

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0621-38
513
R. 07/19

| Part 1: Tax Deed Application Information | | | | | |
|--|--|--|---------------------------------|--|---|
| Applicant Name Applicant Address | EVERMORE FUNDING LLC - 18 US BANK % EVERMORE FUNDING LLC US BANK % EVERMORE FUNDING LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040 | Application date | Apr 21, 2020 | | |
| Property description | DAVIS AUBREY G JR 524 E HEWITT ST PENSACOLA, FL 32503 524 HEWITT ST LT 103 FONTANEL PLACE PB 1 P 34 OR 6788 P 1486 OR 6793 P 1934/1936/1938 | Certificate # | 2018 / 1971 | | |
| | | Date certificate issued | 06/01/2018 | | |
| | | Deed application number | 2000477 | | |
| | | Account number | 04-3468-000 | | |
| 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) | |
| # 2018/1971 | 06/01/2018 | 794.31 | 39.72 | 834.03 | |
| →Part 2: Total* | | | | 834.03 | |
| 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) |
| # 2019/1902 | 06/01/2019 | 807.98 | 6.25 | 40.40 | 854.63 |
| Part 3: Total* | | | | | 854.63 |
| 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) | | | | 1,688.66 | |
| 2. Delinquent taxes paid by the applicant | | | | 0.00 | |
| 3. Current taxes paid by the applicant | | | | 741.30 | |
| 4. Property information report fee and Deed Application Recording and Release Fees | | | | 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) | | | | 2,804.96 | |
| 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. | | | | | |
| <div style="display: flex; align-items: center;"> <div style="flex: 1;"> </div> <div style="flex: 1; text-align: right;"> Escambia County, Florida Date <u>May 7th, 2020</u> </div> </div> | | | | | |
| 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. | 39312.50 |
| 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, and 16 if applicable) | |
| 18. Redemption fee | 6.25 |
| 19. Total amount to redeem | |

| | |
|---------------------------------------|--------------------------------|
| Sign here: _____ | Date of sale <u>06/07/2021</u> |
| Signature, Clerk of Court or Designee | |

INSTRUCTIONS

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: 2000477

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

EVERMORE FUNDING LLC - 18 US BANK % EVERMORE FUNDING LLC
US BANK % EVERMORE FUNDING LLC - 18
PO BOX 645040
CINCINNATI, OH 45264-5040,

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 |
|----------------|-----------------|------------|--|
| 04-3468-000 | 2018/1971 | 06-01-2018 | LT 103 FONTANEL PLACE PB 1 P 34 OR 6788 P 1486 OR 6793 P 1934/1936/1938 |

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
EVERMORE FUNDING LLC - 18 US BANK %
EVERMORE FUNDING LLC
US BANK % EVERMORE FUNDING LLC - 18
PO BOX 645040
CINCINNATI, OH 45264-5040

04-21-2020
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

Reference: 481S306101001103
Account: 043468000
Owners: DAVIS AUBREY G JR
Mail: 524 E HEWITT ST
 PENSACOLA, FL 32503
Situs: 524 HEWITT ST 32503
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

| Year | Land | Imprv | Total | Cap Val |
|------|----------|----------|----------|----------|
| 2019 | \$23,940 | \$69,266 | \$93,206 | \$78,625 |
| 2018 | \$23,940 | \$64,340 | \$88,280 | \$77,159 |
| 2017 | \$23,940 | \$58,796 | \$82,736 | \$75,572 |

Disclaimer

Tax Estimator

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

Sales Data

| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
|------------|------|------|----------|------|-------------------------------|
| 11/22/2011 | 6793 | 1934 | \$100 | QC | View Instr |
| 11/18/2011 | 6788 | 1486 | \$100 | CJ | View Instr |
| 11/10/2011 | 6793 | 1938 | \$100 | QC | View Instr |
| 11/07/2011 | 6793 | 1936 | \$100 | QC | View Instr |
| 10/20/2011 | 6776 | 1802 | \$100 | OT | View Instr |
| 01/1975 | 937 | 266 | \$100 | WD | View Instr |
| 01/1968 | 405 | 754 | \$15,300 | WD | View Instr |
| 01/1968 | 405 | 753 | \$100 | WD | View Instr |

