



# 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

0422-24

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	DAVIS SANDRA CHANCE & CHANCE BRANDY DANAE & 2971 CHANCE RD MOLINO, FL 32577 5599 CHESTNUT RD 12-0192-000 2A SQ IN NE COR OF NE 1/4 OF SW 1/4 OR 2823 P 74 LESS OR 4776 P 1240/1243 RD RAW OR 6037 P 1800	Certificate #	2019 / 6801
		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)
# 2019/6801	06/01/2019	612.24	30.61	642.85
# 2020/7177	06/01/2020	630.67	31.53	662.20
→Part 2: Total*				1,305.05

## 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)
# /					
Part 3: Total*					0.00

## 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)	1,305.05
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	586.82
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)	2,266.87

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 27th, 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>04/04/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 12.50

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

**Total.** Add the amounts in Columns 3, 4 and 5

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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

**Line 13:** Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100345

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226,

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
12-0192-000	2019/6801	06-01-2019	2A SQ IN NE COR OF NE 1/4 OF SW 1/4 OR 2823 P 74 LESS OR 4776 P 1240/1243 RD R/W OR 6037 P 1800

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  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

04-16-2021  
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> 082N313101000000 <b>Account:</b> 120192000 <b>Owners:</b> DAVIS SANDRA CHANCE & CHANCE BRANDY DANAE & CHANCE JAMES C & MANDELL SUSAN CHANCE &... <b>Mail:</b> 2971 CHANCE RD MOLINO, FL 32577 <b>Situs:</b> 5599 CHESTNUT RD 32577 <b>Use Code:</b> SINGLE FAMILY RESID <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>\$20,900</td> <td>\$11,731</td> <td>\$32,631</td> <td>\$32,631</td> </tr> <tr> <td>2019</td> <td>\$20,900</td> <td>\$10,950</td> <td>\$31,850</td> <td>\$29,848</td> </tr> <tr> <td>2018</td> <td>\$20,900</td> <td>\$10,168</td> <td>\$31,068</td> <td>\$27,135</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	\$20,900	\$11,731	\$32,631	\$32,631	2019	\$20,900	\$10,950	\$31,850	\$29,848	2018	\$20,900	\$10,168	\$31,068	\$27,135
Year	Land	Imprv	Total	Cap Val																		
2020	\$20,900	\$11,731	\$32,631	\$32,631																		
2019	\$20,900	\$10,950	\$31,850	\$29,848																		
2018	\$20,900	\$10,168	\$31,068	\$27,135																		

<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>11/2006</td> <td>6037</td> <td>1800</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>04/1989</td> <td>2823</td> <td>74</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1977</td> <td>1082</td> <td>755</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1969</td> <td>471</td> <td>631</td> <td>\$100</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)	11/2006	6037	1800	\$100	CJ		04/1989	2823	74	\$100	WD		01/1977	1082	755	\$100	WD		01/1969	471	631	\$100	WD		<b>2020 Certified Roll Exemptions</b> None  <b>Legal Description</b> 2A SQ IN NE COR OF NE 1/4 OF SW 1/4 OR 2823 P 74 LESS OR 4776 P 1240/1243 RD R/W OR 6037 P 1800  <b>Extra Features</b> None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
11/2006	6037	1800	\$100	CJ																											
04/1989	2823	74	\$100	WD																											
01/1977	1082	755	\$100	WD																											
01/1969	471	631	\$100	WD																											


<b>Parcel Information</b> <b>Section Map Id:</b> 08-2N-31 <b>Approx. Acreage:</b> 1.7588 <b>Zoned:</b> RR <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>		<a href="#">Launch Interactive Map</a>  <a href="#">View Florida Department of Environmental Protection(DEP) Data</a>
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### Buildings

Address: 5599 CHESTNUT RD, Year Built: 1908, Effective Year: 1908, PA Building ID#: 12108

#### Structural Elements

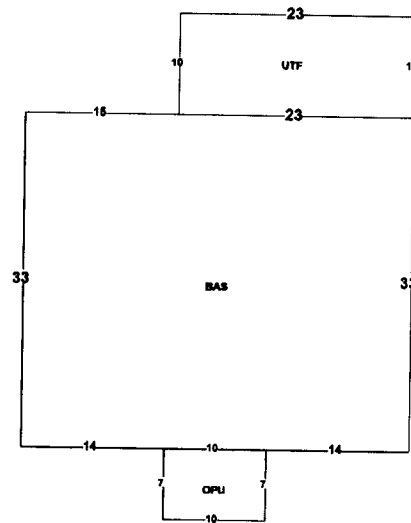
DECOR/MILLWORK-MINIMUM  
DWELLING UNITS-1  
EXTERIOR WALL-ALUMINUM SIDING  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-UNIT HEATERS  
INTERIOR WALL-WOOD/WALLBOARD  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-CORRUGATED METL  
ROOF FRAMING-GABLE-HI PITCH  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1554 Total SF

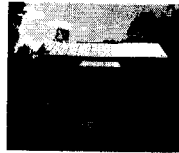
BASE AREA - 1254

OPEN PORCH UNF - 70

UTILITY FIN - 230



### Images



8/26/16

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 04/30/2021 (tc.3441)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2021057235 5/25/2021 10:30 AM  
OFF REC BK: 8537 PG: 1061 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 06801**, 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:

**2A SQ IN NE COR OF NE 1/4 OF SW 1/4 OR 2823 P 74 LESS OR 4776 P 1240/1243 RD R/W OR 6037 P 1800**

**SECTION 08, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120192000 (0422-24)**

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

**SANDRA CHANCE DAVIS and BRANDY DANAE CHANCE and JAMES C CHANCE and SUSAN CHANCE MANDELL and JOHNNY R CHANCE and ALBERT R CHANCE**

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 April, which is the **4th** day of April 2022.

Dated this 25th 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 and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 11, 2021

CITRUS CAPITAL HOLDINGS LLC  
PO BOX 54226  
NEW ORLEANS LA 70154-4226

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

## TAX CERT

## ADDITIONAL FEES

2019 TD 02933	\$40.00 - Sheriff Fee
2019 TD 03549	\$40.00 - Sheriff Fee
2019 TD 07625	\$120.00 - Sheriff Fee
2019 TD 07447	\$80.00 - Sheriff Fee
2019 TD 07339	\$40.00 - Sheriff Fee
2019 TD 06938	\$320.00 - Sheriff Fee
2019 TD 06846	\$40.00 - Sheriff Fee
2019 TD 06801	\$160.00 - Sheriff Fee
2019 TD 06456	\$40.00 - Sheriff Fee
2019 TD 06703	\$40.00 - Sheriff Fee
2019 TD 01694	\$40.00 - Sheriff Fee
2019 TD 01668	\$160.00 - Sheriff Fee
2019 TD 01554	\$40.00 - Sheriff Fee
2019 TD 01174	\$40.00 - Sheriff Fee

