

**TITLE REPORT**  
**WORK ORDER NO: 6394**  
**ELAINE WILLIAMS**  
**PARCEL ID#05776-000R**

**FOR**  
**GULF COUNTY TAX COLLECTOR**

ELABORATE RECORDS  
FURNISHING  
CLERK OF THE CIRCUIT COURT  
GULF COUNTY, FLORIDA  
2017 DEC 22 PM 4:12

TD # 2017-29



## ***Downum Title Services, Inc.***

17030 Main Street South  
Blountstown, Florida 32424

JUDY DOWNUM

Telephone: (850) 674-3533  
Fax: (850) 674-1343

### **TITLE REPORT Work Order #6394-UPDATE**

**FOR**

**GULF COUNTY TAX COLLECTOR  
1000 CECIL COSTIN BLVD.  
ROOM 147  
PORT ST. JOE, FLORIDA 32456**

**BEGINNING WITH THE DATE OF OCTOBER 6, 2017**

**ON**

#### **DESCRIPTION:**

**Lots 14, 16, 18 and West ½ of Lot 20, Block 1005, City of Port St. Joe, Gulf County, Florida, as per map or plat thereof recorded in the Public Records of Gulf County, Florida, in Plat Book 1, Page 18, of the Plat Records of Gulf County, Florida.**

**LAST RECORDED TITLE:** ELAINE WILLIAMS (Who shows Address as: 3490 Piedmont Road, Atlanta, GA. 30305) **NOTE:** This Address shown is the same address as Nathan Peters, III., who was foreclosed on in the below described Mortgage. In the Final Order of the Special Master, an Address shown for Nathan's mother "Elaine Williams", is: P. O. Box 94, Port St. Joe, Florida 32456.

**ASSESSED TO:** ELAINE WILLIAMS

**NOTHING SHOWN RECORDED DURING THIS PERIOD.**

**Tax Roll shows the following as to Captioned lands:  
PARCEL ID# 05776-000R  
Amount SNot Shown (TAX DEED APPLICATION)  
2017 TAX AMOUNT: \$400.35 (DUE AND UNPAID)**



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STATE OF FLORIDA,

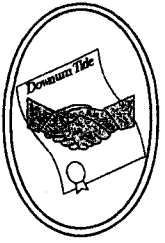
COUNTY OF GULF.

DOWNUM TITLE SERVICES, INC., in and for the County and State aforesaid, hereby certifies that it has caused a search to be made of the Records of Gulf County, Florida, beginning with the date of October 6, 2017, and down to and including the present date March 1, 2018. This Certificate is not an abstract and is only a brief record search for general information purposes. Our liability will not exceed the cost of this Search.

Dated this the 01st day of March, A. D., 2018.

DOWNUM TITLE SERVICES, INC.

BY:



## ***Downum Title Services, Inc.***

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### **TITLE REPORT Work Order #6394**

**FOR**

**GULF COUNTY TAX COLLECTOR  
1000 CECIL COSTIN BLVD.  
ROOM 147  
PORT ST. JOE, FLORIDA 32456**

**BEGINNING WITH THE DATE OF MAY 12, 1980**

**ON**

#### **DESCRIPTION:**

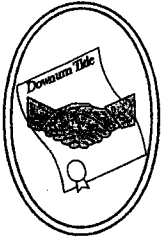
**Lots 14, 16, 18 and West ½ of Lot 20, Block 1005, City of Port St. Joe, Gulf County, Florida, as per map or plat thereof recorded in the Public Records of Gulf County, Florida, in Plat Book 1, Page 18, of the Plat Records of Gulf County, Florida.**

**LAST RECORDED TITLE:** ELAINE WILLIAMS (Who shows Address as: 3490 Piedmont Road, Atlanta, GA. 30305) NOTE: This Address shown is the same address as Nathan Peters, III., who was foreclosed on in the below described Mortgage. In the Final Order of the Special Master, an Address shown for Nathan's mother "Elaine Williams", is: P. O. Box 94, Port St. Joe, Florida 32456.

