cynthia A. Year D.C.
DATE 9-20-2006

Filed & Rec'd 9-1-2006 C.C.M.

IN THE COUNTY COURT
IN AND FOR ESCAMBIA
COUNTY, FLORIDA
CASE NO: 2006-SC-2726
DIVISION:

ARROW FINANCIAL SERVICES LLC, AS SUCCESSOR IN INTEREST TO
GE MONEY BANK F/K/A MONOGRAM CREDIT CARD BANK OF GEORGIA
Plaintiff,

vs.
GWENDOLYN SHOEMO

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2006091829 09/11/2006 at 04:17 PM
OFF REC BK: 5989 PG: 499 - 499 Doc Type: FJ

Defendant.

FINAL JUDGMENT

The Court finding that the Defendant GWENDOLYN SHOEMO, is
indebted to the Plaintiff in the sum of \$1504.35, it is:

ADJUDGED that the Plaintiff, ARROW FINANCIAL SERVICES LLC, AS
SUCCESSOR IN INTEREST TO GE MONEY BANK F/K/A MONOGRAM CREDIT CARD BANK
OF GEORGIA, recover from the Defendant, GWENDOLYN SHOEMO, the
principal sum of \$1504.35, and prejudgment interest of \$753.03, with
costs of \$175.00, and attorneys fees of \$300.00 for a total of
\$2732.38 that shall bear interest at the rate of 9% year, for all of
the above let execution issue.

14 DONE AND ORDERED at PENSACOLA, ESCAMBIA County, Florida this
day of Sept, 2006.

Pat A.
JUDGE

Copies furnished to:

PLAINTIFF'S ADDRESS (FS 55.10)

Attorney for Plaintiff
BRAY & LUNSFORD, P.A.
P.O. Box 53197
Jacksonville, FL 32201
PHONE: (904) 356-2729

ARROW FINANCIAL SERVICES LLC
5996 W TOUHY AVE
NILES, IL 60714

GWENDOLYN SHOEMO
Defendant
2204 WELCOME CIR
CANTONMENT, FL 32533-8053

Case: 2006 SC 002726

00042322617

Dkt: CC1033 Pg#: 1

Recorded in Public Records 06/25/2015 at 02:07 PM OR Book 7365 Page 1163,
Instrument #2015047781, Pam Childers Clerk of the Circuit Court Escambia
County, FL

MIDLAND FUNDING LLC
Plaintiff,

vs.

GWENDOLYN SHOEMO
Defendants. /

IN THE COUNTY COURT OF THE FIRST
JUDICIAL CIRCUIT IN AND FOR
ESCAMBIA COUNTY, FLORIDA
CASE NO.: 2015 SC 000704

DEFAULT FINAL JUDGMENT

THIS ACTION came before the court, the Defendant having failed to appear at the
pretrial on April 08, 2015:

IT IS ORDERED AND ADJUDGED that Plaintiff, MIDLAND FUNDING LLC, PO
BOX 290335 TAMPA, FL 33687 recover from Defendant, GWENDOLYN SHOEMO, 2204
WELCOME RD, CANTONMENT, FL 32533 the sum of \$1,969.78 in principal plus the court
costs of \$238.00, less payments of \$0.00, for a total amount due of \$2,207.78. Plaintiff has
waived pre-judgment interest. Further, no post judgment interest shall accrue, pursuant to
Plaintiff's request.

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 forty five (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. The Fact Information Sheet should NOT be
filed with the court and need not be recorded in the public record.

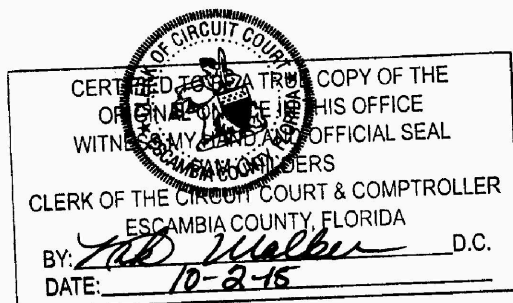
DONE AND ORDERED in chambers, at ESCAMBIA County, Florida, on this
23rd day of June, 2015.