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

2019 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 103 FONTANEL PLACE PB 1 P 34 OR 6788 P 1486 OR
 6793 P 1934/1936/1938

Extra Features

CARPORT
 FRAME BUILDING

Parcel Information

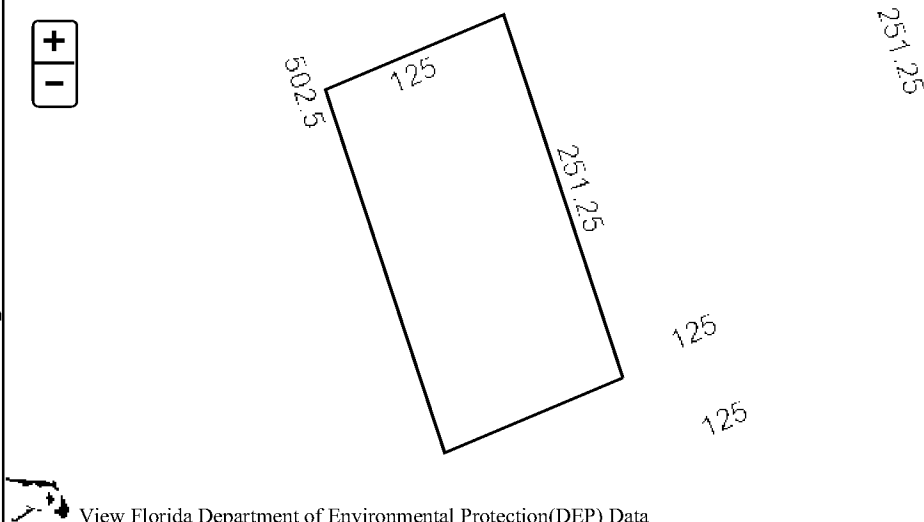
[Launch Interactive Map](#)

Section
Map Id:
 48-1S-30-1

Approx. Acreage:
 0.7104

Zoned:
 R-1AA


Evacuation & Flood Information
[Open Report](#)

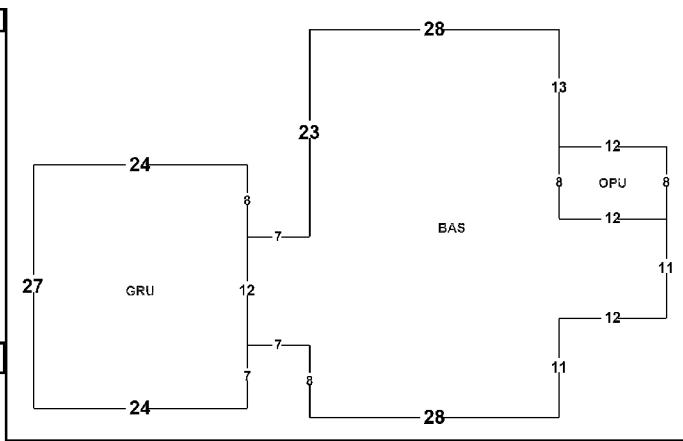


[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address:524 HEWITT ST, Year Built: 1939, Effective Year: 1959

| Structural Elements |
|---|
| DECOR/MILLWORK-AVERAGE |
| DWELLING UNITS-1 |
| EXTERIOR WALL-STUCCO OV BLOCK |
| FLOOR COVER-CARPET |
| FOUNDATION-WOOD/SUB FLOOR |
| HEAT/AIR-CENTRAL H/AC |
| INTERIOR WALL-DRYWALL-PLASTER |
| NO. PLUMBING FIXTURES-3 |
| NO. STORIES-1 |
| ROOF COVER-COMPOSITION SHG |
| ROOF FRAMING-GABLE |
| STORY HEIGHT-0 |
| STRUCTURAL FRAME-MASONRY |
| PIL/STL |
|  Areas - 2164 Total SF |
| BASE AREA - 1420 |
| GARAGE UNFIN - 648 |
| OPEN PORCH UNF - 96 |



