

**CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

0621-55  
513  
R. 07/19**Part 1: Tax Deed Application Information**

Applicant Name Applicant Address	HMF FL C, LLC TESCO CUSTODIAN PO BOX 30538 TAMPA, FL 33630-3538	Application date	Apr 30, 2020
Property description	WOLF NEIL M 11160 LILLIAN HWY PENSACOLA, FL 32506 11160 LILLIAN HWY BEG AT NE COR OF NW1/4 S 300 FT S 80 DEG 14 MIN W 575 FT S 81 DEG 50 MIN W 275 FT S 12 DEG 17 MIN E (Full legal attached.)	Certificate #	2018 / 5143
		Date certificate issued	06/01/2018
		Deed application number	2000566
		Account number	09-4606-000

**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)
# 2018/5143	06/01/2018	1,271.69	63.58	1,335.27
<b>→ Part 2: Total*</b>				<b>1,335.27</b>

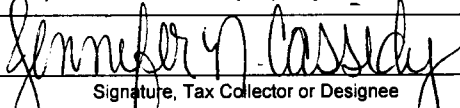
**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

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)
# 2019/4926	06/01/2019	1,318.70	6.25	65.94	1,390.89
<b>Part 3: Total*</b>					<b>1,390.89</b>

**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)	2,726.16
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,254.86
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. <b>Total Paid (Lines 1-6)</b>	<b>4,356.02</b>

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: 	<u>Escambia County</u> , Florida
Signature, Tax Collector or Designee	Date <u>May 13th, 2020</u>

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), 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, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	

Sign here: \_\_\_\_\_ Date of sale 06/07/2021

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.

BEG AT NE COR OF NW1/4 S 300 FT S 80 DEG 14 MIN W 575 FT S 81 DEG 50 MIN W 275 FT S 12 DEG 17 MIN E 191 45/100 FT FOR POB S 12 DEG 18 MIN E 154 FT TO H/W S 74 DEG 7 MIN W ALG H/W 100 FT N 12 DEG 18 MIN W 154 FT N 74 DEG 7 MIN E 100 FT TO POB OR 7666 P 1695

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000566

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
HMF FL C, 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
09-4606-000	2018/5143	06-01-2018	BEG AT NE COR OF NW1/4 S 300 FT S 80 DEG 14 MIN W 575 FT S 81 DEG 50 MIN W 275 FT S 12 DEG 17 MIN E 191 45/100 FT FOR POB S 12 DEG 18 MIN E 154 FT TO H/W S 74 DEG 7 MIN W ALG H/W 100 FT N 12 DEG 18 MIN W 154 FT N 74 DEG 7 MIN E 100 FT TO POB OR 7666 P 1695

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

04-30-2020  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[← Navigate Mode](#)
☒ Account
 ☐ Reference
 [→](#)
[Printer Friendly Version](#)

### General Information

**Reference:** 252S312101000019  
**Account:** 094606000  
**Owners:** WOLF NEIL M  
**Mail:** 11160 LILLIAN HWY  
 PENSACOLA, FL 32506  
**Situs:** 11160 LILLIAN HWY 32506  
**Use Code:** SINGLE FAMILY RESID   
**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
2019	\$13,300	\$66,269	\$79,569	\$79,569
2018	\$13,300	\$61,536	\$74,836	\$74,836
2017	\$13,300	\$56,940	\$70,240	\$70,240

### Disclaimer

### Tax Estimator

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/23/2017	7805	1024	\$52,500	WD	<a href="#">View Instr</a>
02/03/2017	7666	1695	\$100	QC	<a href="#">View Instr</a>
04/02/2015	7407	1040	\$100	WD	<a href="#">View Instr</a>
03/10/2014	7146	1019	\$100	QC	<a href="#">View Instr</a>
10/22/2013	7110	1107	\$100	WD	<a href="#">View Instr</a>
08/22/2013	7066	142	\$100	CT	<a href="#">View Instr</a>
06/28/2008	6352	370	\$122,356	WD	<a href="#">View Instr</a>
06/2005	5658	1213	\$99,000	WD	<a href="#">View Instr</a>
05/2003	5143	266	\$73,000	WD	<a href="#">View Instr</a>
01/1999	4361	375	\$60,000	WD	<a href="#">View Instr</a>
01/1967	351	154	\$100	WD	<a href="#">View Instr</a>

