

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1900117

**Date of Tax Deed Application**  
Apr 17, 2019

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2017 / 2244**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **05-2430-000**

Cert Holder:  
**CAPITAL ONE CLTRL ASSIGNEE OF**  
**PO BOX 54418**  
**NEW ORLEANS, LA 70154**

Property Owner:  
**HARDIN BILLY M LIFE EST &**  
**THOMPSON ROBERT B &**  
**3528 NORTH S ST**  
**PENSACOLA, FL 32505**  
LT 12 BLK 8 BELL ACRES PB 2 P 10 OR 4098/5343 P 114/137

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/2244	05-2430-000	06/01/2017	634.93	91.27	726.20

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2018/2310	05-2430-000	06/01/2018	617.94	6.25	30.90	655.09

**Amounts Certified by Tax Collector (Lines 1-7):****Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,381.29
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	567.89
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,324.18

**Amounts Certified by Clerk of Court (Lines 8-15):****Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 29th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **2<sup>ND</sup> December 2019**

By *Shirley Rish, CFCA*  
**Senior Deputy Tax Collector**

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
05-2430-000 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900117

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CAPITAL ONE CLTRL ASSIGNEE OF  
PO BOX 54418  
NEW ORLEANS, LA 70154,

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
05-2430-000	2017/2244	06-01-2017	LT 12 BLK 8 BELL ACRES PB 2 P 10 OR 4098/5343 P 114/137

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  
CAPITAL ONE CLTRL ASSIGNEE OF  
PO BOX 54418  
NEW ORLEANS, LA 70154

04-17-2019  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

☒ Navigate Mode
 ☒ Account
 ☐ Reference

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	092S300900120008
<b>Account:</b>	052430000
<b>Owners:</b>	HARDIN BILLY M LIFE EST & THOMPSON ROBERT B & THOMPSON WILLIAM M & RING TIMOTHY E &...
<b>Mail:</b>	3528 NORTH S ST PENSACOLA, FL 32505
<b>Situs:</b>	3528 N S ST 32505
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2018	\$9,975	\$20,413	\$30,388	\$30,388
2017	\$9,975	\$18,677	\$28,652	\$28,652
2016	\$9,975	\$19,256	\$29,231	\$29,231

[Disclaimer](#)

### Tax Estimator

> [File for New Homestead Exemption Online](#)

Sales Data						Official Records (New Window)
Sale Date	Book	Page	Value	Type		
02/2004	5343	137	\$100	SM		<a href="#">View Instr</a>
02/1997	4098	114	\$100	WD		<a href="#">View Instr</a>

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and Comptroller

2018 Certified Roll Exemptions
None

Legal Description
LT 12 BLK 8 BELL ACRES PB 2 P 10 OR 4098/5343 P 114/137

Extra Features
METAL BUILDING

**Parcel Information**

**Section Map Id:**  
09-2S-30-1

**Approx. Acreage:**  
0.5305

**Zoned:**   
HC/LI

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

[Launch Interactive Map](#)

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

### Buildings

Address: 3528 N S ST, Year Built: 1950, Effective Year: 1950

**Structural Elements**  
 DECOR/INTL WORK-BELOW AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-CONCRETE BLOCK  
 FLOOR COVER-PINE/SOFTWOOD  
 FOUNDATION-WOOD/NO SUBTIL  
 HEAT/AIR UNIT-HEATERS

**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-CORRUGATED METL**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-MASONRY PIL/STL**