Images



3/3/20

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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EVERMORE FUNDING LLC - 18 US BANK** holder of **Tax Certificate No. 01971**, issued the **1st** day of **June, A.D., 2018** 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 103 FONTANEL PLACE PB 1 P 34 OR 6788 P 1486 OR 6793 P 1934/1936/1938

SECTION 48, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043468000 (0621-38)

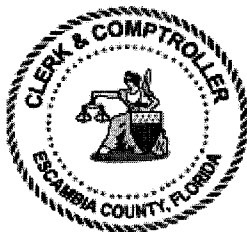
The assessment of the said property under the said certificate issued was in the name of

AUBREY G DAVIS JR

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 June, which is the **7th** day of **June 2021**.

Dated this 15th day of June 2020.

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

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: 043468000 Certificate Number: 001971 of 2018**

Payor: AUBREY G DAVIS JR 524 E HEWITT ST PENSACOLA, FL 32503 Date 07/28/2020

| | | | |
|-----------------------|---|-----------------------|-----------------------|
| Clerk's Check # | 1 | Clerk's Total | \$365.07 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$3,400.25 |
| | | Postage | \$60.00 |
| | | Researcher Copies | \$40.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$4,082.32 |

3105.45
\$3,122.45

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 JURY ASSEMBLY
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 MIS
 OPERATIONAL SERVICES
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 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 # 2018 TD 001971
 Redeemed Date 07/28/2020**

Name AUBREY G DAVIS JR 524 E HEWITT ST PENSACOLA, FL 32503

| | | |
|--|------------|---------|
| Clerk's Total = TAXDEED | \$565.07 | 3105.45 |
| Due Tax Collector = TAXDEED | \$3,400.25 | |
| Postage = TD2 | \$60.00 | |
| ResearcherCopies = TD6 | \$40.00 | |
| Release TDA Notice (Recording) = RECORD2 | \$10.00 | |
| Release TDA Notice (Prep Fee) = TD4 | \$7.00 | |

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 043468000 Certificate Number: 001971 of 2018

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
|--------------------------------|--|---|
| | Auction Date <input type="text" value="06/07/2021"/> | Redemption Date <input type="text" value="07/28/2020"/> |
| Months | 14 | 3 |
| Tax Collector | <input type="text" value="\$2,804.96"/> | <input type="text" value="\$2,804.96"/> |
| Tax Collector Interest | \$589.04 | \$126.22 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$3,400.25 | <input type="text" value="\$2,937.43"/> <i>CH</i> |
| 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 | \$98.07 | \$21.02 |
| Total Clerk | \$565.07 | <input type="text" value="\$488.02"/> <i>CH</i> |
| 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 | \$4,082.32 | \$3,442.45 |
| | Repayment Overpayment Refund Amount | \$639.87 |
| Book/Page | <input type="text" value="8313"/> | <input type="text" value="299"/> |

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 8313, Page 299, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01971, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 043468000 (0621-38)

DESCRIPTION OF PROPERTY:

LT 103 FONTANEL PLACE PB 1 P 34 OR 6788 P 1486 OR 6793 P 1934/1936/1938

SECTION 48, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: AUBREY G DAVIS JR

Dated this 28th day of July 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

| Part 1: Tax Deed Application Information | | | | | |
|--|---|---|---------------------------------|--|--|
| Applicant Name Applicant Address | EVERMORE FUNDING LLC - 18 US BANK % EVERMORE FUNDING LLC US BANK % EVERMORE FUNDING LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040 | | Application date | Apr 21, 2020 | |
| Property description | DAVIS AUBREY G JR 524 E HEWITT ST PENSACOLA, FL 32503 524 HEWITT ST 04-3468-000 LT 103 FONTANEL PLACE PB 1 P 34 OR 6788 P 1486 OR 6793 P 1934/1936/1938 | | Certificate # | 2018 / 1971 | |
| | | | Date certificate issued | 06/01/2018 | |
| 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) | |
| # 2018/1971 | 06/01/2018 | 794.31 | 39.72 | 834.03 | |
| → Part 2: Total* | | | | 834.03 | |
| 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) |
| # 2019/1902 | 06/01/2019 | 807.98 | 6.25 | 40.40 | 854.63 |
| Part 3: Total* | | | | | 854.63 |
| 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) | | | | | 1,688.66 |
| 2. Delinquent taxes paid by the applicant | | | | | 0.00 |
| 3. Current taxes paid by the applicant | | | | | 741.30 |
| 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) | | | | | 2,804.96 |
| 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: | | | Escambia, Florida | | |
| Signature, Tax Collector or Designee | | | Date August 26th, 2020 | | |