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

### 2019 Certified Roll Exemptions

None

### Legal Description

BEG AT NE COR OF NW1/4 S 300 FT S 80 DEG 14 MIN  
 W 575 FT S 81 DEG 50 MIN W 275 FT S 12 DEG 17  
 MIN E 191 45/100 FT...

### Extra Features

None

### Parcel Information

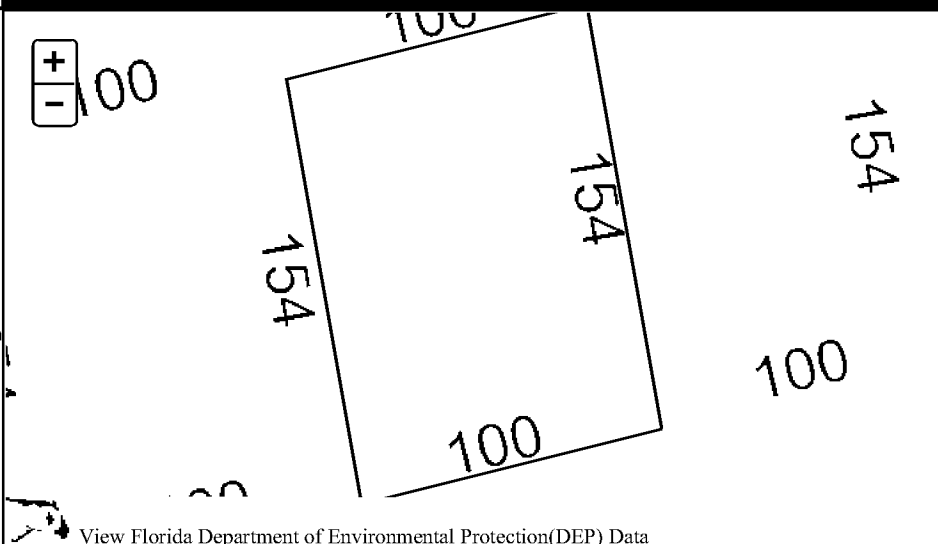
[Launch Interactive Map](#)

**Section**  
**Map Id:**  
 25-2S-31-1

**Approx. Acreage:**  
 0.3212

**Zoned:**   
 HC/LI

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



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

### Buildings

Address:11160 LILLIAN HWY, Year Built:

Structural Elements

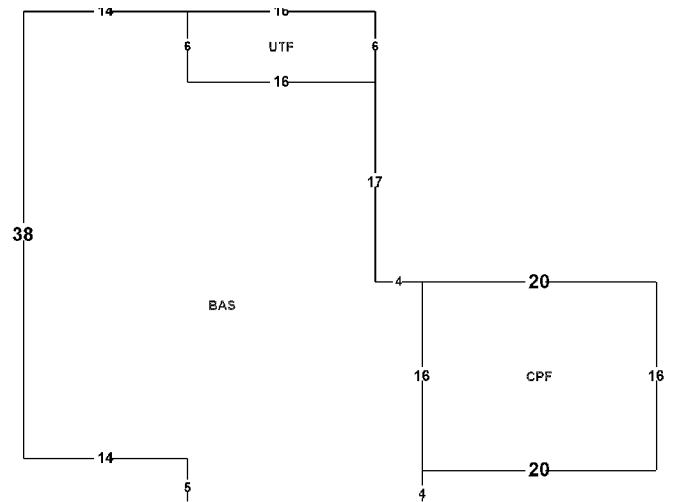
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-HARDWOOD/PARQUET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-PANEL-PLYWOOD  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-MASONRY  
PIL/STL

Areas - 1620 Total SF

BASE AREA - 1204

CARPORT FIN - 320

UTILITY FIN - 96



Images



9/5/19

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:05/15/2020 (tc.1687)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **HMF FL C LLC TESCO CUSTODIAN** holder of **Tax Certificate No. 05143**, 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:

**BEG AT NE COR OF NW1/4 S 300 FT S 80 DEG 14 MIN W 575 FT S 81 DEG 50 MIN W 275 FT S 12 DEG 17 MIN E 191 45/100 FT FOR POB S 12 DEG 18 MIN E 154 FT TO H/W S 74 DEG 7 MIN W ALG H/W 100 FT N 12 DEG 18 MIN W 154 FT N 74 DEG 7 MIN E 100 FT TO POB OR 7666 P 1695**

**SECTION 25, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094606000 (0621-55)**

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

**NEIL M WOLF**

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



# 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

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		Date certificate issued	06/01/2018

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→Part 2: Total*				1,335.27


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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)
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7. Total Paid (Lines 1-6)	4,356.02

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:  \_\_\_\_\_  
Signature, Tax Collector or Designee

Escambia, Florida  
Date August 26th, 2020

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
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12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
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)**

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**Clerk of Court (complete Part 5)**

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## 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 510, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05143, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 094606000 (0621-55)

### DESCRIPTION OF PROPERTY:

**BEG AT NE COR OF NW1/4 S 300 FT S 80 DEG 14 MIN W 575 FT S 81 DEG 50 MIN W 275 FT S  
12 DEG 17 MIN E 191 45/100 FT FOR POB S 12 DEG 18 MIN E 154 FT TO H/W S 74 DEG 7 MIN  
W ALG H/W 100 FT N 12 DEG 18 MIN W 154 FT N 74 DEG 7 MIN E 100 FT TO POB OR 7666 P  
1695**

**SECTION 25, TOWNSHIP 2 S, RANGE 31 W**

**NAME IN WHICH ASSESSED: NEIL M WOLF**

Dated this 29th day of October 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

**Tax Deed - Redemption Calculator**

**Account: 094606000 Certificate Number: 005143 of 2018**

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/30/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="06/07/2021"/>	Redemption Date	<input type="text" value="10/29/2020"/>
Months	14			6	
Tax Collector	<input type="text" value="\$4,356.02"/>			<input type="text" value="\$4,356.02"/>	
Tax Collector Interest	\$914.76			\$392.04	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$5,277.03			\$4,754.31	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="\$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			\$42.03	
Total Clerk	\$565.07			\$509.03	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	\$5,959.10			\$5,280.34	-120-200
					\$4,960.34
		Repayment Overpayment Refund Amount		\$678.76	
Book/Page	<input type="text" value="8313"/>			<input type="text" value="510"/>	

**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: 094606000 Certificate Number: 005143 of 2018**

**Payor: NEIL WOLF 11160 LILLIAN HWY PENSACOLA, FL 32506 Date 10/29/2020**

Clerk's Check # 5506361300  
Tax Collector Check # 1

Clerk's Total ~~\$365.07~~  
Tax Collector's Total ~~\$5,277.03~~  
Postage ~~\$60.00~~  
Researcher Copies \$0.00  
Recording \$10.00  
Prep Fee \$7.00  
Total Received ~~\$5,919.10~~

**\$4,943.34**  
**\$4960.34**

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By  
Deputy Clerk

*Britney Coppage*

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  
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 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 # 2018 TD 005143**

**Redeemed Date 10/29/2020**

**Name NEIL WOLF 11160 LILLIAN HWY PENSACOLA, FL 32506**

Clerk's Total = TAXDEED	<del>\$565.07</del>	<b>\$4,943.34</b>
Due Tax Collector = TAXDEED	<del>\$5,277.03</del>	
Postage = TD2	<del>\$60.00</del>	
ResearcherCopies = TD6	<del>\$0.00</del>	
Release TDA Notice (Recording) = RECORD2	<del>\$10.00</del>	
Release TDA Notice (Prep Fee) = TD4	<del>\$7.00</del>	

