



Chris Jones  
Escambia County Property Appraiser

ECPA Home

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

### General Information

**Reference:** 3325312000561001  
**Account:** 094917260  
**Owners:** HERRING TRACY V EST OF  
HERRING BRENDA G EST OF  
**Mail:** C/O DUNN ANDREA NICOLE  
323 E ROMANA ST  
PENSACOLA, FL 32502

**Situs:**

**Use Code:** VACANT RESIDENTIAL

**Taxing Authority:** COUNTY MSTU

**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford  
Escambia County Tax Collector

### Assessments

Year	Land	Imprv	Total	Cap Val
2018	\$45,144	\$0	\$45,144	\$45,144
2017	\$45,144	\$0	\$45,144	\$45,144
2016	\$45,144	\$0	\$45,144	\$45,144

[Disclaimer](#)

### Tax Estimator

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/11/2008	6285	1856	\$100	OT	<a href="#">View Instr</a>
02/11/2008	6285	1855	\$100	OT	<a href="#">View Instr</a>
04/1990	2842	184	\$55,000	WD	<a href="#">View Instr</a>
07/1982	1661	635	\$90,000	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

COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 56, BLOCK A, GULF BEACH MANOR SUBDIVISION ACCORDING TO THE PLAT...

### Extra Features

None

### Parcel Information

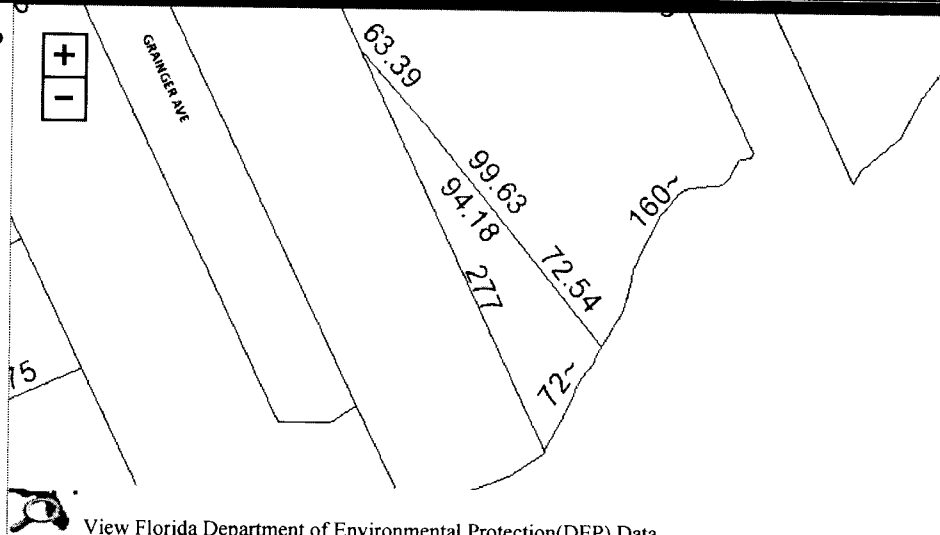
[Launch Interactive Map](#)

**Section Map Id:**  
33-2S-31-5

**Approx. Acreage:**  
0.2100

**Zoned:**   
MDR

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



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

**Buildings**

**Images**



2/9/16

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: 05/14/2019 (tc.4241)

20-047

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1900452

**Date of Tax Deed Application**  
Apr 29, 2019

This is to certify that **HMF FL E, LLC**  
**TESCO CUSTODIAN**, holder of **Tax Sale Certificate Number 2017 / 5188**, 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: **09-4917-260**

Cert Holder:  
**HMF FL E, LLC**  
**TESCO CUSTODIAN**  
**PO BOX 30538**  
**TAMPA, FL 33630-3538**

Property Owner:  
**HERRING TRACY V EST OF**  
**HERRING BRENDA G EST OF**  
**C/O DUNN ANDREA NICOLE**  
**323 E ROMANA ST**  
**PENSACOLA, FL 32502**  
COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 56, BLOCK  
A, GULF BEACH MANOR SUBDIVISION ACCORDING TO T (Full  
legal attached.)