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. | 39,312.50 |
| 16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) | |
| Sign here: _____ Date of sale <u>06/07/2021</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.

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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.



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 #: 04-3468-000 CERTIFICATE #: 2018-1971

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 3, 2001 to and including February 3, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: March 8, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 8, 2021

Tax Account #: 04-3468-000

1. The Grantee(s) of the last deed(s) of record is/are: **AUBREY G. DAVIS JR.**

By Virtue of Order recorded 11/22/2011 – OR 6788/1486; Quitclaim Deed recorded 12/7/2011 – OR 6793/1938; Quitclaim Deed recorded 12/7/2011 – OR 6793/1936 and Quitclaim Deed recorded 12/7/2011 – OR 6793/1034

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. Code Enforcement Lien recorded 4/26/2018 – OR 7890/625

4. Taxes:

Taxes for the year(s) 2017 - 2019 are delinquent.

Tax Account #: 04-3468-000

Assessed Value: \$80,433

Exemptions: HOMESTEAD

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: JUN 7, 2021

TAX ACCOUNT #: 04-3468-000

CERTIFICATE #: 2018-1971

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

 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2020 tax year.

AUBREY G. DAVIS JR.
524 E HEWITT ST.
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 8th day of March, 2021.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

March 8, 2021

Tax Account #: 04-3468-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LOT 103 FONTANEL PLACE PB 1 P 34 OR 6788 P 1486 OR 6793 P 1934/1936/1938

SECTION 48, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-3468-000 (0621-38)

Recorded in Public Records 12/07/2011 at 09:09 AM OR Book 6793 Page 1938,
Instrument #2011086494, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by;
Michael D. Tidwell, Esquire
811 N. Spring Street
Pensacola, Florida 32501

QUITCLAIM DEED

**STATE OF FLORIDA
ESCAMBIA COUNTY**

THIS QUITCLAIM DEED, made on this 10th day of November, 2011, between
DONNA MOODY, a/k/a DONNA C. PARTIN, a married woman. whose address is PO Box
232 Cross City, Florida 32628 Grantor, and AUBREY GENE DAVIS, JR, single man whose
address is 524 Hewitt Street, Pensacola, Florida 32503, Grantee.

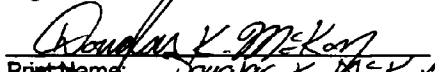
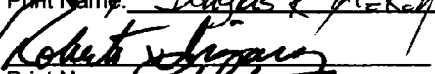
WITNESSETH, that Grantor(s), for and in consideration of the sum of \$10.00, and
other good and valuable consideration in hand paid by Grantee, the receipt of which is
acknowledged, quitclaims to Grantee and Grantee's heirs, executors, administrators, and
assigns forever all of the right, title, and interest of Grantor in the following described land
situated in Escambia County, Florida:

See Exhibit "A" attached hereto and made a part thereof.

Property Appraiser's Parcel I.D. No.: 481S30-6101-001-103
This Property is not the homestead property of the grantor.

In Witness Whereof, I have set my hand and seal this 10th day of November 2011.