• For Office Use Only

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

**FINANCIAL SUMMARY**

No Information Available - See Dockets



**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 #: 09-4606-000 CERTIFICATE #: 2018-5143

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: January 15, 1999 to and including March 16, 2021 Abstractor: LaChelle Floyd

BY

Michael A. Campbell,  
As President  
Dated: March 25, 2021

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

March 25, 2021

Tax Account #: 09-4606-000

1. The Grantee(s) of the last deed(s) of record is/are: **NEIL M. WOLF**  
  
**By Virtue of Warranty Deed recorded 11/06/2017 – OR 7805/1024**
2. The land covered by this Report is: **See Attached Exhibit “A”**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Mortgage Deed in favor of Elizabeth BihlMaier, Trustee for benefit of Elisbaeth BihlMaier Revocable Trust dated December 10, 1993, recorded 06/13/2005 – OR 5658/1216**
  - b. **Mortgage Deed in favor of Jason W. Ward and Naomi M. Ward recorded 06/13/2005 – OR 5658/1219**
4. Taxes:  
  
**Taxes for the year(s) 2017-2019 are delinquent.**  
**Tax Account #: 09-4606-000**  
**Assessed Value: \$83,380**  
**Exemptions: NONE**
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

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

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

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** June 7, 2021

**TAX ACCOUNT #:** 09-4606-000

**CERTIFICATE #:** 2018-5143

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

**NEIL M. WOLF**  
**11160 LILLIAN HWY**  
**PENSACOLA, FL 32506**

**JASON W. WARD**  
**NAOMI M. WARD**  
**520 NIX ROAD**  
**PENSACOLA, FL 32506**

**JASON W. WARD**  
**NAOMI M. WARD**  
**3504 FISHERMAN COURT**  
**PENSACOLA, FL 32506**

**ELIZABETH BIHLMAIER, TRUSTEE F/B/O**  
**ELISBAETH BIHLMAIER REVOCABLE TRUST**  
**DATED DECEMBER 10, 1993**  
**3 NAVAHO DR.**  
**PENSACOLA, FL 32507**

Certified and delivered to Escambia County Tax Collector, this 24th 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 25, 2021**

**Tax Account #: 09-4606-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NE COR OF NW1/4 S 300 FT S 80 DEG 14 MIN W 575 FT S 81 DEG 50 MIN W 275 FT S 12 DEG 17 MIN E 191 45/100 FT FOR POB S 12 DEG 18 MIN 154 FT TO H/W S 74 DEG 7 MIN W ALG H/W 100 FT N 12 DEG 18 MIN W 154 FT N 74 DEG 7 MIN E 100 FT TO POB OR 7666 P 1695**

**SECTION 25, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-4606-000 (0621-55)**



**Return To:**

Carrington Title Services, LLC  
6200 Tennyson Parkway, Suite 110  
Plano, TX 75024

**Mail Tax Statements To:**

Neil M. Wolf  
11160 Lillian Highway  
Pensacola, FL 32506

**Ref. #:** 101-10011927

**SPECIAL WARRANTY DEED**

This SPECIAL WARRANTY DEED, executed this 23 day of October, 2017,  
by BANK OF AMERICA, N.A., whose address is 1600 S. Douglass Rd., Suite 130A, Anaheim, CA  
92806, hereinafter called GRANTOR, grants to NEIL M. WOLF, a Single man, whose address  
is 11160 Lillian Highway, Pensacola, FL 32506, hereinafter called GRANTEE:

Witnessed: That GRANTOR, for and in consideration of the sum of **Fifty-Two Thousand Five  
Hundred and 00/100 (\$52,500.00) DOLLARS** and other valuable considerations, receipt whereof is  
hereby acknowledged, does hereby grant, bargain, sell, alien, remiss, release, convey and confirm unto  
the GRANTEE, all that certain land, situated in Escambia County, Florida, described as follows, to-wit:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

**Property Address:** 11160 Lillian Highway, Pensacola, FL 32506

**Parcel #** 09-4606-000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in  
anywise appertaining.

To have and to hold, the same in fee simple forever.


AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said  
land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that  
the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor,  
and Grantor will defend the same against the lawful claims of all persons claiming by, through or under  
Grantor, but against none other.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

**BANK OF AMERICA, N.A.**

**By: CARRINGTON MORTGAGE SERVICES, LLC., as Attorney-in-Fact**

**Scott Hazen**

By:  10/23/2017  
REO Manager  
Scott Hazen  
REO Manager


Title: **REO Manager**  
**Carrington Mortgage Services, LLC, Attorney in Fact**

Printed Name

Signed, sealed and delivered in our presence:

  
Witness

Nancy Sandillon  
Printed Name

  
Witness

Norma Camarena  
Printed Name

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was hereby acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_ who is a/the \_\_\_\_\_ of CARRINGTON MORTGAGE SERVICES, LLC, as Attorney-in-Fact for BANK OF AMERICA, N.A., on behalf of said company.

**See Attached**

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

Serial Number: \_\_\_\_\_

My commission expires: \_\_\_\_\_

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**Prepared By:**

Express Legal Dox, LLC c/o Antonio G. Martin, Esq.  
11100 66<sup>th</sup> Street N., Suite 28, Largo, FL 33773  
1-866-878-9765

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

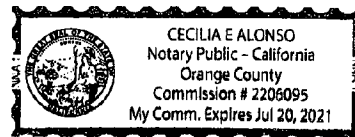
On October 23, 2017 before me, Cecilia E Alonso / Notary Public  
(insert name and title of the officer)

personally appeared Scott Hazen  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



## **Exhibit “A”**

THE FOLLOWING PROPERTY IN ESCAMBIA COUNTY, FLORIDA:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW ¼), SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST; THENCE SOUTH 300; THENCE S. 80 DEGREES 14' W., 575 FEET; THENCE S. 81 DEGREES 50' W., 275 FEET; THENCE S. 12 DEGREES 17' E., 191.45 FEET TO THE P.O.B.; THENCE S. 12 DEGREES 18' E., 154 FEET TO LILLIAN HIGHWAY; THENCE S. 74 DEGREES 07' W., ALONG SAID HIGHWAY 100 FEET; THENCE N. 12 DEG. 18' W., 154 FEET; THENCE N. 74 DEGREES 07' E., 100 FEET TO THE P.O.B.

Property Address: 11160 Lillian Highway, Pensacola, FL 32506

This Instrument Prepared by and Return to:

**Carol Eubanks of  
Southland Acquire Land Title, LLC  
1120 North 12th Avenue  
Pensacola, Florida 32501**

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

File No: **3014245**

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE PRINCIPAL BALANCE  
DUE UPON MATURITY IS \$73,004.38, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND  
ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS  
MORTGAGE.

### ***THIS MORTGAGE DEED***

*Executed the 7th day of June, 2005 by Lauree G. Curran, a single woman hereinafter called the  
mortgagor, to Elizabeth BihlMaier, Ttrustee for benefit of Elisbaeth BihlMaier Revocable Trust,  
dated December 10, 1993 hereinafter called the mortgagee:*

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this  
instrument and the heirs, legal representatives and assigns of individuals, and the successors and  
assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

***Witnesseth***, that for good and valuable considerations, and also in consideration of the  
aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor  
hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain  
land of which the mortgagor is now seized and in possession situate in Escambia County, Florida, viz:

Commencing at the Northeast corner of the Northwest Quarter (NW ¼), Section 25, Township 2 South, Range 31  
West; thence South 300; thence S80°14'W, 575 feet; thence S81°50'W, 275 feet; thence S12°17'E, 191.45 feet to  
P.O.B.; thence S12°18'E, 154 feet to Lillian Highway; thence S74°07'W along said highway 100 feet; thence  
N12°18'W, 154 feet; thence N74°07'E, 100 feet to P.O.B.