**PLEASE REMIT \$1200.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg  
Tax Deed Division

**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

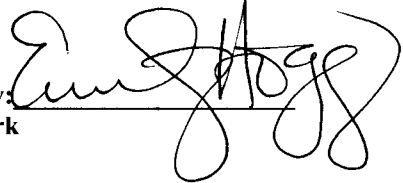
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 120192000 Certificate Number: 006801 of 2019**

**Payor: SANDRA D DAVIS 2971 CHANCE RD MOLINO, FL 32577      Date 12/16/2021**

Clerk's Check #	293230	Clerk's Total	<del>\$739.86</del> <b>\$2754.43</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,687.41</del>
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,504.27</del>

**\$ 2771.43**

**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 006801**

**Redeemed Date 12/16/2021**

**Name SANDRA D DAVIS 2971 CHANCE RD MOLINO, FL 32577**

Clerk's Total = TAXDEED	\$789.86	\$2754.43
Due Tax Collector = TAXDEED	\$2,687.41	
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: 120192000 Certificate Number: 006801 of 2019**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="04/04/2022"/>	Redemption Date <input type="text" value="12/16/2021"/> 
Months	12	8
Tax Collector	<input type="text" value="\$2,266.87"/>	<input type="text" value="\$2,266.87"/>
Tax Collector Interest	\$408.04	\$272.02
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,687.41	<input type="text" value="\$2,551.39"/> 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="\$280.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$112.86	\$56.04
Total Clerk	\$739.86	<input type="text" value="\$523.04"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,504.27	\$3,091.43
	Repayment Overpayment Refund Amount	\$412.84
Book/Page	<input type="text" value="8537"/>	<input type="text" value="1061"/>

## 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 8537, Page 1061, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06801, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 120192000 (0422-24)

DESCRIPTION OF PROPERTY:

**2A SQ IN NE COR OF NE 1/4 OF SW 1/4 OR 2823 P 74 LESS OR 4776 P 1240/1243 RD R/W OR  
6037 P 1800**

**SECTION 08, TOWNSHIP 2 N, RANGE 31 W**

NAME IN WHICH ASSESSED: SANDRA CHANCE DAVIS and BRANDY DANAE CHANCE and  
JAMES C CHANCE and SUSAN CHANCE MANDELL and JOHNNY R CHANCE and ALBERT R  
CHANCE

Dated this 16th day of December 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 #: 12-0192-000 CERTIFICATE #: 2019-6801

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 3, 2002 to and including January 3, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: January 28, 2022

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

January 28, 2022

Tax Account #: **12-0192-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ALBERT RAY CHANCE, SANDRA CHANCE DAVIS, JAMES CALVIN CHANCE, SUSAN CHANCE MANDELL, JOHNNY RAY CHANCE AND BRANDY DANAE CHANCE**

**By Virtue of Order Determining Homestead Real Property and for Summary Administration recorded 11/28/2006 in OR 6037/1800**

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. **MSBU in favor of Escambia County recorded 10/8/1998 OR 4321/1157**
  - b. **MSBU in favor of Escambia County recorded 9/17/1999 OR 4469/1270**
  - c. **Judgment in favor of TLC Caregivers Inc d/b/a TLC Caregivers recorded 6/18/2003 OR 5164/1022**
  - d. **Judgment in favor of Harvesters Federal Credit Union recorded 1/8/2010 OR 6548/810**
  - e. **Judgment in favor of CITIFINANCIAL Services Inc recorded 5/3/2006 OR 5896/304**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 12-0192-000**

**Assessed Value: \$32,631.00**

**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 AND 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:** APR 4, 2022

**TAX ACCOUNT #:** 12-0192-000

**CERTIFICATE #:** 2019-6801

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

**ALBERT RAY CHANCE, SANDRA  
CHANCE DAVIS, JAMES CALVIN CHANCE,  
SUSAN CHANCE MANDELL, JOHNNY RAY  
CHANCE AND BRANDY DANAE CHANCE  
5599 CHESTNUT RD  
MOLINO, FL 32577**

**ALBERT RAY CHANCE  
2950 CHANCE ROAD  
MOLINO, FL 32577**

**SANDRA CHANCE DAVIS  
2971 CHANCE RD  
MOLINO, FL 32577**

**JAMES CALVIN CHANCE  
2960 CHANCE ROAD  
MOLINO, FL 32577**

**SUSAN CHANCE MANDELL  
3525 CHIEF MATE DRIVE  
PENSACOLA, FL 32506**

**JOHNNY RAY CHANCE  
2958 CHANCE ROAD  
MOLINO, FL 32577**

**JOHNNY RAY CHANCE  
5595 CHESTNUT ROAD  
MOLINO, FL 32577**

**BRANDY DANAE CHANCE  
10392-B COVE AAVE  
PENSACOLA, FL 32534**

**TLC CAREGIVERS INC D/B/A  
TLC CAREGIVERS  
4400 BAYOU BOULEVARD #9  
PENSACOLA, FL 32503**

**HARVESTERS FEDERAL CREDIT UNION  
PO BOX 5  
CANTONMENT, FL 32533**

**CONTINUED ON PAGE 4**

**CONTINUED FROM PAGE 3**

**CITIFINANCIAL SERVICES INC  
5007 N DAVIS HWY STE 17  
PENSACOLA, FL 32503**

**Certified and delivered to Escambia County Tax Collector, this 28<sup>th</sup> day of January, 2022.**

**PERDIDO TITLE & ABSTRACT, INC.**

A handwritten signature in black ink, appearing to read "Michael A. Campbell", written in a cursive style.

---

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**

**January 28, 2022**

**Tax Account #:12-0192-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**2A SQ IN NE COR OF NE 1/4 OF SW 1/4 OR 2823 P 74 LESS OR 4776 P 1240/1243 RD R/W OR 6037  
P 1800**

**SECTION 08, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0192-000(0422-24)**



LESS OUT ROAD RIGHT OF WAY

OR BK 4776 PG1240  
Escambia County, Florida  
INSTRUMENT 2001-887437Chance Road and Chestnut Road  
08-2N-31-3101-000-000DEED REC STRIPS PD @ ESC CO \$ 0.70  
01/28/01 ERNIE LEE JENSEN, CLERKBy: *[Signature]*

## QUIT CLAIM DEED

THIS INDENTURE made this 6 day of August, 2001, between, Brandy D. Chance, a single woman, whose mailing address is 5599 Chestnut Road, Molino, FL 23577 as Grantor and the Board of County Commissioners of ESCAMBIA COUNTY, FLORIDA, as Grantee.

**WITNESSETH**, Grantor for and in consideration of Grantor's intent to donate and dedicate the land described on the attached EXHIBIT 'A' for use by the public, the sum of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, do hereby remise, quit claim and convey unto Grantee, its successors and assigns, all right, title, interest, claim and demand which Grantor has in and to the following described land, situated, lying and located in Escambia County, Florida:

**TO HAVE AND TO HOLD THE SAME**, together with all and singular the appurtenances thereto belonging or in anywise appertaining or incident, and all the estate right, title, interest, and claim whatsoever of the said Grantor in law or in equity, to the only proper use, benefit, and behalf of the Grantee, its successors and assigns, forever. Grantor hereby waives any right to compensation for the real property other than as provided herein.