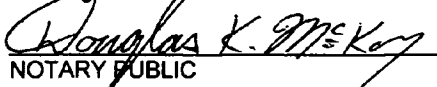
Signed in the presence of:

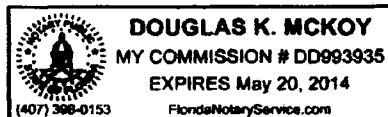

Print Name: Douglas K. McKay

Print Name: Robert J. Zircany


DONNA MOODY a/k/a DONNA C. PARTIN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned authority to administer oaths and take acknowledgment, this
10th day of November, 2011 personally appeared DONNA MOODY a/k/a DONNA PARTIN,
who is personally known to me, after being duly sworn, certifies that the information furnished in the
foregoing is true and correct to the best of his knowledge and belief.


NOTARY PUBLIC



BK: 6793 PG: 1939 Last Page

EXHIBIT

tabbier

u A u

Lot 103, Fontanel Place, being a portion of Section 48, Township 1 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book One, Page 34, of the public records of said County.

Recorded in Public Records 12/07/2011 at 09:09 AM OR Book 6793 Page 1936,
Instrument #2011086493, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by;
Michael D. Tidwell, Esquire
811 N. Spring Street
Pensacola, Florida 32501

QUITCLAIM DEED

**STATE OF FLORIDA
ESCAMBIA COUNTY**

THIS QUITCLAIM DEED, made on this 7 day of November, 2011, between SHEPPARD C. DAVIS, a/k/a CLARENCE S. DAVIS, a single man. whose address is PO Box 232 Cross City, Florida 32628 Grantor, and AUBREY GENE DAVIS, JR, single man whose address is 524 Hewitt Street, Pensacola, Florida 32503, Grantee.

WITNESSETH, that Grantor(s), for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quitclaims to Grantee and Grantee's heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantor in the following described land situated in Escambia County, Florida:

See Exhibit "A" attached hereto and made a part thereof.

Property Appraiser's Parcel I.D. No.: 481S30-6101-001-103
This Property is not the homestead property of the grantor.

In Witness Whereof, I have set my hand and seal this 7th day of November 2011.

Signed in the presence of:

Michael D. Davis
Print Name: Michael D. Davis

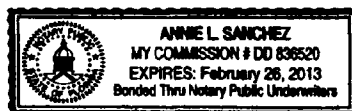
Sheppard C. Davis
SHEPPARD C. DAVIS, a/k/a CLARENCE S. DAVIS

Annie L. Sanchez
Print Name: Annie L. Sanchez

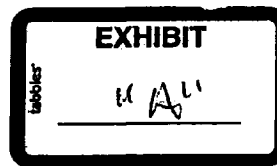
STATE OF FLORIDA
COUNTY OF ~~ESCAMBIA~~ DIXIE

BEFORE ME, the undersigned authority to administer oaths and take acknowledgment, this 7th day of November, 2011 personally appeared SHEPPARD C. DAVIS, a/k/a CLARENCE S. DAVIS, who is personally known to me, after being duly sworn, certifies that the information furnished in the foregoing is true and correct to the best of his knowledge and belief.

Annie L. Sanchez
NOTARY PUBLIC



BK: 6793 PG: 1937 Last Page



Lot 103, Fontanel Place, being a portion of Section 48, Township 1 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book One, Page 34, of the public records of said County.

Recorded in Public Records 12/07/2011 at 09:09 AM OR Book 6793 Page 1934,
Instrument #2011086492, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by:
Michael D. Tidwell, Esquire
811 N. Spring Street
Pensacola, Florida 32501

QUITCLAIM DEED

**STATE OF FLORIDA
ESCAMBIA COUNTY**

THIS QUITCLAIM DEED, made on this 20 day of November, 2011, between JAMES CLARENCE DAVIS, a single man whose address is Federal Bureau of Prison, PO Box 474701 Des Moines, Iowa 50947-0001, Grantor, and AUBREY GENE DAVIS, JR, single man whose address is 524 Hewitt Street, Pensacola, Florida 32503, Grantee.

WITNESSETH, that Grantor(s), for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quitclaims to Grantee and Grantee's heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantor in the following described land situated in Escambia County, Florida:

See Exhibit "A" attached hereto and made a part thereof.

Property Appraiser's Parcel I.D. No.: 481S30-6101-001-103
This Property is not the homestead property of the grantor.

In Witness Whereof, I have set my hand and seal this 20 day of November 2011.

Signed in the presence of:

C. Hardiman
Print Name: C. Hardiman

B. F. Allen
Print Name: B. F. Allen

James Clarence Davis
JAMES CLARENCE DAVIS

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned authority to administer oaths and take acknowledgment, this 20 day of November, 2011 personally appeared JAMES CLARENCE DAVIS, who is personally known to me, after being duly sworn, certifies that the information furnished in the foregoing is true and correct to the best of his knowledge and belief.

C. Hardiman
NOTARY PUBLIC



BK: 6793 PG: 1935 Last Page

EXHIBIT

tabbier

u A^u

Lot 103, Fontanel Place, being a portion of Section 48, Township 1 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book One, Page 34, of the public records of said County.

Recorded in Public Records 4/26/2018 8:44 AM OR Book 7890 Page 625,
Instrument #2018031946, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

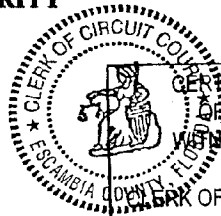
Recorded in Public Records 4/25/2018 3:35 PM OR Book 7890 Page 114,
Instrument #2018031796, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

THE CITY OF PENSACOLA,
a Florida municipal corporation,
by its Code Enforcement Office (436-5500)
Petitioner,

vs.

AUBREY G. DAVIS, JR.
Respondent(s).



CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Whitney Cepage D.C.
DATE: 04-26-2018

Case # 17-406

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on September 19, 2017, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. **FINDINGS OF FACT:**

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 524 Hewitt Street, Pensacola, Escambia County, Florida, legally described as:

LT 103 FONTANEL PLACE PB 1 P 34 OR 6788 P 1486 OR 6793 P 1934/1936/1938. TAX ACCT. #043468000.

2. The following described condition exists on the property: there is one or more inoperable and/or unlicensed motor vehicle(s) (3 trucks) parked, kept or stored on the premises of this occupied residence (which is located in a medium density residential land use zoning district), and other such vehicles, which may be disabled, and a large accumulation of automotive parts, scrap metal and other rubbish are kept out in the open in the rear yard behind a privacy fence giving rise to the appearance that a (scrap yard) business is being conducted from the residence with outside storage of business related items and equipment and the condition constitutes illegal parking and/or storage of motor vehicle(s), an unlawful accumulation of rubbish and/or garbage, operating a prohibited business in a residential zone, and a nuisance.

3. The date this condition was first observed was June 28, 2017; re-inspection made on September 19, 2017, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
☒ the posting of a notice on the property and at City Hall for ten (10) days beginning
☐ certified mail, return receipt requested,

on September 8, 2017, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on September 19, 2017, at which hearing the respondent(s) did not appear.

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BK: 7890 PG: 115

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):
12-2-4 & 14-3-3 of the Code of the City of Pensacola, Florida.
of the Florida Building Code.
of the Standard Housing Code.
302.8 & 308.1 of the International Property Maintenance Code.
2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ _____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ _____.]
3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) before October 17, 2017, by (a) making each motor vehicle, operable and licensed in accordance with the International Property Maintenance Code or removing it from the property or storing it in a completely enclosed structure on the property, (b) removing all automotive parts, scrap metal and other rubbish from the property and properly disposing of it or storing it in a completely enclosed structure on the property and (c) by having all visible business activity from this property cease. Immediately after this work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that the action to eliminate the violation(s) has been completed and that the corrections have been made according to code.

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, October 17, 2017, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

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3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on September 25, 2017, at Pensacola, Florida.



PENSACOLA CODE ENFORCEMENT AUTHORITY

Louis F. Ray, Jr.
(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.
(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on September 25, 2017, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This Order was Prepared by:
Joanna Walker
Administrative Officer
Code Enforcement Authority
City of Pensacola, Florida
Post Office Box 12910
Pensacola, FL 32521-0001

Joanna Walker
(Signature of Notary and Administrative Officer)

Joanna Walker
(Printed Name of Notary & Admin. Officer)