JUDGE

✓ 6-24-15
Copies to:

MIDLAND FUNDING LLC, PO BOX 290335 TAMPA FL 33687
IL_FL@mcmcg.com

Defendant(s):
GWENDOLYN SHOEMO 2204 WELCOME RD CANTONMENT FL 32533



2015 JUN 23 P 2:24
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

Recorded in Public Records 01/27/2016 at 02:29 PM OR Book 7469 Page 555,
Instrument #2016006083, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 06/09/2006 at 12:06 PM OR Book 5925 Page 143,
Instrument #2006058598, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY,
STATE OF FLORIDA, CIVIL DIVISION

ASSET ACCEPTANCE LLC
Plaintiff,

vs.

Case No: 06SC1725

GWENDOLYN L SHOEMO

Defendant(s).

FINAL JUDGMENT AGAINST DEFENDANT

THIS ACTION was heard before the Court on 05/11/06. IT IS
ORDERED AND ADJUDGED;

That judgment be, and the same is hereby entered in favor of the
Plaintiff, ASSET ACCEPTANCE LLC, P.O. Box 2036, Warren, MI, 48090,
and against Defendant GWENDOLYN L SHOEMO 2204 WELCOME CIRCLE
CANTONMENT, FL 32533-8053 in the sum of \$1035.43 on
principal, \$196.19 as prejudgment interest, with costs of
\$180.00 for a total sum of \$1411.62 which sum shall bear
interest of 9% per year for all of which let execution issue. It is
further;

ORDERED AND ADJUDGED that defendant shall complete FLorida Small
Claims Rules Form 7.343 (Fact Information Sheet) and return it to the
plaintiff's attorney within forty five (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 in this case is retained to enter further orders
that are proper to compel the defendant to complete form 7.343 and
return it to the plaintiff's attorney.

DONE AND ORDERED AT ESCAMBIA COUNTY this 2nd day of

June

2006

COUNTY COURT JUDGE

cc: ASSET ACCEPTANCE LLC C/O Rodolfo J. Miro, P.O. Box 9065
Brandon, FL 33509, Bar - 0103799

GWENDOLYN L SHOEMO 2204 WELCOME CIRCLE CANTONMENT
FL 32533-8053

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE	
239641101	WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA
BY: <u>[Signature]</u>	D.C.
DATE: <u>1-26-2016</u>	

Case: 2006 SC 001725



00035894695

Dkt: CC1033 Pg#:

COUNTY CIVIL DIVISION
FILED & RECORDED

2006 JUN -5 A 10:22

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

Recorded in Public Records 08/26/2016 at 03:04 PM OR Book 7580 Page 1355,
Instrument #2016066078, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 08/03/2016 at 11:06 AM OR Book 7568 Page 535,
Instrument #2016059341, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 44688367 E-Filed 08/01/2016 06:30:52 PM

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA
CASE NO: 2015-SC-004006

PORTFOLIO RECOVERY ASSOCIATES,
LLC

Plaintiff

vs.

GWENDOLYN SHOEMO

Defendant(s)

DEFAULT FINAL JUDGMENT

THIS CAUSE having come to be heard before this Honorable Court for a Pre-Trial Conference on
12/09/2015, and the Court finding that a Default was entered, and being otherwise fully advised in the premises, it
is:

ORDERED AND ADJUDGED THAT:

Plaintiff whose address is 140 CORPORATE BLVD, SUITE 100 NORFOLK, VA 23502 shall recover
from Defendant(s) GWENDOLYN SHOEMO the principal sum of \$910.08, court costs in the amount of \$233.00,
for all of which let execution issue. Plaintiff shall be entitled to post-judgment costs incurred in the execution of the
judgment pursuant to Florida Statute.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete the 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 in Escambia County, Florida on this the 1st day of Aug, 2016

COUNTY COURT JUDGE

Copies furnished to:
HAYT, HAYT & LANDAU, P.L.
7765 SW 87 Ave, Suite 101
Miami, FL 33173

GWENDOLYN SHOEMO
2204 WELCOME RD
CANTONMENT, FL 32533
Our File # 289028
Last 4 Digits of Account # 5463