**GRANTOR CERTIFIES**, warrants and covenants that neither the Grantor nor any of his family reside on the above described property, and that the above described property does not constitute any part of the Grantor's homestead under the laws of the State of Florida.

Provided, however, the GRANTORS reserve unto themselves, their successors or assigns, ALL minerals, including oil and gas, on, in, or under said land, but as long as said land shall be used for Public, State or Federal highway purposes, GRANTORS shall not be permitted to use the surface of said land for purposes of drilling, mining, or extracting minerals on, in, or under said land or in anywise using the surface of said land in any manner inconsistent with the use as a Public, State or Federal highway.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Witness  
*[Signature]*  
Print or Type Witness Name  
*[Signature]*  
Witness  
*[Signature]*  
Print or Type Witness Name

GRANTOR:

*[Signature]*  
BRANDY D. CHANCE  
*[Signature]*

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 6 day of August, 2001 by BRANDY D. CHANCE, who did/did not take an oath and who ( ) is personally know to me, (X) produced current Florida driver's license as identification, ( ) produced current                      as identification.



"OFFICIAL SEAL"  
Bernie W. Manning  
My Commission Expires 5-31-02  
Commission # CC 746812

*[Signature]*  
Signature of Notary Public  
*[Signature]*  
Name of Notary Printed

Commission Expires:                     

Commission Number:

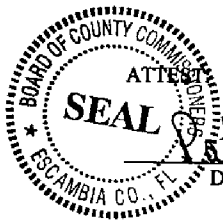
OR BK 4776 PG1241  
Escambia County, Florida  
INSTRUMENT 2001-887437

## ACCEPTANCE

TITLE TO THE ABOVE PROPERTY accepted for public use by the Chairman on this 25<sup>th</sup> day of September, 2001, as authorized by action of the Board of County Commissioners of Escambia County, Florida at its meeting held on April 22, 1999.

BOARD OF COUNTY COMMISSIONERS  
ESCAMBIA COUNTY, FLORIDA

W. D. Childers  
W. D. Childers, Chairman



ERNIE LEE MAGAHA  
CLERK OF THE CIRCUIT COURT

Patricia M. Cotton  
Deputy Clerk

This deed was prepared by  
Escambia County Engineering Department  
1190 West Leonard Street, Pensacola, Fl. 32501  
under the supervision of the County Attorney's Office

Return original Document after  
Recording to County Engineering  
✓ 1190 West Leonard Street  
Pensacola, Fl. 32501

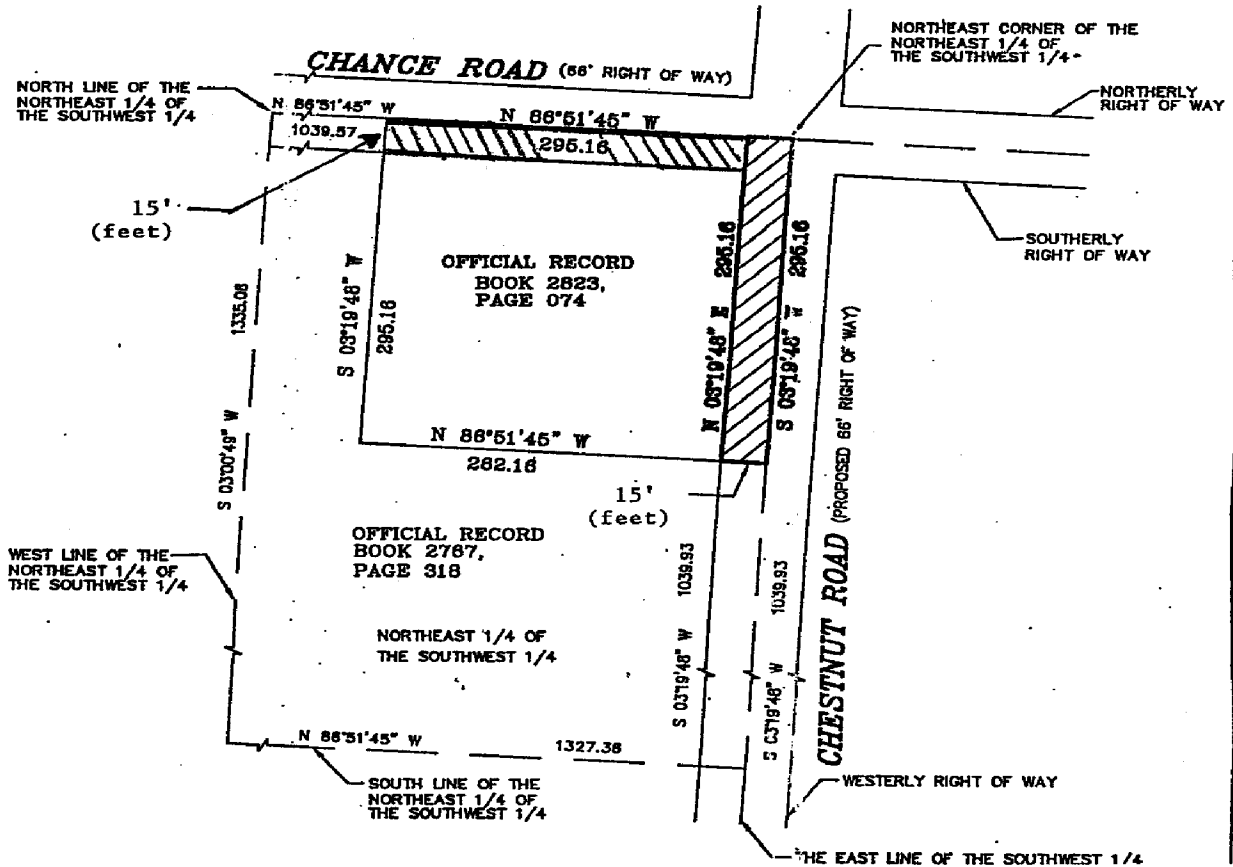
Legal Description for Quit Claim Deed  
A Portion of Parcel 08-2N-31-3101-000-000,  
08-2N-31-3400-000-000 and 08-2N-31-2401-000-000

OR BK 4776 PG1242  
Escambia County, Florida  
INSTRUMENT 2001-887437

RCD Sep 28, 2001 01:28 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-887437

EXHIBIT "A"



**DESCRIPTION:**

The East 15.0 feet and the North 15.0 feet of the following described property for road right-of-way. Was reduced from 33 feet to avoid trees in the northeast corner.

AS FURNISHED OFFICIAL RECORD BOOK 2823, PAGE 74)  
TWO ACRES SQUARE IN THE NORTHEAST CORNER OF THE NE1/4 OF SW1/4 OF SECTION 8,  
TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

**GENERAL NOTES:**

- ) SOUTHERN SURVEYING, INC., HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
- ) MEASUREMENTS ARE MADE TO U.S. STANDARDS.
- ) PROPERTY IS SUBJECT TO ZONING SETBACKS AND RESTRICTIONS OF RECORD.
- ) THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
- ) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ) BEARING REFERENCE: THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 8 BEING S 03°19'48" W AS PER GLOBAL POSITIONING SYSTEM (G.P.S) DATUM NGVD 83.

**SURVEYOR'S CERTIFICATE:**

HEREBY CERTIFY THE SKETCH SHOWN HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ACCORDING TO STATE OF FLORIDA RULE 61G17-8 AS ADOPTED BY THE BOARD OF LAND SURVEYORS AND MAPPERS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CHARLES E. MARTIN  
PROFESSIONAL LAND SURVEYORS  
AND MAPPERS NUMBER 3483

CORP. NO. 5802

REQUESTED BY:

**JEHLE ENGINEERING, INC.**

SCALE: 1" = 200'

DRAWN BY: JBC

A DESCRIPTION SKETCH OF A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 31 WEST ESCAMBIA COUNTY FLORIDA.

FIELD BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_

DRAWING NUMBER

FIELD DATE: \_\_\_\_\_

**99-045C21**

## LESS OUT ROAD RIGHT OF WAY

OR BK 4776 PG1243  
Escambia County, Florida  
INSTRUMENT 2001-887438

Chance Road and Chestnut Road  
08-2N-31-3101-000-000, 08-2N-31-2401-000-000  
and 08-2N-31-3400-000-000

DEED REC STAMPS PD # ESC CO \$ 0.70  
09/28/01 ERNIE LEE MARRA, CLERK  
By: *[Signature]*

## QUIT CLAIM DEED

THIS INDENTURE made this 24 day of September, 2001, between SANDRA DIANNE DAVIS, a married woman, whose mailing address is 2971 Chance Road, Molino, FL 32577, SUSAN CHANCE MANDEL, a married woman, whose mailing address is 3525 Chief Mate, Pensacola, FL 32506, RAY CHANCE, a single man, whose mailing address is 2950 Chance Road, Molino, FL 32577, JOHNNY RAY CHANCE, a single man, whose mailing address is 5595 Chestnut Road, Molino, FL 32577, JAMIE CHANCE, a single man, whose mailing address is 2960 Chance Road, Molino, FL 32577, and BETTY LOU PHIPPS ANDERSON, (formerly Betty Lou Phipps Chance) as Grantors and the Board of County Commissioners of ESCAMBIA COUNTY, FLORIDA, as Grantee.

WITNESSETH, Grantors for and in consideration of Grantor's intent to donate and dedicate the land described on the attached EXHIBIT 'A' for use by the public, the sum of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, do hereby remise, quit claim and convey unto Grantee, its successors and assigns, all right, title, interest, claim and demand which Grantors has in and to the following described land, situated, lying and located in Escambia County, Florida:

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise appertaining or incident, and all the estate right, title, interest, and claim whatsoever of the said Grantors in law or in equity, to the only proper use, benefit, and behalf of the Grantee, its successors and assigns, forever. Grantors hereby waives any right to compensation for the real property other than as provided herein.

Provided, however, the GRANTORS reserve unto themselves, their successors or assigns, ALL minerals, including oil and gas, on, in, or under said land, but as long as said land shall be used for Public, State or Federal highway purposes, GRANTORS shall not be permitted to use the surface of said land for purposes of drilling, mining, or extracting minerals on, in, or under said land or in anywise using the surface of said land in any manner inconsistent with the use as a Public, State or Federal highway.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written

Signed, sealed and delivered  
in the presence of:

GRANTOR:

*Betty Lou Anderson*  
Witness  
*Betty Lou Anderson*  
Print or Type Witness Name  
*Bernie W Manning*  
Witness  
*Bernie W Manning*  
Print or Type Witness Name

*Sandra Dianne Davis*  
SANDRA DIANNE DAVIS

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 15 day of September, 2001 by SANDRA DIANNE DAVIS, who did/did not take an oath and who ( ) is personally know to me, ( X ) produced current Florida driver's license as identification, ( ) produced current \_\_\_\_\_ as identification.

Commission Expires:

*Bernie W Manning*  
Signature of Notary Public

Commission Number:

*Bernie W Manning*  
Name of Notary Printed



"OFFICIAL SEAL"  
Bernie W. Manning  
My Commission Expires 5-31-02  
Commission # CC 746812

OR BK 4776 P61244  
Escambia County, Florida  
INSTRUMENT 2001-887438

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written

Signed, sealed and delivered  
in the presence of:

GRANTOR:

[Signature]  
Witness

[Signature]  
SUSAN CHANCE MANDEL

Print or Type Witness Name

[Signature]  
Witness  
Bernie W Manning  
Print or Type Witness Name

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 24 day of September, 2001 by SUSAN CHANCE MANDEL, who did/did not take an oath and who ( ) is personally know to me, ( X ) produced current Florida driver's license as identification, ( ) produced current \_\_\_\_\_ as identification.

Commission Expires:



"OFFICIAL SEAL"

Bernie W. Manning

My Commission Expires 5-31-02  
Commission # CC 746812

[Signature]  
Signature of Notary Public  
Bernie W Manning  
Name of Notary Printed

Commission Number:

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written

Signed, sealed and delivered  
in the presence of:

GRANTOR:

[Signature]  
Witness

[Signature]  
RAY CHANCE

Print or Type Witness Name

[Signature]  
Witness  
Bernie W Manning  
Print or Type Witness Name

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 24 day of September, 2001 by RAY CHANCE, who did/did not take an oath and who ( ) is personally know to me, ( X ) produced current Florida driver's license as identification, ( ) produced current \_\_\_\_\_ as identification.

Commission Expires:



"OFFICIAL SEAL"

Bernie W. Manning

My Commission Expires 5-31-02  
Commission # CC 746812

[Signature]  
Signature of Notary Public  
Bernie W Manning  
Name of Notary Printed

Commission Number:

OR BK 4776 P61245  
Escambia County, Florida  
INSTRUMENT 2001-887438

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written

Signed, sealed and delivered  
in the presence of:

GRANTOR:

Witness

Print or Type Witness Name

Witness

Print or Type Witness Name

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 24 day of September, 2001 by JOHNNY RAY CHANCE, who did/did not take an oath and who ( ) is personally know to me, ( X ) produced current Florida driver's license as identification, ( ) produced current \_\_\_\_\_ as identification.

Commission Expires:

Commission



"OFFICIAL SEAL"

Bernie W. Manning

My Commission Expires 5-31-02  
Commission # CG 748812

Signature of Notary Public

Name of Notary Printed

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written

Signed, sealed and delivered  
in the presence of:

GRANTOR:

Witness

Print or Type Witness Name

Witness

Print or Type Witness Name

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 15 day of September, 2001 by JAMIE CHANCE, who did/did not take an oath and who ( ) is personally know to me, ( X ) produced current Florida driver's license as identification, ( ) produced current \_\_\_\_\_ as identification.

