

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0621-40

513  
R. 07/19

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	HALFACRE DONALD T & HALFACRE CHAINA M PO BOX 825 CANTONMENT, FL 32533 528 CARMODY HILL RD BEG AT SE COR OF SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC (Full legal attached.)	Certificate #	2018 / 7117
		Date certificate issued	06/01/2018
		Deed application number	2000510
		Account number	11-4388-256

## 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)
# 2018/7117	06/01/2018	5,235.01	261.75	5,496.76
<b>→Part 2: Total*</b>				<b>5,496.76</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)
# 2019/6719	06/01/2019	5,490.66	6.25	274.53	5,771.44
<b>Part 3: Total*</b>					<b>5,771.44</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)	11,268.20
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	5,311.04
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>16,954.24</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: _____ Signature, Tax Collector or Designee	Escambia County, Florida Date <u>May 12th, 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 <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.

BEG AT SE COR OF SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 48 71/100 FT TO WLY R/W LI OF STATE RD #S 297A (100 FT R/W) ALSO BEING SE COR OF MEANDER FARMS ESTATES UNRECORDED S/D S 1 DEG 21 MIN 0 SEC W ALG WLY R/W LI 604 FT N 89 DEG 36 MIN 20 SEC W 710 FT S 75 DEG 13 MIN 39 SEC W 634 89/100 FT N 88 DEG 4 MIN 22 SEC W 101 26/100 FT FOR POB CONT ALG SAME COURSE 150 FT S 11 DEG 21 MIN 2 SEC W 300 FT S 88 DEG 4 MIN 22 SEC E 150 FT N 11 DEG 21 MIN 2 SEC E 300 FT TO POB OR 6682 P 1134

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000510

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

PLEASANT VALLEY CAPITAL LLC - 18  
US BANK % PLEASANT VALLEY CAPITAL 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
11-4388-256	2018/7117	06-01-2018	BEG AT SE COR OF SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 48 71/100 FT TO WLY R/W LI OF STATE RD #S 297A (100 FT R/W) ALSO BEING SE COR OF MEANDER FARMS ESTATES UNRECORDED S/D S 1 DEG 21 MIN 0 SEC W ALG WLY R/W LI 604 FT N 89 DEG 36 MIN 20 SEC W 710 FT S 75 DEG 13 MIN 39 SEC W 634 89/100 FT N 88 DEG 4 MIN 22 SEC W 101 26/100 FT FOR POB CONT ALG SAME COURSE 150 FT S 11 DEG 21 MIN 2 SEC W 300 FT S 88 DEG 4 MIN 22 SEC E 150 FT N 11 DEG 21 MIN 2 SEC E 300 FT TO POB OR 6682 P 1134

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  
PLEASANT VALLEY CAPITAL LLC - 18  
US BANK % PLEASANT VALLEY CAPITAL 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:** 291N314400000012  
**Account:** 114388256  
**Owners:** HALFACRE DONALD T &  
 HALFACRE CHAINA M  
**Mail:** PO BOX 825  
 CANTONMENT, FL 32533  
**Situs:** 528 CARMODY HILL RD 32533  
**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	\$27,360	\$338,899	\$366,259	\$366,259
2018	\$27,360	\$318,688	\$346,048	\$346,048
2017	\$27,360	\$294,997	\$322,357	\$322,357

## Disclaimer

## Tax Estimator

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

## Sales Data

**Sale Date Book Page Value Type**  
 01/25/2011 6682 1134 \$100 WD [View Instr](#)  
**Official Records (New Window)**  
 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 SE COR OF SEC N 1 DEG 30 MIN 9 SEC E ALG E  
 LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC  
 W 48 71/100 FT...

## Extra Features

HORSE STABLE  
 POOL

## Parcel Information

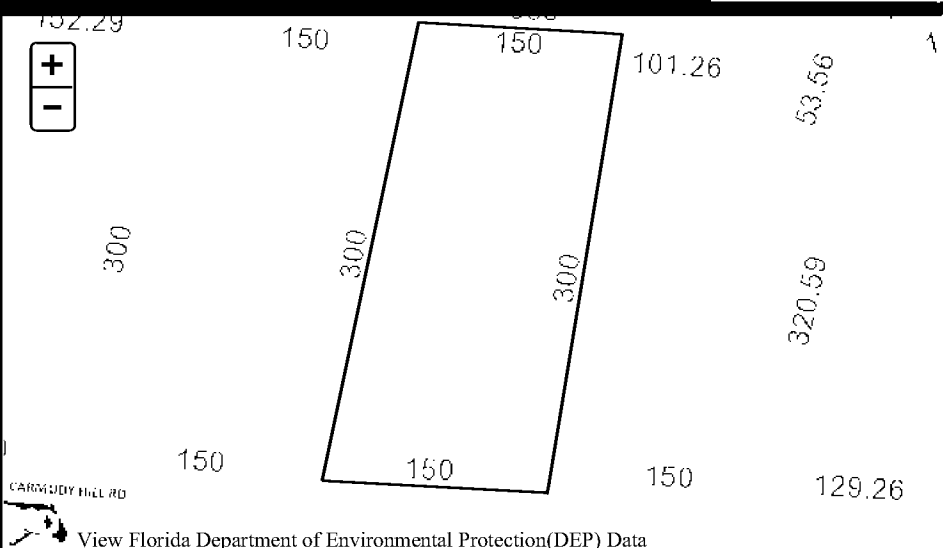
[Launch Interactive Map](#)

**Section**  
**Map Id:**  
 29-1N-31-2

**Approx. Acreage:**  
 0.9628

**Zoned:**   
 LDR

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



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


## Buildings

Address: 528 CARMODY HILL RD, Year Built: 2011, Effective Year: 2011

## Structural Elements

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-BRICK-FACE/VENEER  
 FLOOR COVER-HARDWOOD/PARQUET  
 FOUNDATION-SLAB ON GRADE  
 HEAT/AIR-CENTRAL H/AC  
 INTERIOR WALL-DRYWALL-DECORAT  
 NO. PLUMBING FIXTURES-14

**NO. STORIES**-1  
**ROOF COVER**-DIMEN/ARCH SHNG  
**ROOF FRAMING**-GABL/HIP HI PTC  
**STORY HEIGHT**-0  
**STRUCTURAL FRAME**-WOOD FRAME

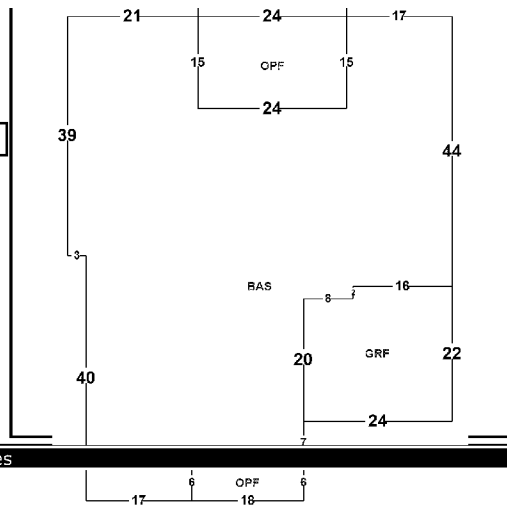
 Areas - 4754 Total SF

**BASE AREA** - 3486

**GARAGE FIN** - 512

**OPEN PORCH FIN** - 468

**PATIO** - 288



12/8/17

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.3607)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PLEASANT VALLEY CAPITAL LLC - 18 US BANK** holder of **Tax Certificate No. 07117**, 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 SE COR OF SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 48 71/100 FT TO WLY R/W LI OF STATE RD #S 297A (100 FT R/W) ALSO BEING SE COR OF MEANDER FARMS ESTATES UNRECORDED S/D S 1 DEG 21 MIN 0 SEC W ALG WLY R/W LI 604 FT N 89 DEG 36 MIN 20 SEC W 710 FT S 75 DEG 13 MIN 39 SEC W 634 89/100 FT N 88 DEG 4 MIN 22 SEC W 101 26/100 FT FOR POB CONT ALG SAME COURSE 150 FT S 11 DEG 21 MIN 2 SEC W 300 FT S 88 DEG 4 MIN 22 SEC E 150 FT N 11 DEG 21 MIN 2 SEC E 300 FT TO POB OR 6682 P 1134**

**SECTION 29, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 114388256 (0621-40)**

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

**DONALD T HALFACRE and CHAINA M HALFACRE**

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

Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	HALFACRE DONALD T & HALFACRE CHAINA M PO BOX 825 CANTONMENT, FL 32533 528 CARMODY HILL RD 11-4388-256 BEG AT SE COR OF SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC (Full legal attached.)	Certificate #	2018 / 7117
		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)
# 2018/7117	06/01/2018	5,235.01	261.75	5,496.76
→Part 2: Total*				5,496.76

## 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)
# 2019/6719	06/01/2019	5,490.66	6.25	274.53	5,771.44
Part 3: Total*					5,771.44

## 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)	11,268.20
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	5,311.04
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)	16,954.24

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	
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. 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.

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 SE COR OF SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 48 71/100 FT TO WLY R/W LI OF STATE RD #S 297A (100 FT R/W) ALSO BEING SE COR OF MEANDER FARMS ESTATES UNRECORDED S/D S 1 DEG 21 MIN 0 SEC W ALG WLY R/W LI 604 FT N 89 DEG 36 MIN 20 SEC W 710 FT S 75 DEG 13 MIN 39 SEC W 634 89/100 FT N 88 DEG 4 MIN 22 SEC W 101 26/100 FT FOR POB CONT ALG SAME COURSE 150 FT S 11 DEG 21 MIN 2 SEC W 300 FT S 88 DEG 4 MIN 22 SEC E 150 FT N 11 DEG 21 MIN 2 SEC E 300 FT TO POB OR 6682 P 1134





**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 #: 11-4388-256 CERTIFICATE #: 2018-7117

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: March 11, 2001 to and including March 11, 2021 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: March 23, 2021

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

March 22, 2021

Tax Account #: 11-4388-256

1. The Grantee(s) of the last deed(s) of record is/are: **DONALD T. HALFACRE AND CHAINA M. HALFACRE**

**By Virtue of Warranty Deed recorded 01/25/2011 Official Records Book 6682 Page 1134.**

2. The land covered by this Report is: **See Attached Exhibit "A"**

**ABTRACTOR'S NOTE: DEED DESCRIPTION INCLUDES AN EASEMENT FOR INGRESS AND EGRESS**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Judgment in favor of CitiFinancial Services Inc recorded 03/28/2003 OR 5100/1812.**
  - b. **Judgment in favor of Wells Fargo Bank, N.A. recorded 7/6/2020 OR 8326/262.**

4. Taxes:

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

**Tax Account #: 11-4388-256**

**Assessed Value: \$395,097**

**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:** Jun 7, 2021

**TAX ACCOUNT #:** 11-4388-256

**CERTIFICATE #:** 2018-7117

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.

**DONALD T HALFACRE**  
**CHAINA M. HALFACRE**  
**PO BOX 825**  
**CANTONMENT, FL 32533**

**DONALD T HALFACRE**  
**CHAINA M. HALFACRE**  
**528 CARMODY HILL RD**  
**CANTONMENT, FL 32533**

**CITIFINANCIAL SERVICES INC**  
**5007 NORTH DAVIS HIGHWAY**  
**SUITE 37**  
**PENSACOLA, FL 32503**

**WELLS FARGO BANK, N.A.**  
**7000 VISTA DRIVE**  
**WEST DES MOINES, IA 50266**

**Certified and delivered to Escambia County Tax Collector, this 22ND 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 22, 2021**

**Tax Account #: 11-4388-256**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SE COR OF SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 48 71/100 FT TO WLY R/W LI OF STATE RD #S 297A (100 FT R/W) ALSO BEING SE COR OF MEANDER FARMS ESTATES UNRECORDED S/D S 1 DEG 21 MIN 0 SEC W ALG WLY R/W LI 604 FT N 89 DEG 36 MIN 20 SEC W 710 FT S 75 DEG 13 MIN 39 SEC W 634 89/100 FT N 88 DEG 4 MIN 22 SEC W 101 26/100 FT FOR POB CONT ALG SAME COURSE 150 FT S 11 DEG 21 MIN 2 SEC W 300 FT S 88 DEG 4 MIN 22 SEC E 150 FT N 11 DEG 21 MIN 2 SEC E 300 FT TO POB OR 6682 P 1134**

**SECTION 29, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 11-4388-256 (0621-40)**

Recording requested by: Rex M. McIntyre

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Donald T. Halfacre

Name Rex M. McIntyre

Address: P.O. Box 825

Address 538 Carmody Hill Rd.

City/State/Zip: Cantonment, FL 32533

City/State/Zip Cantonment, FL 32533

Property Tax Parcel/Account Number: 29-1N-31-4400-000-012

## Warranty Deed

This Warranty Deed is made on January 18, 2011, between Rex M. McIntyre & Patricia B. McIntyre, Husband & Wife  
Grantor, of 538 Carmody Hill Rd., City of

Cantonment, State of Florida, and

Donald T. Halfacre & Chaina M. Halfacre, Husband & Wife, Grantee, of P.O. Box 825

Cantonment, City of Cantonment, State of Florida 32533

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at \_\_\_\_\_

County, ~~FLY~~ of Escambia, State of Florida :

See schedule A attached hereto and by this reference made a part hereof. Subject to covenants, restrictions, easements of record.

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: January 18, 2011

Rex M. McIntyre Patricia B. McIntyre  
Signature of Grantor

Rex M. McIntyre and Patricia B. McIntyre  
Name of Grantor

Susan Shelby  
Signature of Witness #1

Susan Shelby  
Printed Name of Witness #1

W. Roy White  
Signature of Witness #2

W. Roy WHITE  
Printed Name of Witness #2

State of Florida County of Escambia

On JANUARY 25, 2011, the Grantor, Rex. M. McIntyre & Patricia B. McIntyre personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Billy Joe Odom  
Notary Signature

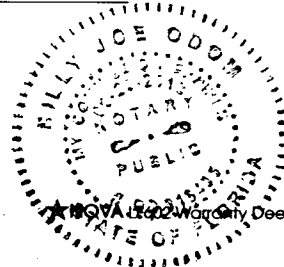
Notary Public,

In and for the County of ESCAMBIA State of FLORIDA

My commission expires: AUG 23, 2013

Seal

Send all tax statements to Grantee.



## Schedule A

Commence at a railroad spike at the Southeast corner of Section 29, Township 1 North, Range 31 West, Escambia County, Florida; thence North 01° 30' 09" East along the East line of said Section 29 a distance of 2608.20 feet; thence North 89° 36' 20" West a distance of 48.71 feet to the Westerly right-of-way line of State Road #S297-A (100' R/W) also being the Southeast corner of Meander Farms Estates, an unrecorded subdivision; thence South 01° 21' 00" West along said Westerly right-of-way line a distance of 604.00 feet; thence North 89° 36' 20" West a distance of 710.00 feet; thence South 75° 13' 39" West a distance of 634.89 feet; thence North 88° 04' 22" West a distance of 101.26 feet for the Point of Beginning; thence continue along the same course a distance of 150.00 feet; thence South 11° 21' 02" West a distance of 300.00 feet; thence South 88° 04' 22" East a distance of 150.00 feet; thence North 11° 21' 02" East a distance of 300.00 feet to the Point of Beginning.

Together with a non-exclusive easement for ingress, egress and utility purposes, over the following described property, to wit:

DESCRIPTION: Commencing at a Railroad Spike at the Southeast corner of Section 29, Township 1 North, Range 31 West, Escambia County, Florida; thence North 01° 30' 09" East along the East line of said Section 29 a distance of 2608.20 feet; thence North 89° 36' 20" West a distance of 48.71 feet to the Westerly right-of-way line of state road No. 8-297-A (100.00' R/W). Also being the Southeast corner of Meander Farms Estates, an unrecorded subdivision; thence South 01° 21' 00" West along said Westerly right-of-way line a distance of 604.00 feet for the Point of Beginning; thence North 89° 36' 20" West a distance of 710.00 feet; thence South 75° 13' 39" West a distance of 449.48 feet; thence South 11° 21' 02" West a distance of 354.00 feet; thence North 88° 04' 22" West a distance of 704.52 feet; thence South 07° 58' 20" West a distance of 30.16 feet; thence South 88° 04' 22" East a distance of 432.71 feet; thence South 11° 21' 02" West a distance of 522.34 feet; thence South 42° 22' 06" West a distance of 300.00 feet; thence North 47° 37' 54" West a distance of 269.49 feet; thence North 89° 36' 07" West a distance of 1634.11 feet; thence South 00° 23' 53" West a distance of 660.00 feet; thence South 89° 36' 07" East a distance of 2267.68 feet to a point hereafter known as Point "A"; thence North 29° 04' 37" West a distance of 34.46 feet to a point hereafter known as Point "B"; thence North 89° 36' 07" West a distance of 2220.73 feet; thence North 00° 23' 53" East a distance of 600.00 feet; thence South 89° 36' 07" East a distance of 1592.60 feet; thence South 47° 37' 54" East a distance of 868.25 feet; thence South 42° 22' 06" West a distance of 26.04 feet to aforesaid Point "B"; thence South 29° 04' 37" East a distance of 34.46 feet to aforesaid Point "A"; thence North 42° 22' 06" East a distance of 56.05 feet; thence South 89° 36' 07" East a distance of 297.43 feet; thence South 88° 29' 51" East a distance of 312.82 feet; thence North 01° 21' 49" East a distance of 281.28 feet; thence South 88° 29' 51" East a distance of 59.91 feet; thence North 01° 21' 04" East a distance of 137.21 feet; thence South 88° 29' 51" East a distance of 617.86 feet to the West right-of-way line of said state highway; thence North 01° 21' 49" East along said right-of-way a distance of 30.00 feet; thence North 88° 29' 51" West a distance of 647.86 feet; thence South 01° 21' 49" West a distance of 137.21 feet; thence North 88° 29' 51" West a distance of 59.91 feet; thence South 01° 21' 49" West a distance of 281.30

**Schedule A**

feet; thence North 88°29'51" West a distance of 282.87 feet; thence North 89°36'07" West a distance of 314.89 feet; thence North 47°37'54" West a distance of 580.27 feet; thence North 42°22'06" East a distance of 308.32 feet; thence North 11°21'02" East a distance of 535.64 feet; thence South 88°04'22" East a distance of 270.00 feet; thence North 11°21'02" East a distance of 351.48 feet; thence North 75°13'39" East a distance of 423.87 feet; thence South 89°36'20" East a distance of 709.91 feet; thence North 01°21'00" West a distance of 39.85 feet to the Point of Beginning.



IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

CITIFINANCIAL SERVICES INC  
5007 NORTH DAVIS HIGHWAY SUITE 37  
PENSACOLA FL 32503

Plaintiff,

VS.

CHANIA HALFACRE  
P O BOX 825  
CANTONMENT FL 32533

Defendant.

DR BK 5100 PG1812  
Escambia County, Florida  
INSTRUMENT 2003-076396

RCD Mar 28, 2003 01:59 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-076396

Case No. 2001 SC 004192

Division: II

FINAL JUDGMENT AGAINST  
CHANIA HALFACRE

\*\*\*\*\*

THIS CAUSE having come before the Court upon default in a mediated/stipulated agreement, and the Court being fully advised in the premises, it is therefore

ORDERED AND ADJUDGED that the Plaintiff shall recover from the Defendant the sum of \$4011.05, that shall bear interest at the rate of 6% per annum, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida  
this 25 day of March, 2003.




County Judge

Copies to:

CITIFINANCIAL SERVICES INC

CHANIA HALFACRE

"CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA"  
BY:   
ESCAMBIA COUNTY, FLORIDA

2003 MAR 26 A 9:34  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
JUDICIAL CIVIL DIVISION  
OFFICE OF THE CLERK

Recorded in Public Records 3/14/2019 8:59 AM OR Book 8061 Page 958,  
Instrument #2019022779, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 86330317 E-Filed 03/13/2019 02:36:01 PM

IN THE COUNTY COURT OF THE 1ST JUDICIAL  
CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

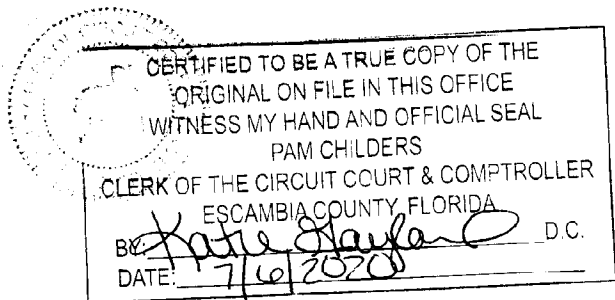
WELLS FARGO BANK, N.A.  
7000 Vista Drive  
West Des Moines IA 50266

Plaintiff,

vs.