**Amount of Mortgage; \$75,000.00**

**This Mortgage cannot be assumed without the prior written consent of the Mortgagee herein.**

**If payments become five (5) or more days delinquent per month, a late charge of 5% per month  
will be assessed.**

**This Mortgage can be prepaid in part or full anytime without penalty.**

***To Have and to Hold*** the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

***And*** the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances except taxes accruing subsequent to 2005, restrictions and easements of record, if any.

***Provided Always,*** that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to-wit:

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

**And** the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than \$75,000.00 in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred to paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

**If** any sum of money herein referred to be not promptly paid within 5 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

**In Witness Whereof**, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

THIS IS BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$73,004.38, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

Signed, sealed and delivered in our presence:

Witness Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Witness Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Witness Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Witness Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 7th day of June, 2005, by Lauree G. Curran, a single woman, who is/are personally known to me or has/have produced driver license(s) as identification.

My Commission Expires: \_\_\_\_\_

Printed Name: \_\_\_\_\_  
Notary Public  
Serial Number \_\_\_\_\_

CAROL D. EUBANKS  
Notary Public-State of FL  
Comm. Exp. Mar. 3, 2008  
Comm. No. DD 27437

This Instrument Prepared by and Return to:  
**Carol Eubanks of**  
**Southland Acquire Land Title, LLC**  
**1120 North 12th Avenue**  
**Pensacola, Florida 32501**  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

File No: **3014245**

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE PRINCIPAL BALANCE  
DUE UPON MATURITY IS \$7,791.52 , TOGETHER WITH ACCRUED INTEREST, IF ANY, AND  
AL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS  
MORTGAGE.

"THIS IS A PURCHASE MONEY MORTGAGE"

### ***THIS MORTGAGE DEED***

*Executed the 7th day of June, 2005 by Lauree G. Curran, a single woman hereinafter called the  
mortgagor, to Jason W. Ward and Naomi M. Ward, husband and wife hereinafter called the  
mortgagee:*

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this  
instrument and the heirs, legal representatives and assigns of individuals, and the successors and  
assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

***Witnesseth***, that for good and valuable considerations, and also in consideration of the  
aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor  
hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain  
land of which the mortgagor is now seized and in possession situate in Escambia County, Florida, viz:

Commencing at the Northeast corner of the Northwest Quarter (NW ¼), Section 25, Township 2 South, Range 31  
West; thence South 300; thence S80°14'W, 575 feet; thence S81°50'W, 275 feet; thence S12°17'E, 191.45 feet to  
P.O.B.; thence S12°18'E, 154 feet to Lillian Highway; thence S74°07'W along said highway 100 feet; thence  
N12°18'W, 154 feet; thence N74°07'E , 100 feet to P.O.B.

**Amount of Mortgage: \$8,000.00**

**This Mortgage cannot be assumed without the prior written consent of the Mortgagee herein.**

**If payments become ten (10) or more days delinquent per month, a late charge of 5% per month  
will be assessed.**

**This Mortgage can be prepaid in part or full at anytime without penalty.**

**This is a Second Mortgage.**



***To Have and to Hold*** the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

***And*** the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances except taxes accruing subsequent to 2005, restrictions and easements of record, if any.

***Provided Always,*** that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to-wit:

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

**And** the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than \$8,000.00 in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred to paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

**If** any sum of money herein referred to be not promptly paid within 10 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

**In Witness Whereof**, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Ray Carter

Printed Name: Ray Carter

Lauree G. Curran  
Lauree G. Curran

Witness Signature: [Signature]

Printed Name: [Signature]

Witness Signature: [Signature]

Printed Name: [Signature]

Witness Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 7th day of June, 2005, by Lauree G. Curran, a single woman, who is/are personally known to me or has/have produced driver license(s) as identification.

My Commission Expires:

Printed Name: \_\_\_\_\_  
Notary Public  
Serial Number \_\_\_\_\_

CAROL D. EUBANKS  
Notary Public-State of FL  
Comm. Exp. Mar. 3, 2006  
Comm. No. DD 2743