**ASSESSED TO:** ELAINE WILLIAMS

Warranty Deed, dated May 1, 1980, from I. W. Duren and wife, Lina Duren, Isaac K. Duren and George W. Duren, to Willie R. Underwood, Filed May 12, 1980, and recorded in O. R. Book 81, Page 711. (See Copy Attached).

Warranty Deed, dated April 17, 2006, from Willie R. Underwood, to Nathan Peters, III, Filed April 28, 2006, and recorded in O. R. Book 407, Page 945. (See Copy Attached).



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Mortgage dated April 17, 2006, from Nathan Peters, III., a single person, to Coastal Community Bank, Filed April 28, 2006, and recorded in O. R. Book 407, Page 946. (See Copy Attached).

Modification of Mortgage, recorded June 14, 2012, in O. R. Book 521, Page 523. (See Copy Attached). See Foreclosure Proceedings:

Notice of Lis Pendens, Filed Feb. 12, 2013, and recorded in O. R. Book 532, Page 446. (See Copy Attached).

Certificate by the Code Enforcement Hearing Officer, for the City of Port St. Joe, Filed June 30, 2009, and recorded in O. R. Book 476, Page 656. (See Copy Attached).

Final Order of the Special Master, Filed June 30, 2009, and recorded in O. R. Book 476, Page 657. (See copy Attached).

Certification by the Code Enforcement Hearing Officer, for the City of Port St. Joe, Filed Dec. 15, 2009, and recorded in O. R. Book 484, Page 200. (See copy Attached).

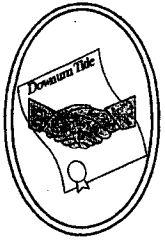
Final Order of the Special Master, Filed Dec. 15, 2009, and recorded in O. R. Book 484, Page 201. (See copy Attached).

Partial Summary, Judgment of Foreclosure and Order on Report and Recommendation on Motion for Partial Summary Judgment, in the Case of Centennial Bank, as successor in interest to Coastal Community Bank, Plaintiff, VS. Nathan Peters, III, and City of Port St. Joe, Florida, Defendants, Filed Sept. 30, 2013, and recorded in O. R. Book 544, Page 529. (See copy Attached).

Final Deficiency Judgment, in said Case of Centennial Bank, Plaintiff, VS. Nathan Peters, III., Et al., Defendants, Filed April 25, 2014, and recorded in O. R. Book 554, Page 262. (See Copy Attached).

Final Deficiency Judgment, in the Case of Centennial Bank, Plaintiff, VS. Nathan Peters, III., Et al., Defendants, Filed April 28, 2014, and recorded in O. R. Book 554, Page 277. (See Copy Attached).

Clerk's Certificate of Title, from Rebecca L. Norris, Clerk of Circuit Court, to Centennial Bank, Filed Nov. 7, 2013, and recorded in O. R. Book 546, Page 662. (See Copy Attached).



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Special Warranty Deed, dated Jan. 8, 2014, from Centennial Bank, an Arkansas State Banking Corporation, to Elaine Williams, Filed Jan. 14, 2014, and recorded in O. R. Book 549, Page 441. (See Copy Attached).

**ENCUMBRANCES: NONE FOUND**

**Tax Roll shows the following as to Captioned lands:**

**PARCEL ID# 05776-000R**

**Amount \$Not Shown (TAX DEED APPLICATION)**

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STATE OF FLORIDA,

COUNTY OF GULF.

DOWNUM TITLE SERVICES, INC., in and for the County and State aforesaid, hereby certifies that it has caused a search to be made of the Records of Gulf County, Florida, beginning with the date of May 12, 1980, and down to and including the present date October 06, 2017. This Certificate is not an abstract and is only a brief record search for general information purposes. Our liability will not exceed the cost of this Search.