Commission Expires:

Commission



"OFFICIAL SEAL"

Bernie W. Manning

My Commission Expires 5-31-02  
Commission # CG 748812

Signature of Notary Public

Name of Notary Printed

OR BK 4776 PG1246  
Escambia County, Florida  
INSTRUMENT 2001-887438

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written

Signed, sealed and delivered  
in the presence of:

100 Sandra D. Davis  
Witness  
Sandra D. Davis  
Print or Type Witness Name  
Bernie W. Manning  
Witness  
Bernie W. Manning  
Print or Type Witness Name

GRANTOR:

Betty Lou Phipps Anderson  
BETTY LOU PHIPPS ANDERSON  
(formerly Betty Lou Phipps Chance)

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 15 day of September, 2001 by BETTY LOU PHIPPS ANDERSON, who did not take an oath and who ( ) is personally known to me, (X) produced current Florida driver's license as identification, ( ) produced current \_\_\_\_\_ as identification.

Commission Expires:

Commission



"OFFICIAL SEAL"  
Bernie W. Manning  
My Commission Expires 5-31-04  
Commission # CC 746812

Bernie W. Manning  
Signature of Notary Public

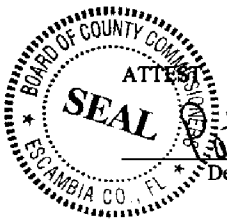
Bernie W. Manning  
Name of Notary Printed

#### ACCEPTANCE

TITLE TO THE ABOVE PROPERTY accepted for public use by the Chairman on this 25th day of September, 2001, as authorized by action of the Board of County Commissioners of Escambia County, Florida at its meeting held on April 22, 1999 and January 20, 2000.

BOARD OF COUNTY COMMISSIONERS  
ESCAMBIA COUNTY, FLORIDA

W. D. Childers  
W. D. Childers, Chairman



ATTEST  
ERNIE LEE MAGAHA  
CLERK OF THE CIRCUIT COURT

Patricia M. Cotton  
Deputy Clerk

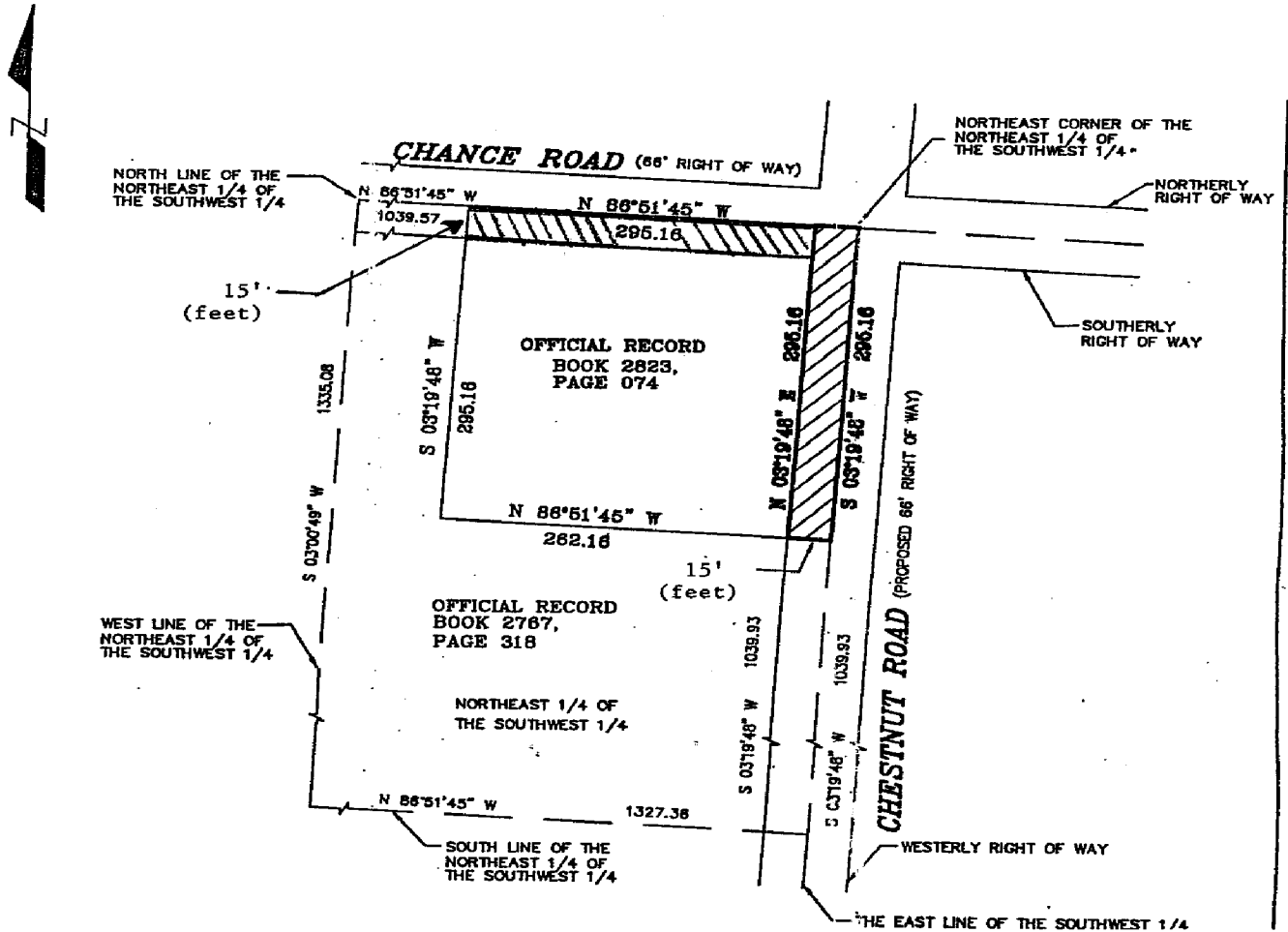
This deed was prepared by Land Acquisition Division  
of the Escambia County Engineering Department  
1190 West Leonard Street, Pensacola, FL 32501  
under the supervision of the County Attorney's Office

Return original Document after  
Recording to County Engineering  
1190 West Leonard Street  
Pensacola, FL 32501

Legal Description for Quit Claim Deed  
 .. A Portion of Parcel 08-2N-31-3101-000-000,  
 08-2N-31-3400-000-000 and 08-2N-31-2401-000-000

OR BK 4776 PG1247  
 Escambia County, Florida  
 INSTRUMENT 2001-887438

## EXHIBIT "A"



## DESCRIPTION:

The East 15.0 feet and the North 15.0 feet of the following described property for road right-of-way. Was reduced from 33 feet to avoid trees in the northeast corner.

(AS FURNISHED OFFICIAL RECORD BOOK 2823, PAGE 74)  
 TWO ACRES SQUARE IN THE NORTHEAST CORNER OF THE NE1/4 OF SW1/4 OF SECTION 8,  
 TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

## GENERAL NOTES:

- 1) SOUTHERN SURVEYING, INC., HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
- 2) MEASUREMENTS ARE MADE TO U.S. STANDARDS.
- 3) PROPERTY IS SUBJECT TO ZONING SETBACKS AND RESTRICTIONS OF RECORD.
- 4) THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
- 5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6) BEARING REFERENCE: THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 8 BEING S 03°19'48" W AS PER GLOBAL POSITIONING SYSTEM (G.P.S.) DATUM NGVD 83.

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THE SKETCH SHOWN HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ACCORDING TO STATE OF FLORIDA RULE 81G17-6 AS ADOPTED BY THE BOARD OF LAND SURVEYORS AND MAPPERS

NOT VALID WITHOUT  
 THE SIGNATURE AND THE  
 ORIGINAL RAISED SEAL OF  
 A FLORIDA LICENSED  
 SURVEYOR AND MAPPER

CHARLES E. MARTIN  
 PROFESSIONAL LAND SURVEYORS  
 AND MAPPERS NUMBER 3483

CORP. NO. 5802

REQUESTED BY:

**JEHLE ENGINEERING, INC.**

SCALE: 1" = 200'

DRAWN BY: JBC

A DESCRIPTION SKETCH OF A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 31 WEST ESCAMBIA COUNTY FLORIDA.

FIELD BOOK: ----

PAGE: ----

DRAWING NUMBER

FIELD DATE: ----

**99-045C21**

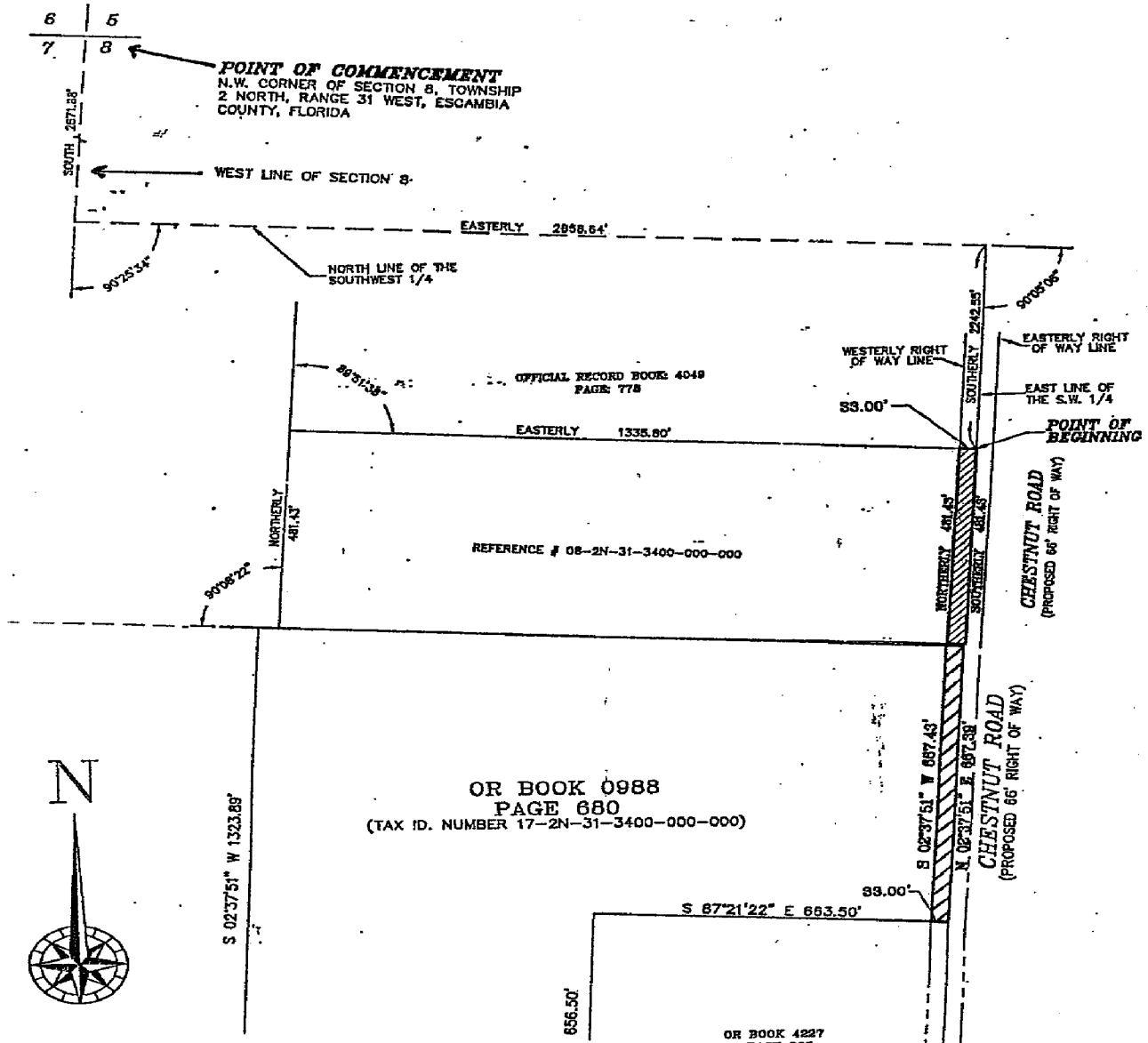


OR BK 4776 PG1248  
Escambia County, Florida  
INSTRUMENT 2001-887438

Legal Description continued:

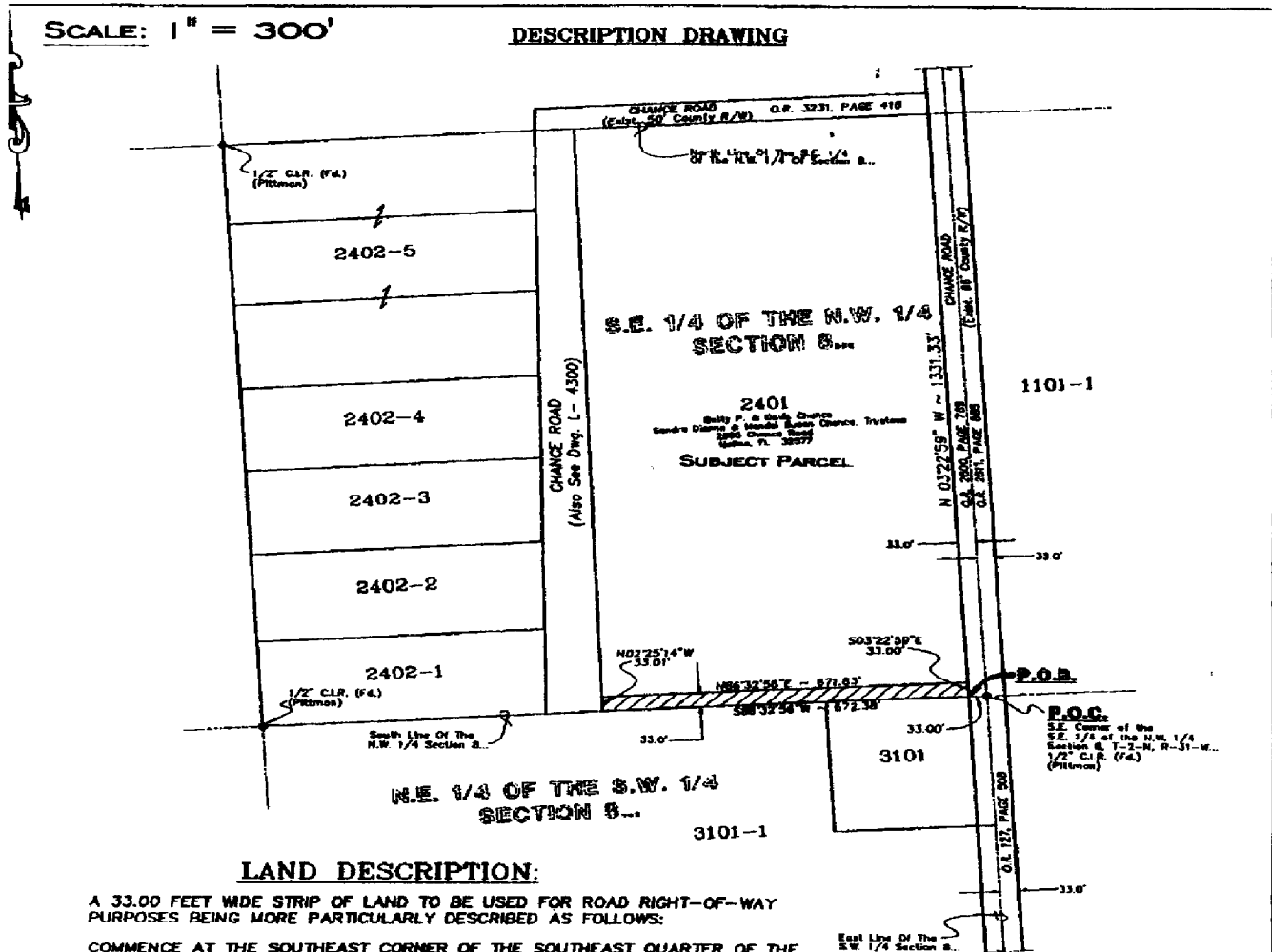
THE EAST 33.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY FOR ROAD RIGHT OF WAY.  
COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 31  
WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH ALONG THE WEST LINE OF SAID SECTION  
8 FOR A DISTANCE OF 2671.88 FEET; THENCE EASTERLY DEFLECTING 90 DEGREES 25 MINUTES  
34 SECONDS LEFT FOR A DISTANCE OF 2658.64 FEET; THENCE GO SOUTHERLY DEFLECTING 90  
DEGREES 05 MINUTES 06 SECONDS RIGHT FOR A DISTANCE OF 2242.55 FEET FOR THE POINT OF  
BEGINNING. THENCE CONTINUE SOUTHERLY ALONG AN EXTENSION OF THE LINE LAST DESCRIBED  
FOR A DISTANCE OF 481.43 FEET; THENCE GO WESTERLY DEFLECTING 90 DEGREES 01 MINUTES  
53 SECONDS RIGHT FOR A DISTANCE OF 1336.00 FEET; THENCE GO NORTHERLY DEFLECTING 90  
DEGREES 08 MINUTES 22 SECONDS RIGHT FOR A DISTANCE OF 481.43 FEET; THENCE GO EASTERLY  
DEFLECTING 89 DEGREES 51 MINUTES 38 SECONDS RIGHT FOR A DISTANCE OF 1335.80 FEET TO  
THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 31  
WEST, ESCAMBIA COUNTY, FLORIDA.

AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS AND EXCEPT THE SOUTH 656.5 FT. OF THE EAST 663.5 FT. THEREOF, SECTION 17, TOWNSHIP 2 NORTH, RANGE 31 WEST. (CONTAINING 70 ACRES, MORE OR LESS.)



OR BK 4776 PG1249  
Escambia County, Florida  
INSTRUMENT 2001-887438

Legal Description continued:



RCD Sep 28, 2001 01:29 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-887438

**LEGEND:**

O.R. - DENOTES OFFICIAL RECORDS  
R/W - DENOTES RIGHT-OF-WAY  
C.I.R. - DENOTES CAPPED IRON ROD  
(F.d.) - DENOTES FOUND  
P.O.B. - DENOTES POINT OF BEGINNING  
P.O.C. - DENOTES POINT OF COMMENCEMENT  
( ) - DENOTES DEGREES  
( ' ) - DENOTES MINUTES OR FEET  
( " ) - DENOTES SECONDS

**SURVEYOR'S NOTES:**

- For the sources of information of the survey datum shown hereon was based on: Existing field monumentation; Oscar Pittman Survey Drawing File No. C-1853 Dated 5/29/90; Escambia County Engineering Drawing No. L-4182 Dated 8/3/98; Engineering Drawing No. L-4311 Dated 3/15/2000; Escambia County Appraiser's section map to Section 8, Township 2 North, Range 31 West Parcel No. 396; Deed Book 283, Pages 410, 411, O.R. Book 983, Page 944, O.R. Book 983, Page 944, O.R. Book 127, page 508, O.R. Book 2600, page 789 of the Public Records of Escambia County, Florida.
- The bearings shown hereon were referenced to S 88°32'56" W as shown along the North line of the Southwest Quarter of Section 8, Township 2 North, Range 31 West, Escambia County, Florida.
- Encroachments and improvements are not shown. No underground utilities have been located or shown hereon.
- No title search, title opinion, or abstract was performed by me provided to this department for the property shown hereon. There may be deeds of record, unrecorded deeds, easements, 1991-of-right building easements, restrictive covenants or other instruments which could affect the boundaries or use of the property shown hereon.
- Copies of additions or deletions to this survey by either the signing party, is prohibited without the written consent of the signing party.

By: M.R./ACAB	Project No.: 2000104
Mo: 25, 2000	Drawing No. L-4311
Book: P-401	Page: 49
On Township, Range: 2, T-2-N, R-31-W	
OF SURVEY: DESCRIPTION DRAWING	
Revisions:	Date:

ENGINEERING SERVICES	
DEPARTMENT OF ENGINEERING, ESCAMBIA COUNTY, FLORIDA	
Suite No. One, 1180 W. Leonard Street, Pensacola, Florida 32501-1118	
Date of survey: 01/28/99	Signature: _____
Registered Land Surveyor No. _____	State of Florida
The Description Drawing shown hereon is true and correct and is in compliance with the Minimum Technical Standards set forth by the Florida Board of Land Surveyors pursuant to Chapter 61017-4, Florida Administrative Code and Section 472.027, Florida Statutes.	

SHEET 1 OF ONE  
DWG. NO. L-4311



OR BK 4321 PG1157  
Escambia County, Florida  
INSTRUMENT 98-540173

RCD Oct 08, 1998 07:57 am  
Escambia County, Florida

## NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-540173

## FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: CHANCE ALTON RAYMOND  
5599 CHESTNUT RD  
MOLINO FL 32577

ACCT.NO. 12 0192 000 000

AMOUNT \$7.00

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

NE1/4 OF SW1/4  
OR 1082 P 755

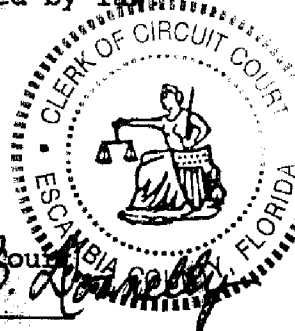
PROP.NO. 08 2N 31 3101 000 000

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$7.00. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

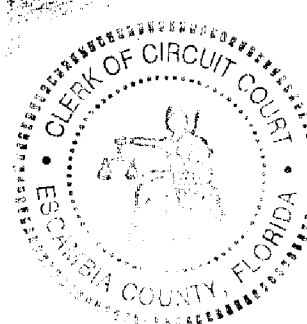
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *Margaret B. Donnelly*  
Deputy Clerk



Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *Wanda M. McBratney*  
Deputy Finance Director



OR BK 4469 PG1270  
Escambia County, Florida  
INSTRUMENT 99-662769

RCD Sep 17, 1999 08:05 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-662769

## NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

## FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: CHANCE ALTON R  
5599 CHESTNUT RD  
MOLINO FL 32577

ACCT.NO. 12 0192 000 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

2A SQ IN NE COR OF NE 1/4  
OF SW 1/4  
OR 2823 P 74

PROP.NO. 08 2N 31 3101 000 000

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
Clerk of the Circuit Court

by Georgianne B. Donnelly  
Deputy Clerk

Ernie Lee Magaha  
Clerk of the Circuit Court  
by Wanda M. McBrearty  
Deputy Finance Director

DP BK 5151 PG0760  
Escambia County, Florida  
INSTRUMENT 2003-103296

DR BK 5164 PG1022  
Escambia County, Florida  
INSTRUMENT 2003-109852

**IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA**

TLC CAREGIVERS INC.,  
d/b/a TLC CAREGIVERS  
4400 Bayou Boulevard, #9  
Pensacola, FL 32503

Plaintiff,

v.

CASE NO.: 2002-SC-005694

SANDY DAVIS a/k/a SANDRA CLARK  
DAVIDSON,

Defendant.

**FINAL JUDGMENT**

**THIS MATTER** having come on to be heard on Plaintiff's Motion for Summary Judgment, and the Court having considered same, it is

**ORDERED AND ADJUDGED** that Plaintiff, TLC CAREGIVERS, INC. d/b/a TLC CAREGIVERS, recover from Defendant, SANDY DAVIS a/k/a SANDRA CLARK DAVIDSON, the sum of \$1,282.43 on principal and interest through the date of this Final Judgment, \$740.00 for attorneys' fees, which the Court hereby finds are reasonable fees, with costs in the sum of \$94.50, making a total of \$2,116.93, that shall bear interest at the rate of 6%, for which let execution issue.

**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida this

30<sup>th</sup> day of May, 2003.

*[Signature]*  
COUNTY JUDGE

Conformed copies to:  
Sally Carney Bussell, Esquire  
Sandy Davis – 1404 Via Deluna, Pensacola Beach, FL 32561  
Jeffery Reynolds, Esquire – 924 North Palafox Street, Pensacola, FL 32501

CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2003 MAY 30 A 9:13  
COUNTY CIVIL DIVISION

OR BK 5151 PG0761  
Escambia County, Florida  
INSTRUMENT 2003-103296

RCD Jun 02, 2003 04:24 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-103296

OR BK 5164 PG1023  
Escambia County, Florida  
INSTRUMENT 2003-109852

RCD Jun 18, 2003 03:35 pm  
Escambia County, Florida

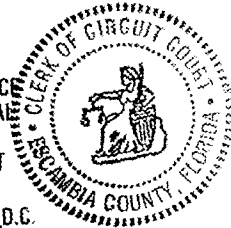
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-109852

Prepared by:

Sally Carney Bussell, Esquire  
Emmanuel, Sheppard & Condon  
30 South Spring Street  
Pensacola, FL 32501

S:\TLC\Davis\FINAL JUDGMENT PACKAGE\Final Judgment.doc

"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: Wendell D.C.



Recorded in Public Records 01/08/2010 at 02:03 PM OR Book 6548 Page 810,  
Instrument #2010001272, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

Recorded in Public Records 12/23/2009 at 02:57 PM OR Book 6543 Page 1865,  
Instrument #2009087729, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

**IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA**

ERNIE LEE MAGAHA  
CLERK OF THE CIRCUIT COURT

HARVESTERS FEDERAL CREDIT UNION  
PO BOX 5  
CANTONMENT FL 32533

2009 SC 002757  
COUNTY CIVIL DIVISION

**Plaintiff,**  
**VS.**

JOHNNY RAY CHANCE SSN [REDACTED]  
2958 CHANCE ROAD  
MOLINO FL 32577

**Defendant.**

**Case No. 2009 SC 002757**

**Division: V**

**FINAL JUDGMENT AGAINST  
JOHNNY RAY CHANCE**

\*\*\*\*\*

**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  
\$3,264.15, that shall bear interest at the rate of 8% per annum, for which let execution issue.

**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida  
this 25 day of December, 2009.

  
County Judge

Copies to:

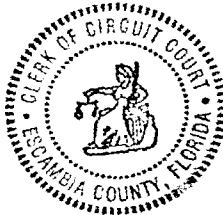
HARVESTERS FEDERAL CREDIT UNION

JOHNNY RAY CHANCE

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL

ERNIE LEE MAGAHA  
CLERK & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA

BY:  D.C.



Case: 2009 SC 002757

00055306843

Dkt: CC1033 Pg8: 1

Recorded in Public Records 05/03/2006 at 08:43 AM OR Book 5896 Page 304,  
Instrument #2006043957, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 04/24/2006 at 09:44 AM OR Book 5889 Page 934,  
Instrument #2006040550, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

**IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA**

CITIFINANCIAL SERVICES INC  
5007 N DAVIS HWY STE 17  
PENSACOLA FL 32503

**Plaintiff,**

**VS.**

JOHNNY RAY CHANCE  
5595 CHESTNUT ROAD  
MOLINO FL 32577

**Defendant.**

**Case No. 2006 SC 001181  
Division: V  
FINAL JUDGMENT AGAINST  
JOHNNY RAY CHANCE**

\*\*\*\*\*

**THIS CAUSE** having come before the Court, and the Court being fully advised in the premises,  
it is therefore

**ORDERED AND ADJUDGED** that the Plaintiff CITIFINANCIAL SERVICES INC hereby  
recovers from the Defendant JOHNNY RAY CHANCE the sum of \$5000.00, plus prejudgment  
interest of \$373.83 and costs of \$275.00 for a total of **\$5648.83** that shall bear interest at the rate of  
9% per annum, for which let execution issue.

**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida this  
19 day of April, 2006.

*[Signature]*

County Judge

Copies to:

CITIFINANCIAL SERVICES INC

JOHNNY RAY CHANCE

Certified to be a true copy of  
the original on file in this office  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
By: *[Signature]* D.C.  
Date: 5/2/06



Case: 2006 SC 001181

00032155786

Dkt: CC1033 Pg#:

2006 APR 19 P 3:06  
COUNTY CIVIL DIVISION  
ERNEST MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL