



# 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

0222-12

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 12, 2021
Property description	DEARMAN SARAH EST OF 239 DOLAN DR CANTONMENT, FL 32533 239 DOLAN DR 11-4270-100 BEG AT SE COR OF SW1/4 OF SW1/4 W ALG S LI OF SEC 529 FT N 2 DEG 0 MIN 27 SEC E 3 97/100 FT FOR POB (Full legal attached.)	Certificate #	2019 / 6676
		Date certificate issued	06/01/2019

## 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)
# 2019/6676	06/01/2019	472.87	23.64	496.51
→Part 2: Total*				496.51

## 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)
# 2020/7043	06/01/2020	1,006.11	6.25	50.31	1,062.67
Part 3: Total*					1,062.67

## 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)	1,559.18
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	949.41
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)	2,883.59

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: Candice Lewis  
Signature, Tax Collector or Designee

Escambia, Florida  
Date April 26th, 2021

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>02/07/2022</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 SW1/4 OF SW1/4 WALG S LI OF SEC 529 FT N 2 DEG 0 MIN 27 SEC E 3 97/100 FT FOR POB CONT N 2 DEG 0 MIN 27 SEC E 190 54/100 FT TO S RAW LI OF DOLAN DR (66 FT RW) S 87 DEG 11 MIN 38 SEC E 19 73/100 FT S 78 DEG 36 MIN 49 SEC E 131 63/100 FT S 87 DEG 59 MIN 33 SEC E 33 40/100 FT S 2 DEG 0 MIN 27 SEC W 168 82/100 FT N 87 DEG 59 MIN 33 SEC W 183 FT TO POB OR 6167 P 1105

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100196

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126,

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
11-4270-100	2019/6676	06-01-2019	BEG AT SE COR OF SW1/4 OF SW1/4 W ALG S LI OF SEC 529 FT N 2 DEG 0 MIN 27 SEC E 3 97/100 FT FOR POB CONT N 2 DEG 0 MIN 27 SEC E 190 54/100 FT TO S R/W LI OF DOLAN DR (66 FT R/W) S 87 DEG 11 MIN 38 SEC E 19 73/100 FT S 78 DEG 36 MIN 49 SEC E 131 63/100 FT S 87 DEG 59 MIN 33 SEC E 33 40/100 FT S 2 DEG 0 MIN 27 SEC W 168 82/100 FT N 87 DEG 59 MIN 33 SEC W 183 FT TO POB OR 6167 P 1105

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  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126

04-12-2021  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

[←](#) Nav. Mode ☒ Account ☐ Reference [→](#)

[Printer Friendly Version](#)

<b>General Information</b> <b>Reference:</b> 241N311301001002 <b>Account:</b> 114270100 <b>Owners:</b> CFL HOLDINGS LLC <b>Mail:</b> PO BOX 692225 ORLANDO, FL 32869 <b>Situs:</b> 239 DOLAN DR 32533 <b>Use Code:</b> MOBILE HOME <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$9,263</td> <td>\$49,214</td> <td>\$58,477</td> <td>\$58,477</td> </tr> <tr> <td>2019</td> <td>\$9,263</td> <td>\$46,376</td> <td>\$55,639</td> <td>\$55,639</td> </tr> <tr> <td>2018</td> <td>\$9,263</td> <td>\$45,470</td> <td>\$54,733</td> <td>\$44,850</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Market Value Breakdown Letter</a> <a href="#">Tax Estimator</a> <a href="#">File for New Homestead Exemption Online</a> <a href="#">Report Storm Damage</a>		Year	Land	Imprv	Total	Cap Val	2020	\$9,263	\$49,214	\$58,477	\$58,477	2019	\$9,263	\$46,376	\$55,639	\$55,639	2018	\$9,263	\$45,470	\$54,733	\$44,850				
Year	Land	Imprv	Total	Cap Val																							
2020	\$9,263	\$49,214	\$58,477	\$58,477																							
2019	\$9,263	\$46,376	\$55,639	\$55,639																							
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>02/09/2021</td> <td>8463</td> <td>1269</td> <td>\$35,600</td> <td>CT</td> <td></td> </tr> <tr> <td>12/11/2018</td> <td>8014</td> <td>445</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>06/2007</td> <td>6167</td> <td>1105</td> <td>\$50,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	02/09/2021	8463	1269	\$35,600	CT		12/11/2018	8014	445	\$100	OT		06/2007	6167	1105	\$50,000	WD		<b>2020 Certified Roll Exemptions</b> None <b>Legal Description</b> BEG AT SE COR OF SW1/4 OF SW1/4 W ALG S LI OF SEC 529 FT N 2 DEG 0 MIN 27 SEC E 3 97/100 FT FOR POB CONT N 2... <b>Extra Features</b> CARPORT METAL BUILDING	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																						
02/09/2021	8463	1269	\$35,600	CT																							
12/11/2018	8014	445	\$100	OT																							
06/2007	6167	1105	\$50,000	WD																							
<b>Parcel Information</b> <a href="#">Launch Interactive Map</a> <div> <div> <b>Section Map Id:</b> 24-1N-31  <b>Approx. Acreage:</b> 0.7543  <b>Zoned:</b>  LDR  <b>Evacuation &amp; Flood Information</b>  <a href="#">Open Report</a> </div> </div> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a>																											
<b>Buildings</b> Address: 239 DOLAN DR, Year Built: 2002, Effective Year: 2002, PA Building ID#: 124486																											

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD

MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-7

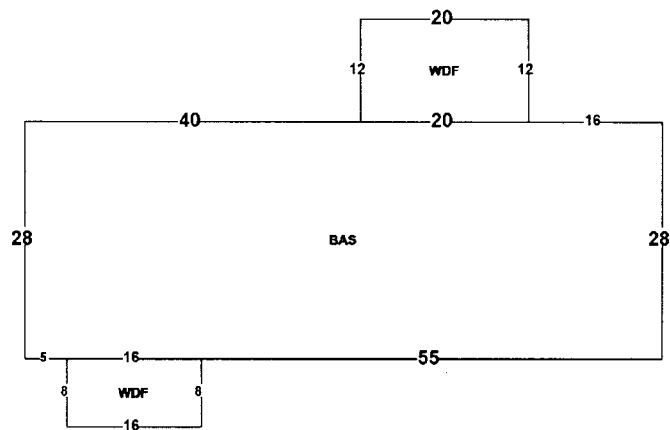
NO. STORIES-1

STORY HEIGHT-0

Areas - 2496 Total SF

BASE AREA - 2128

WOOD DECK FIN - 368



Images



5/9/18

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:04/29/2021 (tc.637)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06676**, issued the **1st day of June, A.D., 2019** 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 SW1/4 OF SW1/4 W ALG S LI OF SEC 529 FT N 2 DEG 0 MIN 27 SEC E 3 97/100 FT FOR POB CONT N 2 DEG 0 MIN 27 SEC E 190 54/100 FT TO S R/W LI OF DOLAN DR (66 FT R/W) S 87 DEG 11 MIN 38 SEC E 19 73/100 FT S 78 DEG 36 MIN 49 SEC E 131 63/100 FT S 87 DEG 59 MIN 33 SEC E 33 40/100 FT S 2 DEG 0 MIN 27 SEC W 168 82/100 FT N 87 DEG 59 MIN 33 SEC W 183 FT TO POB OR 6167 P 1105**

**SECTION 24, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 114270100 (0222-12)**

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

**EST OF SARAH DEARMAN**

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 February, which is the **7th day of February 2022**.

Dated this 14th day of May 2021.

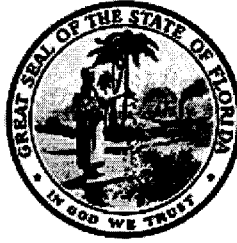
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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: 114270100 Certificate Number: 006676 of 2019**

**Payor: CFL HOLDINGS LLC PO BOX 692225 ORLANDO FL 32869      Date 06/30/2021**

Clerk's Check #	5302487656	Clerk's Total	<del>\$537.05</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$3,722.38</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,936.43</del>

**\$3154.36**

**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 # 2019 TD 006676**

**Redeemed Date 06/30/2021**

**Name CFL HOLDINGS LLC PO BOX 692225 ORLANDO FL 32869**

Clerk's Total = TAXDEED	\$537.05	3137.36
Due Tax Collector = TAXDEED	\$3,822.38	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

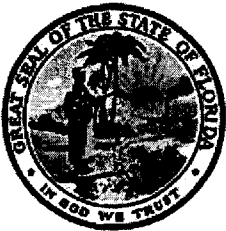
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets





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

**Tax Deed - Redemption Calculator**

**Account: 114270100 Certificate Number: 006676 of 2019**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/07/2022"/>	Redemption Date <input type="text" value="06/30/2021"/>
Months	10	2
Tax Collector	<input type="text" value="\$2,883.59"/>	<input type="text" value="\$2,883.59"/>
Tax Collector Interest	\$432.54	\$86.51
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,322.38	\$2,976.35 <i>TC</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	\$70.05	\$14.01
Total Clerk	\$537.05	\$481.01 <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="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,936.43	\$3,474.36
	Repayment Overpayment Refund Amount	\$462.07
Book/Page	<input type="text" value="8530"/>	<input type="text" value="1815"/>

## 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 8530, Page 1815, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06676, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 114270100 (0222-12)

### DESCRIPTION OF PROPERTY:

BEG AT SE COR OF SW1/4 OF SW1/4 W ALG S LI OF SEC 529 FT N 2 DEG 0 MIN 27 SEC E 3  
97/100 FT FOR POB CONT N 2 DEG 0 MIN 27 SEC E 190 54/100 FT TO S R/W LI OF DOLAN DR  
(66 FT R/W) S 87 DEG 11 MIN 38 SEC E 19 73/100 FT S 78 DEG 36 MIN 49 SEC E 131 63/100 FT S  
87 DEG 59 MIN 33 SEC E 33 40/100 FT S 2 DEG 0 MIN 27 SEC W 168 82/100 FT N 87 DEG 59 MIN  
33 SEC W 183 FT TO POB OR 6167 P 1105