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
2017/5188	09-4917-260	06/01/2017	768.36	38.42	806.78

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
2018/5219	09-4917-260	06/01/2018	756.16	6.25	37.81	800.22

**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	1,607.00
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	667.36
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)	2,649.36

**Total Amount Paid**

<b>Amounts Certified by Clerk of Court (Lines 8-15):</b>	
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,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 6th day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 1-6-2020

By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
09-4917-260 2017

COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 56, BLOCK A, GULF BEACH MANOR SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, AT PAGES 16 AND 16A OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 55 AND 56 OF SAID BLOCK A, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF AILEEN ROAD (50 FOOT RIGHT OF WAY), A DISTANCE OF 200.00; THENCE SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 55, A DISTANCE OF 126.50 FEET TO A POINT HEREAFTER KNOWN AS POINT A THENCE CONTINUE ALONG SAME COURSE A DISTANCE OF 277 FEET, MORE OR LESS, TO THE NORTHERLY SHORELINE OF BAYOU GRANDE FOR THE POINT OF BEGINNING; THENCE NORTHERLY, ALONG THE LINE LAST TRAVERSED, THE DISTANCE OF 277 FEET, MORE OR LESS, LAST TRAVERSED TO THE AFORESAID POINT A; THENCE DEFLECT 161 DEGREE S 19 MINUTE S 19 SECONDS RIGHT A DISTANCE OF 63.19 FEET; THENCE DEFLECT 07 DEGREES 11 MINUTES 00 SECONDS RIGHT A DISTANCE OF 94.18 FEET; THENCE DEFLECT 00 DEGREES 30 MINUTES 36 SECONDS LEFT A DISTANCE OF 76 FEET, MORE OR LESS, TO THE NORTHERLY SHORELINE OF BAYOU GRANDE; THENCE SOUTHWESTERLY MEANDERING ALONG THE NORTHERLY SHORELINE OF BAYOU GRANDE, A DISTANCE OF 72 FEET, MORE OR LESS TO THE POINT OF BEGINNING GULF BEACH MANOR PB 1 P 16/16A OR 1661/2842 P 635/184 OR 6285 P 1855/1856

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900452

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
HMF FL E, LLC  
TESCO CUSTODIAN  
PO BOX 30538  
TAMPA, FL 33630-3538,

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
09-4917-260	2017/5188	06-01-2017	COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 56, BLOCK A, GULF BEACH MANOR SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, AT PAGES 16 AND 16A OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 55 AND 56 OF SAID BLOCK A, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF AILEEN ROAD (50 FOOT RIGHT OF WAY), A DISTANCE OF 200.00; THENCE SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 55, A DISTANCE OF 126.50 FEET TO A POINT HEREAFTER KNOWN AS POINT A THENCE CONTINUE ALONG SAME COURSE A DISTANCE OF 277 FEET, MORE OR LESS, TO THE NORTHERLY SHORELINE OF BAYOU GRANDE FOR THE POINT OF BEGINNING; THENCE NORTHERLY, ALONG THE LINE LAST TRAVERSED, THE DISTANCE OF 277 FEET, MORE OR LESS, LAST TRAVERSED TO THE AFORESAID POINT A; THENCE DEFLECT 161 DEGREE S 19 MINUTE S 19 SECONDS RIGHT A DISTANCE OF 63.19 FEET; THENCE DEFLECT 07 DEGREES 11 MINUTES 00 SECONDS RIGHT A DISTANCE OF 94.18 FEET; THENCE DEFLECT 00 DEGREES 30 MINUTES 36 SECONDS LEFT A DISTANCE OF 76 FEET, MORE OR LESS, TO THE NORTHERLY SHORELINE OF BAYOU GRANDE; THENCE SOUTHWESTERLY MEANDERING ALONG THE NORTHERLY SHORELINE OF BAYOU GRANDE, A DISTANCE OF 72 FEET, MORE OR LESS TO THE POINT OF BEGINNING GULF BEACH MANOR PB 1 P 16/16A OR 1661/2842 P 635/184 OR 6285 P 1855/1856

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  
HMF FL E, LLC  
TESCO CUSTODIAN  
PO BOX 30538  
TAMPA, FL 33630-3538

04-29-2019  
Application Date

---

Applicant's signature

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **HMF FL E LLC TESCO CUSTODIAN** holder of **Tax Certificate No. 05188**, 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:

(see attached)

**SECTION 33, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094917260 (20-047)**

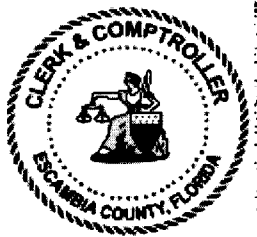
The assessment of the said property under the said certificate issued was in the name of

**TRACY V HERRING EST OF and BRENDA G HERRING EST OF**

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 January, which is the **6th day of January 2020**.

Dated this 23rd 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

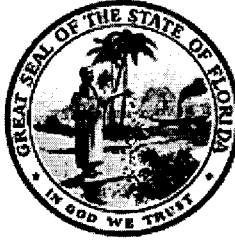
By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 56, BLOCK A, GULF BEACH MANOR SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, AT PAGES 16 AND 16A OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 55 AND 56 OF SAID BLOCK A, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF AILEEN ROAD (50 FOOT RIGHT OF WAY), A DISTANCE OF 200.00; THENCE SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 55, A DISTANCE OF 126.50 FEET TO A POINT HEREAFTER KNOWN AS POINT A THENCE CONTINUE ALONG SAME COURSE A DISTANCE OF 277 FEET, MORE OR LESS, TO THE NORTHERLY SHORELINE OF BAYOU GRANDE FOR THE POINT OF BEGINNING; THENCE NORTHERLY, ALONG THE LINE LAST TRAVERSED, THE DISTANCE OF 277 FEET, MORE OR LESS, LAST TRAVERSED TO THE AFORESAID POINT A; THENCE DEFLECT 161 DEGREE S 19 MINUTE S 19 SECONDS RIGHT A DISTANCE OF 63.19 FEET; THENCE DEFLECT 07 DEGREES 11 MINUTES 00 SECONDS RIGHT A DISTANCE OF 94.18 FEET; THENCE DEFLECT 00 DEGREES 30 MINUTES 36 SECONDS LEFT A DISTANCE OF 76 FEET, MORE OR LESS, TO THE NORTHERLY SHORELINE OF BAYOU GRANDE; THENCE SOUTHWESTERLY MEANDERING ALONG THE NORTHERLY SHORELINE OF BAYOU GRANDE, A DISTANCE OF 72 FEET, MORE OR LESS TO THE POINT OF BEGINNING GULF BEACH MANOR PB 1 P 16/16A OR 1661/2842 P 635/184 OR 6285 P 1855/1856



**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

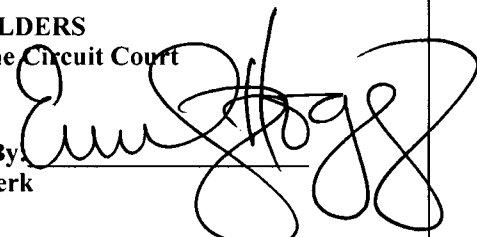
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 094917260 Certificate Number: 005188 of 2017**

**Payor: ANDREA N BELL 2704 GRAINER AVE PENSACOLA FL 32507      Date 10/10/2019**

Clerk's Check #	447680893	Clerk's Total	<del>\$530.05</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$3,013.27</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	<del>\$0.00</del>
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,620.32</del>

**\$ 3100.08**

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By   
Deputy Clerk

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

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



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

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

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

**Case # 2017 TD 005188**

**Redeemed Date 10/10/2019**

**Name ANDREA N BELL 2704 GRAINER AVE PENSACOLA FL 32507**

Clerk's Total = TAXDEED	\$530.05	3083.08
Due Tax Collector = TAXDEED	\$3013.27	
Postage = TD2	\$60.00	
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
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

**Account: 094917260 Certificate Number: 005188 of 2017**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/06/2020"/>	Redemption Date <input type="text" value="10/10/2019"/>
Months	9	6
Tax Collector	<input type="text" value="\$2,649.36"/>	<input type="text" value="\$2,649.36"/>
Tax Collector Interest	\$357.66	\$238.44
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,013.27	<input type="text" value="\$2,894.05"/> TC
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="\$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	\$63.05	\$42.03
Total Clerk	\$530.05	<input type="text" value="\$509.03"/> 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="\$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	\$3,660.32	\$3,420.08
	Repayment Overpayment Refund Amount	\$240.24
Book/Page	<input type="text" value="8100"/>	<input type="text" value="1039"/>

Notes

## 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 8100, Page 1039, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05188, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 094917260 (20-047)

(see attached)

SECTION 33, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: TRACY V HERRING EST OF and BRENDA G HERRING EST OF

Dated this 10th day of October 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 56, BLOCK A, GULF BEACH MANOR SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, AT PAGES 16 AND 16A OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 55 AND 56 OF SAID BLOCK A, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF AILEEN ROAD (50 FOOT RIGHT OF WAY), A DISTANCE OF 200.00; THENCE SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 55, A DISTANCE OF 126.50 FEET TO A POINT HEREAFTER KNOWN AS POINT A THENCE CONTINUE ALONG SAME COURSE A DISTANCE OF 277 FEET, MORE OR LESS, TO THE NORTHERLY SHORELINE OF BAYOU GRANDE FOR THE POINT OF BEGINNING; THENCE NORTHERLY, ALONG THE LINE LAST TRAVERSED, THE DISTANCE OF 277 FEET, MORE OR LESS, LAST TRAVERSED TO THE AFORESAID POINT A; THENCE DEFLECT 161 DEGREE S 19 MINUTE S 19 SECONDS RIGHT A DISTANCE OF 63.19 FEET; THENCE DEFLECT 07 DEGREES 11 MINUTES 00 SECONDS RIGHT A DISTANCE OF 94.18 FEET; THENCE DEFLECT 00 DEGREES 30 MINUTES 36 SECONDS LEFT A DISTANCE OF 76 FEET, MORE OR LESS, TO THE NORTHERLY SHORELINE OF BAYOU GRANDE; THENCE SOUTHWESTERLY MEANDERING ALONG THE NORTHERLY SHORELINE OF BAYOU GRANDE, A DISTANCE OF 72 FEET, MORE OR LESS TO THE POINT OF BEGINNING GULF BEACH MANOR PB 1 P 16/16A OR 1661/2842 P 635/184 OR 6285 P 1855/1856

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-047

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15414

October 4, 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 Escambia County, Florida, solely as revealed by records maintained from 10-04-1999, through 10-04-2019, and said search reveals the following:

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

Estate of Tracy V. Herring and the Estate of Brenda G. Herring

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: 

October 4, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15414

October 4, 2019

**332S312000561001 - Full Legal Description**

COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 56, BLOCK A, GULF BEACH MANOR SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, AT PAGES 16 AND 16A OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 55 AND 56 OF SAID BLOCK A, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF AILEEN ROAD (50 FOOT RIGHT OF WAY), A DISTANCE OF 200.00; THENCE SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 55, A DISTANCE OF 126.50 FEET TO A POINT HEREAFTER KNOWN AS POINT A THENCE CONTINUE ALONG SAME COURSE A DISTANCE OF 277 FEET, MORE OR LESS, TO THE NORTHERLY SHORELINE OF BAYOU GRANDE FOR THE POINT OF BEGINNING; THENCE NORTHERLY, ALONG THE LINE LAST TRAVERSED, THE DISTANCE OF 277 FEET, MORE OR LESS, LAST TRAVERSED TO THE AFORESAID POINT A; THENCE DEFLECT 161 DEGREE S 19 MINUTE S 19 SECONDS RIGHT A DISTANCE OF 63.19 FEET; THENCE DEFLECT 07 DEGREES 11 MINUTES 00 SECONDS RIGHT A DISTANCE OF 94.18 FEET; THENCE DEFLECT 00 DEGREES 30 MINUTES 36 SECONDS LEFT A DISTANCE OF 76 FEET, MORE OR LESS, TO THE NORTHERLY SHORELINE OF BAYOU GRANDE; THENCE SOUTHWESTERLY MEANDERING ALONG THE NORTHERLY SHORELINE OF BAYOU GRANDE, A DISTANCE OF 72 FEET, MORE OR LESS TO THE POINT OF BEGINNING GULF BEACH MANOR PB 1 P 16/16A OR 1661/2842 P 635/184 OR 6285 P 1855/1856