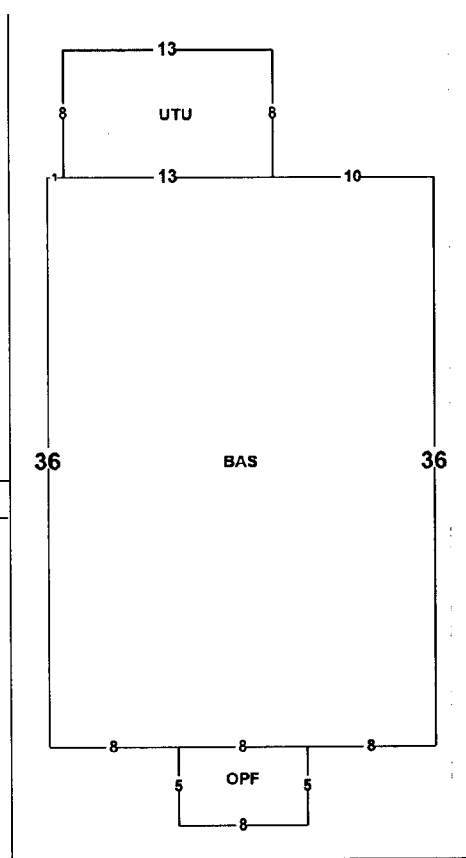


Areas - 1008 Total SF

**BASE AREA - 864**

**OPEN PORCH FIN - 40**

**UTILITY UNF - 104**



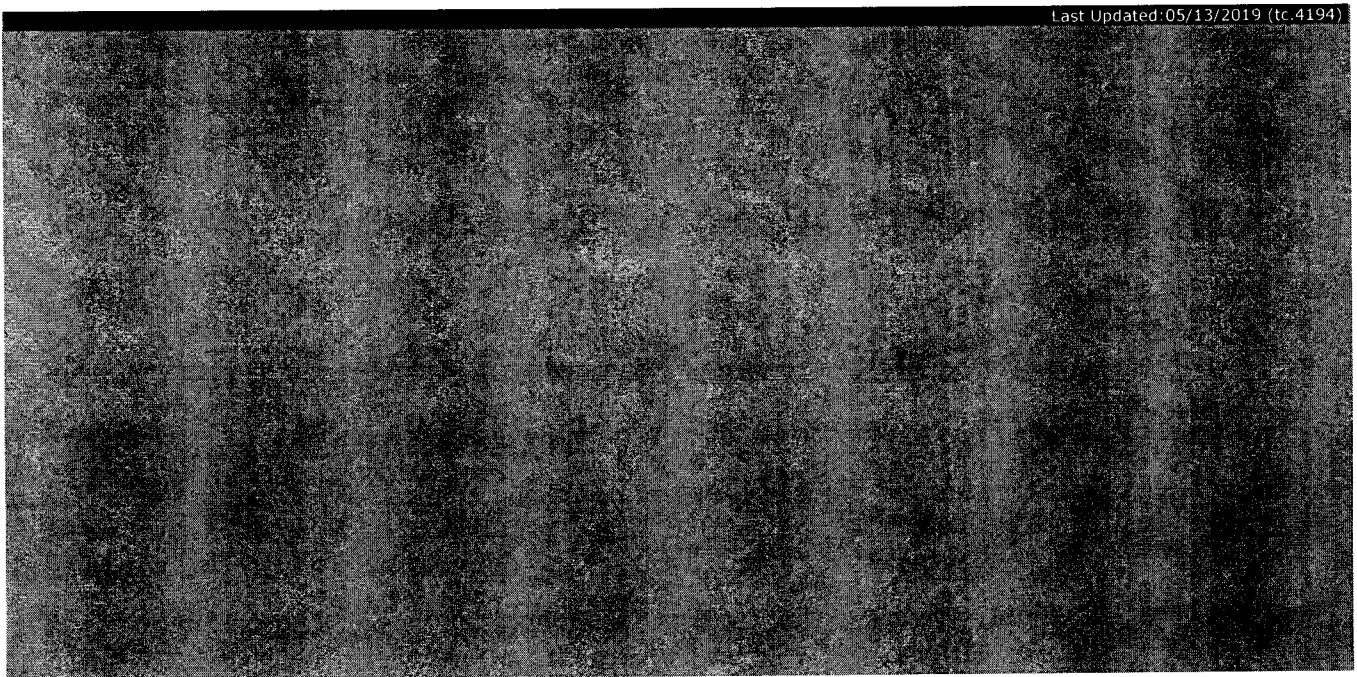
Images



1/6/03

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: 05/13/2019 (tc.4194)



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAPITAL ONE CLTRL ASSIGNEE OF** holder of **Tax Certificate No. 02244**, issued the **1st day of June, A.D., 2017** 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:

**LT 12 BLK 8 BELL ACRES PB 2 P 10 OR 4098/5343 P 114/137**

**SECTION 09, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 052430000 (19-595)**

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

**BILLY M HARDIN LIFE EST and ROBERT B THOMPSON and WILLIAM M THOMPSON and  
TIMOTHY E RING and DEBORAH J SMITH and CATHERINE M LAND and ELIZABETH  
ROWE**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of December, which is the **2nd day of December 2019**.

Dated this 13th day of May 2019.

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

19-595



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

**Tax Deed - Redemption Calculator**

Account: 052430000 Certificate Number: 002244 of 2017

Redemption  Application Date  Interest Rate

Final Redemption Payment ESTIMATED

Redemption Overpayment ACTUAL

Auction Date

Redemption Date

Months	8	4
Tax Collector	<input type="text" value="\$2,324.18"/>	<input type="text" value="\$2,324.18"/>
Tax Collector Interest	\$278.90	\$139.45
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,609.33	\$2,469.88 T.C.

Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$320.00"/>	<input type="text" value="\$320.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$80.04	\$40.02
Total Clerk	\$747.04	\$707.02 C.H.

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="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,473.37	\$3,193.90 $\# 320-200 = 2,673.90$

Repayment Overpayment Refund Amount

Book/Page

Notes

$$\begin{array}{r} 279.47 \\ + 320.00 \\ \hline 599.47 \\ + 200.00 \\ \hline * \$799.47 * \text{Redeemer} \end{array}$$

**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: 052430000 Certificate Number: 002244 of 2017**

**Payor: HARPER LAW PA 25 W CEDAR ST SUITE 430 PENSACOLA, FL 32502      Date  
08/22/2019**

Clerk's Check #            9080  
Tax Collector Check #    1

Clerk's Total	\$747.04
Tax Collector's Total	\$2,609.33
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	<del>\$3,433.37</del> <b>\$3,473.37</b>

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By: *Whitney Coppage*  
Deputy Clerk

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

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



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

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

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

**Case # 2017 TD 002244**

**Redeemed Date 08/22/2019**

**Name HARPER LAW PA 25 W CEDAR ST SUITE 430 PENSACOLA, FL 32502**

Clerk's Total = TAXDEED	<del>\$747.04</del>	7 \$ 3,456.37
Due Tax Collector = TAXDEED	<del>\$2,609.33</del>	
Postage = TD2	<del>\$60.00</del>	
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
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8094, Page 798, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02244, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **052430000 (19-595)**

### DESCRIPTION OF PROPERTY:

**LT 12 BLK 8 BELL ACRES PB 2 P 10 OR 4098/5343 P 114/137**

**SECTION 09, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: BILLY M HARDIN LIFE EST and ROBERT B THOMPSON and  
WILLIAM M THOMPSON and TIMOTHY E RING and DEBORAH J SMITH and CATHERINE M  
LAND and ELIZABETH ROWE

Dated this 22nd day of August 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

Redeemed  
19-595

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

## **PROPERTY INFORMATION REPORT**

File No.: 15365

September 18, 2019

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of County, , solely as revealed by records maintained from 09-18-1999, through 09-18-2019, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Billy M. Hardin life estate, Robert B. Thompson, William M. Thompson, Timothy E. Ring, Deborah J. Smith, Catherine M. Land and Elizabeth Rowe

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF


4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

September 18, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15365

September 18, 2019

**Lot 12, Block 8, Bell Acres, as per plat thereof, recorded in Plat Book 2, Page 10, of the Public Records of  
County,**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15365

September 18, 2019

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. All Taxes Paid. The assessed value is \$31,933.00. Tax ID 05-2430-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-2-2019

TAX ACCOUNT NO.: 05-2430-000

CERTIFICATE NO.: 2017-2244

In compliance with Section 197.256, 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.

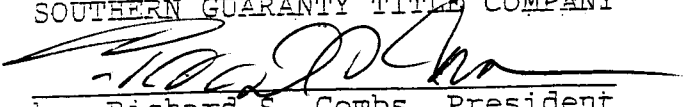
YES NO

- X   Notify City of Pensacola, P.O. Box 12910, 32521
- X   Notify Escambia County, 190 Governmental Center, 32502
- X   Homestead for        tax year.

Billy M. Hardin  
Robert B. Thompson  
William M. Thompson  
Tinothy E. Ring  
Deboraj J. Smith  
Catherine M. Land  
Elizabeth Rowe  
c/o 3528 North S St.  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 19th day of September, 2019.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

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

PREPARED BY/RETURN TO  
George E. Loomis, Attorney at Law  
811 North Spring Street  
Pensacola, Florida 32501  
Prepared without the benefit of title  
examination

*Recorder's Use Only*

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
02/12/04 ERNIE LEE MASHA, CLERK

**SPECIAL WARRANTY DEED**

*Trustee's Deed in Distribution of Trust Assets*

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**KNOW ALL MEN BY THESE PRESENTS** that **ROBERT B. THOMPSON**, as Trustee under the provisions of a Trust Agreement dated February 4, 1997, known as The Cora Marie McCann Trust, **GRANTOR**, as the Trustee's distribution from said Trust and for other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, transferred and conveyed to **GRANTEES**:

**ROBERT B. THOMPSON, WILLIAM M. THOMPSON, TIMOTHY E. RING, DEBORAH J. SMITH, CATHERINE M. LAND, and ELIZABETH ROWE**, (whose mailing address is 8927 Brunson Road, Pensacola, Florida 32514) their heirs, successors, and assigns, forever,

**SUBJECT TO a Life Estate to BILLY MAURICE HARDIN** (whose mailing address is 3528 North "S" Street, Pensacola, Florida 32505)

the following described property, situate, lying and being in Escambia County, Florida:

**PARCEL ID NO. 09-2S-30-0900-120-008**

**Lot 12, Block 8, Bell Acres, a subdivision recorded in Plat Book 2, at Page 10, of the Public Records of Escambia County, Florida, all lying and being in Section 9, Township 2 South, Range 30 West, sometimes called 3528 North "S" Street, Pensacola, Escambia County, Florida.**

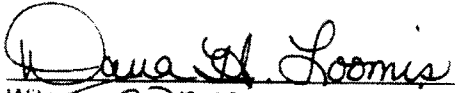
**BEING THE SAME PROPERTY AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OR BOOK 4098, PAGE 114, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

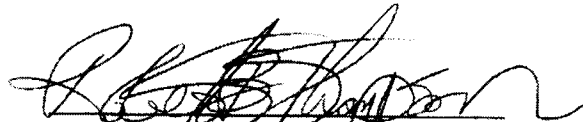
**SUBJECT TO** taxes for the current year and to valid easements, reservations, and restrictions of record, if any, which are not hereby reimposed, and free from all other exceptions and any right of homestead. GRANTOR hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR. This is not the homestead of the GRANTOR.

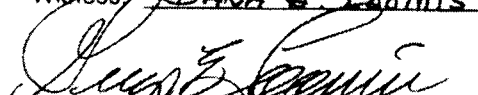
**IN WITNESS WHEREOF**, GRANTOR has set his hand and seal this 10<sup>th</sup> day of February, 2004.

Signed, sealed and delivered in the presence of:

**GRANTOR:**


  
Witness: DANA H. LOOMIS

  
**ROBERT B. THOMPSON, Trustee**  
The Cora Marie McCann Trust  
Dated February 4, 1997.

  
Witness: George E. Loomis

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of February, 2004, by ROBERT B. THOMPSON, Trustee, The Cora Marie McCann Trust, who is personally known to me.

  
George E. Loomis

Notary Public, State of Florida  
Comm. No: DD 58916  
Comm. Expires: Sept. 19, 2005.

GEORGE E. LOOMIS  
Notary Public-State of FL  
Comm. Exp: Sept 19, 2005  
Comm. No: DD 58916

RCD Feb 12, 2004 10:17 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-204805