SECTION 24, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: EST OF SARAH DEARMAN

Dated this 20th day of July 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 11-4270-100 CERTIFICATE #: 2019-6676

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: November 11, 2001 to and including November 11, 2021 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: November 30, 2021

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

November 30, 2021

Tax Account #: **11-4270-100**

1. The Grantee(s) of the last deed(s) of record is/are: **CFL HOLDINGS LLC**  
**By Virtue of Certificate of title recorded 2/11/2021 in OR 8463/1269**
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. **NONE**
4. Taxes:  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 11-4270-100**  
**Assessed Value: \$58,477.00**  
**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:** FEB 7, 2022

**TAX ACCOUNT #:** 11-4270-100

**CERTIFICATE #:** 2019-6676

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

**ESTATE OF SARAH DEARMAN**  
**CFL HOLDINGS LLC**  
**239 DOLAN DR**  
**CANTONMENT, FL 32533**

**CFL HOLDINGS LLC**  
**PO BOX 692225**  
**ORLANDO, FL 32869**

**Certified and delivered to Escambia County Tax Collector, this 30<sup>th</sup> day of November, 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**

**November 30, 2021**

**Tax Account #:11-4270-100**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SE COR OF SW1/4 OF SW1/4 W ALG S LI OF SEC 529 FT N 2 DEG 0 MIN 27 SEC E 3  
97/100 FT FOR POB CONT N 2 DEG 0 MIN 27 SEC E 190 54/100 FT TO S R/W LI OF DOLAN DR (66  
FT R/W) S 87 DEG 11 MIN 38 SEC E 19 73/100 FT S 78 DEG 36 MIN 49 SEC E 131 63/100 FT S 87  
DEG 59 MIN 33 SEC E 33 40/100 FT S 2 DEG 0 MIN 27 SEC W 168 82/100 FT N 87 DEG 59 MIN 33  
SEC W 183 FT TO POB OR 8463 P 1269**

**SECTION 24, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 11-4270-100(0222-12)**

Recorded in Public Records 2/11/2021 10:28 AM OR Book 8463 Page 1269,  
Instrument #2021015588, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Deed Stamps \$249.20

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA  
CIVIL ACTION**

CASE NO. 2019 CA 000216

JAMES DEARMAN CORPORATION A FLORIDA CORPORATION  
Plaintiff

VS.

GUILFORD, MARIA DANIELLE ; GUILFORD, SHANNON ; HOPE, JESSICA ; THE  
HEIRS DEVISEES GRANTEEES CREDITORS OR OTHER PARTIES CLAIMING BY  
THROUGH UNDER OR AGAINST ANY KNOWN OR UNKNOWN PERSON WHO IS  
KNOWN TO BE DEAD OR IS NOT KNOWN TO BE EITHER DEAD OR ALIVE SARAH  
DEARMAN DECEASED DEARMAN, JAMES  
Defendant

**CERTIFICATE OF TITLE**

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been  
executed and filed in this action on January 28, 2021, for the property described herein and that no objections to  
the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

CFL HOLDINGS LLC  
PO Box 692225 Orlando, FL, 32869

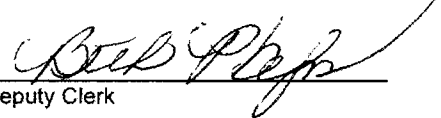
- SEE ATTACHMENT -

The successful bid was in the amount of \$35600.00.

WITNESS my hand and the official seal on this 9 day of February, 2021, as Clerk of the Circuit Court.



Pam Childers  
Clerk of the Circuit Court

BY:   
Deputy Clerk

Conformed copies to all parties

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Commence at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 24, Township 1 North, Range 31 West, Escambia County, Florida, thence go West along South line of Section 24 for a distance of 529.00 feet, thence go North 02 degrees 00' 27" East for a distance of 3.97 feet to the Point of Beginning, thence continue North 02 degrees 00' 27" East for a distance of 190.54 feet to the South right right-of-way way line of Dolan Drive (66' R/W), thence go South 87 degrees 11' 38" East along said South right-of-way line for a distance of 19.73 feet, thence continue along said South right-of-way line, South 78 degrees 36' 49" East for a distance of 131.63 feet, thence departing said South right-of-way line go South 87 degrees 59' 33" East for a distance of 33.40 feet, thence go South 02 degrees 00' 27" West for a distance of 168.82 feet, thence go North 87 degrees 59' 33" West for a distance of 183.00 feet to the point of beginning. All lying and being in Section 24, Township 1 North, Range 31 West, Escambia County, Florida.

Together with a 1998 Sout Mobile Home Vin # DSEAL2534A AND DEAL2534B.