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15414

October 4, 2019

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

1. Taxes for the year 2016-2018 delinquent. The assessed value is \$49,500.00. Tax ID 09-4917-260.

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: 1-6-2020

TAX ACCOUNT NO.: 09-4917-260

CERTIFICATE NO.: 2017-5188

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.

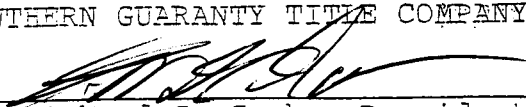
YES NO

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

Beneficiaries and Heirs of the  
Estates of Tracy V. Herring and  
Brenda G. Herring  
c/o Andrea Nicole Dunn, Per. Rep.  
323 E. Romana St.  
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,  
this 7th day of October, 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.

DOC  
TOT

302.50  
308.50

2842N 184

# WARRANTY DEED

3A 3067  
THIS INSTRUMENT PREPARED BY  
Under Seal  
AN EMPLOYEE OF  
LAWYERS TITLE AGENCY OF DAY AND  
ESCAMBIA COUNTY, INC.  
88 SOUTH BAYLEN STREET  
PENSACOLA, FLORIDA  
INCIDENT TO THE INSURANCE OF A  
TITLE INSURANCE CONTRACT

State of Florida  
ESCAMBIA

COUNTY OF

KNOW ALL MEN BY THESE PRESENTS, THAT  
FARRICE BENTON PETERSON, A SINGLE WOMAN

Grantor,  
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and  
grant unto TRACY V. HERRING AND BRENDA G. HERRING, HUSBAND AND WIFE

8711 Wilbur Dr. 32507  
Grantee, of

(List of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, and shall also include, but not be limited to, their heirs, assigns or successors in interest) the following described real property, situate, lying and being in the State of Florida, and County of ESCAMBIA to wit:

THE WEST 100.00 FEET OF LOT 56, BLOCK "A" AND ALSO THAT PARCEL OF LAND LYING BETWEEN BAYOU GRANDE AND ABOVE DESCRIBED PARCEL LYING WITHIN THE SOUTHERN EXTENSIONS OF THE EAST AND WEST LINE OF ABOVE DESCRIBED PARCEL, ALL BEING IN GULF BEACH MANOR, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1 AT PAGES 16 AND 16A, OF THE PUBLIC RECORDS OF SAID COUNTY.

## RESTRICTIONS:

THE USE OF THE PROPERTY WILL BE RESTRICTED TO NO MORE THAN TWO (2) SINGLE FAMILY DWELLINGS AND PROHIBITS THE USE OF PROPERTY FOR COMMERCIAL USE, CONDOMINIUMS OR MOBILE HOMES.

D.S. PD. 3 302.50  
DATE April 12, 1990  
JOE A. FLOWERS, COMPTROLLER  
BY Bentley Bates D.C.  
CERT. NO. 489-204332-01

Subject to taxes for a term year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.  
To have and to hold the same, 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 the grantor warrants that he is well seized of an undivided whole in fee simple in the said property, and has a good right to convey the same, that it is free of lien or encumbrance, and that he, his heirs, executors and administrators, his said grantee, his 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 fully warrant and defend.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 10th day of April, 1990

Signed, sealed and delivered in the presence of:

Crystal Davis (SEAL)  
FARRICE BENTON PETERSON  
James D. [Signature] (SEAL)  
State of Florida  
ESCAMBIA  
COUNTY OF

Before the subscriber personally appeared  
FARRICE BENTON PETERSON, A SINGLE WOMAN

Who acknowledged to me to be the person(s) described by said name(s) in and who executed the foregoing instrument, signed and sealing the same, for the uses and purposes therein set forth.

Witness my hand and official seal this 10th day of April, 1990

[Signature]  
Notary Public  
April 3, 1993

SPACE BELOW FOR RECORDERS USE

FILED AND INDEXED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLORIDA  
APR 12 11 20 AM '90  
791007

DOC 5.00  
TOT 405.00  
410.00

0.4  
8004 1661 PAGE 635

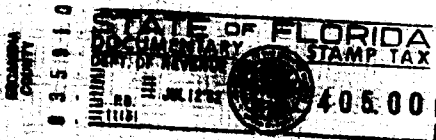
State of Florida

COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, WOODROW B. RESTUCHER, SR.  
AND MARGARET B. RESTUCHER  
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby  
acknowledged, do bargain, sell, convey and grant unto TRACY V. HERRING  
AND BRENDA G. HERRING  
8711 ALLEN DRIVE PENSACOLA, FLA. 32507 husband and wife, of  
their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and  
being in the State of Florida, and County of Escambia to-wit:

LOT 55 AND THE EAST 50 FEET OF LOT 56 IN BLOCK "A" IN THE SUBDIVISION KNOWN AS  
GULF BEACH MANOR, AND ALL OF THAT PARCEL LYING BETWEEN BAYOU GRANDE AND THE  
ABOVE DESCRIBED PARCEL AND BETWEEN THE SOUTHERN EXTENSION OF THE EAST AND WEST  
LINES OF THE ABOVE DESCRIBED PARCEL, ALL AS SHOWN ON PLAT OF SAID GULF BEACH  
MANOR APPEARING OF RECORD AT PAGES 16 AND 16A OF PLAT BOOK 1 OF THE RECORDS OF  
ESCAMBIA COUNTY, FLORIDA, SAID GULF BEACH MANOR BEING RESUBDIVISION OF PART OF  
LOTS IN THE SUBDIVISION KNOWN AS BAYREUTH, AS SHOWN ON PLAT OF SAID BAYREUTH  
APPEARING OF RECORD AT PAGE 100 OF DEED BOOK 74.



THIS INSTRUMENT WAS PREPARED AND  
WALTER C. SPIVEY, JR.  
AN EMPLOYEE OF  
LAWYERS TITLE INSURANCE CORPORATION  
88 SOUTH BAYVIEW BLVD  
PENSACOLA, FLORIDA  
INCIDENT TO THE ISSUANCE OF A  
TITLE INSURANCE POLICY

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting  
the above property, if any.

To have and to hold the same, 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 we covenant that we are 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, and that we, our heirs, executors and admin-  
istrators, 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 fully warrant and  
defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of July, 1982.

Signed, sealed and delivered in the presence of:

*[Signature]*  
*[Signature]*  
State of Florida

*[Signature]* (SEAL)  
WOODROW B. RESTUCHER, SR.

*[Signature]* (SEAL)  
MARGARET B. RESTUCHER

COUNTY OF ESCAMBIA

Before the subscriber personally appeared WOODROW B. RESTUCHER, SR.  
AND MARGARET B. RESTUCHER

known to me and known to me to be the individuals described by said names in and  
who executed the foregoing instrument and acknowledged that they executed the same  
for the purposes and therein set forth.

Witness my hand and official seal this 9th day of July, 1982.



Notary Public  
My commission expires June 5, 1986.

SPACE BELOW FOR RECORDED USE

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLA.  
JUL 9 2 54 PM '82  
NOTARY PUBLIC  
WALTER C. SPIVEY, JR.

162704