Dated this the 06th day of October, A. D., 2017.

DOWNUM TITLE SERVICES, INC.

BY: 

## TAX CERTIFICATE

No. 977

Date issued: **05/29/2015**

This certificate is void seven years from the date of issuance, which is the first day of the tax certificate sale as advertised under section 197.432, Florida Statutes.

1. SHIRLEY J JENKINS, TAX COLLECT . Tax Collector for GULF

Florida, certify that at a public auction noticed as required, I issued to:

BUYER # 792  
S.S.N.# 35-2470221

CAPITAL ONE CLTRL ASSIGNEE OF  
FIG 2241, LLC  
MICHAEL FASSNACHT  
PO BOX 54862  
NEW ORLEANS, LA 70154

a tax certificate for the parcels below for \$ 0.00 This was the amount due for taxes, interest, costs, and charges for these parcels for the year 2014

The purchaser or other legal owner of this certificate is entitled to apply for a tax deed under Florida Law, unless the property is redeemed by payment of the tax, interest, costs, and charges due within the time provided by law. The rate of interest is 18% per year if purchased by the county, or up to 18% per year, if purchased by someone other than the county.

Said parcel(s) are described as follows:

05776-000R 2014 FINAL ASSESSMENT R 1403000

EXEMPTION				
TYPE	VALUE	TAXABLE VALUE	CODE	ACRES
		14,000	0005	

OWNER ON RECORD

WILLIAMS ELAINE  
3490 PIEDMONT ROAD  
ATLANTA, GA 30305

DESCRIPTION:

CITY OF PORT ST. JOE ORIG.  
LOTS 14, 16, 18, W/2 LOT 20  
ORB 81/711 & LESS E/2  
LOT 20 ORB 143/531  
ORB 549/441 FR CENTENNIAL BANK  
BLK 1005  
MAP 50B

The interest rate bid at the tax certificate sale under Chapter 197, Florida Statutes, was 18.00 percent.

**GULF** , Florida.

Shirley J Jenkins  
Signature, tax collector or designee

Date \_\_\_\_\_

Shirley J. Jenkins  
Gulf County Tax Collector  
Application For Tax Deed

Property I. D. Number: 05776-000R

Owner Name: Elaine Williams

1. Elaine Williams

3490 Piedmont Road  
Atlanta, GA 30305

also: PO Box 94

Port St Joe, FL 32457

2. I. W. Duren & Lina Duren

PO Box 218

Port St Joe, FL 32457

3. Isaac K Duren & George W Duren

PO Box 218

Port St Joe, FL 32457

4. Willie R Underwood

143 Avenue D

Port St Joe, FL 32456

5. Nathan Peters III & Angela Bryant

3490 Piedmond Road

Suite 230

Atlanta, GA 30305

6. Coastal Community Bank

Port St Joe Office/505 Monument Avenue

PO Box 906

Conway, AR 72033

7. City of Port St Joe

305 Cecil Costin Blvd

Port St Joe, FL 32456



Shirley J. Jenkins  
Gulf County Tax Collector  
Application For Tax Deed

8. Centennial Bank as successor in interest to Coastal Community Bank  
PO Box 370  
Apalachicola, FL 32320  
also: 635 E Baldwin Avenue  
Panama City, FL 32405
9. Clerk of Circuit Court  
1000 Cecil Costin Blvd  
Port St Joe, FL 32456
10. Garth D Bonney, Esq.  
PO Box 737  
Panama City, FL 32402
11. Mel C Magidson Jr., Esq.  
528 6th St  
Port St Joe, FL 32456
12. Paul & Linda Gant(05774-000R)  
PO Box 834  
Port St Joe, FL 32457
13. Linda Miller (05776-050R)  
146 Avenue D  
Port St Joe, FL 32456
14. Capital One Cltrl Assignee of Fig 2241 LLC (Certificate Holder)  
PO Box 54862  
New Orleans, LA 70154