CHANIA M HALFACRE

Defendant(s),  
\_\_\_\_\_



CASE NO.: 2018 CC 002836

**DEFAULT FINAL JUDGMENT**

THIS MATTER came before the Court, and the Court after reviewing the pleadings and being fully advised  
in the premises,

IT IS HEREBY ordered and adjudged as follows:

1. That a Default Final Judgment is hereby GRANTED.
2. It is adjudged that WELLS FARGO BANK, N.A. recover from CHANIA M HALFACRE [SSN:  
\*\*\*-\*\*-\*\*\*\*]

Principal	\$ 10755.08
Filing Fee	\$ 315.00
Service of Process	\$ 48.50
Subtotal	\$11,118.58
Attorneys fees	\$800.00
<b><u>TOTAL:</u></b>	<b><u>\$ 11,918.58</u></b> , for which let execution issue.

DONE AND ORDERED, at ESCAMBIA County, Florida,

eSigned by COUNTY COURT JUDGE AMY BRODERSEN  
on 03/13/2019 13:32:47 6x/Csh6n

Copies furnished to:  
NADERPOUR & ASSOCIATES, PA, 2743 HOLLYWOOD BLVD., HOLLYWOOD, FL 33020  
Primary Service Email Address: [eservice1@naderpourlaw.com](mailto:eservice1@naderpourlaw.com)  
CHANIA M HALFACRE, 528 CARMONDY HILLS RD, CANTONMENT FL 32533

WELLS FARGO BANK, N.A., v. CHANIA M HALFACRE  
Case No.: 2018 CC 002836  
Internal File No.: 25172

**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: 114388256 Certificate Number: 007117 of 2018**

**Payor: CHANIA M AND DON HALFACRE PO BOX 825 CANTONMENT, FL 32533      Date  
04/09/2021**

Clerk's Check #	6609302871	Clerk's Total	\$565.07
Tax Collector Check #	1	Tax Collector's Total	\$20,620.88
		Postage	\$36.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$21,138.95</del>

**\$20,260.31**

**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 # 2018 TD 007117**

**Redeemed Date 04/09/2021**

**Name CHANIA M AND DON HALFACRE PO BOX 825 CANTONMENT, FL 32533**

Clerk's Total = TAXDEED	\$565.07	<del>\$20,520.88</del> <b>\$20,243.31</b>
Due Tax Collector = TAXDEED	\$20,520.88	
Postage = TD2	\$36.00	
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
------	--------	------	-------------	------------	------------

No Information Available - See Dockets



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


**Tax Deed - Redemption Calculator**

**Account: 114388256 Certificate Number: 007117 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="04/09/2021"/> 
Months	14	12
Tax Collector	<input type="text" value="\$16,954.24"/>	<input type="text" value="\$16,954.24"/>
Tax Collector Interest	<input type="text" value="\$3,560.39"/>	<input type="text" value="\$3,051.76"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$20,520.88"/>	<input type="text" value="\$20,012.25"/> 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	<input type="text" value="\$98.07"/>	<input type="text" value="\$84.06"/>
Total Clerk	<input type="text" value="\$565.07"/>	<input type="text" value="\$551.06"/> 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="\$36.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$21,138.95"/>	<input type="text" value="\$20,580.31"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$558.64"/>
Book/Page	<input type="text" value="8313"/>	<input type="text" value="300"/>

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

Tax Certificate No. Certificate No. 07117, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 114388256 (0621-40)

### DESCRIPTION OF PROPERTY:

BEG AT SE COR OF SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89  
DEG 36 MIN 20 SEC W 48 71/100 FT TO WLY R/W LI OF STATE RD #S 297A (100 FT R/W)  
ALSO BEING SE COR OF MEANDER FARMS ESTATES UNRECORDED S/D S 1 DEG 21 MIN 0  
SEC W ALG WLY R/W LI 604 FT N 89 DEG 36 MIN 20 SEC W 710 FT S 75 DEG 13 MIN 39 SEC  
W 634 89/100 FT N 88 DEG 4 MIN 22 SEC W 101 26/100 FT FOR POB CONT ALG SAME COURSE  
150 FT S 11 DEG 21 MIN 2 SEC W 300 FT S 88 DEG 4 MIN 22 SEC E 150 FT N 11 DEG 21 MIN 2  
SEC E 300 FT TO POB OR 6682 P 1134

SECTION 29, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: DONALD T HALFACRE and CHAINA M HALFACRE

Dated this 9th day of April 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk