



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

0422-27

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	STEPHENS LAVONNE F LIFE EST LAMBERT CYNTHIA S 1500 JACKS BRANCH RD CANTONMENT, FL 32533 1500 BLK JACKS BRANCH RD 12-0552-502 BEG AT NW COR OF NE 1/4 E ALG N LI 23 44/100 FT TO INTER OF N LI & E R/W OF SR 97 (100 FT R/W) DEFLE (Full legal attached.)	Certificate #	2019 / 6938
		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)
# 2019/6938	06/01/2019	1,840.40	92.02	1,932.42
# 2020/7317	06/01/2020	1,823.78	91.19	1,914.97
→Part 2: Total*				3,847.39

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)	3,847.39
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,669.69
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)	5,892.08

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

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

BEG AT NW COR OF NE 1/4 E ALG N LI 23 44/100 FT TO INTER OF N LI & E R/W OF SR 97 (100 FT R/W) DEFLECT 89 DEG 48 MIN 39 SEC RT & SLY ALG R/W 3217 19/100 FT TO PC OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 19 DEG 35 MIN 34 SEC CHORD DIST 632 97/100 FT SELY ALG ARC OF CURVE 636 7/100 FT 71 DEG 47 MIN 20 SEC RT & NELY 360 FT FOR POB CONT NELY 288 93/100 FT 11 DEG 6 MIN 21 SEC RT & NELY 230 65/100 FT CONT NELY 8 FT SELY 1172 12/100 FT TO CENTER LI OF JACKS BRANCH MEANDER S & SW TO ELY R/W OF SR 97 NW ALG R/W 1175 66/100 FT DEFLECT 83 DEG 24 MIN 33 SEC RT & NELY 375 88/100 FT DEFLECT 90 DEG LEFT & NW 129 20/100 FT TO POB OR 2833 P 353 OR 6275 P 654 OR 7878 P 1879

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100264

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
12-0552-502	2019/6938	06-01-2019	BEG AT NW COR OF NE 1/4 E ALG N LI 23 44/100 FT TO INTER OF N LI & E R/W OF SR 97 (100 FT R/W) DEFLECT 89 DEG 48 MIN 39 SEC RT & SLY ALG R/W 3217 19/100 FT TO PC OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 19 DEG 35 MIN 34 SEC CHORD DIST 632 97/100 FT SELY ALG ARC OF CURVE 636 7/100 FT 71 DEG 47 MIN 20 SEC RT & NELY 360 FT FOR POB CONT NELY 288 93/100 FT 11 DEG 6 MIN 21 SEC RT & NELY 230 65/100 FT CONT NELY 8 FT SELY 1172 12/100 FT TO CENTER LI OF JACKS BRANCH MEANDER S & SW TO ELY R/W OF SR 97 NW ALG R/W 1175 66/100 FT DEFLECT 83 DEG 24 MIN 33 SEC RT & NELY 375 88/100 FT DEFLECT 90 DEG LEFT & NW 129 20/100 FT TO POB OR 2833 P 353 OR 6275 P 654 OR 7878 P 1879

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

[ECPA Home](#)

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

◀ Nav. Mode ☒ Account ☐ Reference ▶

[Printer Friendly Version](#)

General Information Reference: 312N316000000006 Account: 120552502 Owners: STEPHENS LAVONNE F LIFE EST LAMBERT CYNTHIA S STEPHENS SUE ANN ECKERT DEBORAH A... Mail: 1500 JACKS BRANCH RD CANTONMENT, FL 32533 Situs: 1500 BLK JACKS BRANCH RD 32533 Use Code: NON-AG ACREAGE Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <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>\$117,865</td><td>\$0</td><td>\$117,865</td><td>\$117,865</td></tr><tr><td>2019</td><td>\$117,865</td><td>\$0</td><td>\$117,865</td><td>\$117,865</td></tr><tr><td>2018</td><td>\$117,865</td><td>\$0</td><td>\$117,865</td><td>\$115,497</td></tr></tbody></table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online Report Storm Damage	Year	Land	Imprv	Total	Cap Val	2020	\$117,865	\$0	\$117,865	\$117,865	2019	\$117,865	\$0	\$117,865	\$117,865	2018	\$117,865	\$0	\$117,865	\$115,497
Year	Land	Imprv	Total	Cap Val																	
2020	\$117,865	\$0	\$117,865	\$117,865																	
2019	\$117,865	\$0	\$117,865	\$117,865																	
2018	\$117,865	\$0	\$117,865	\$115,497																	

Sales Data <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>04/15/2019</td><td>8132</td><td>1984</td><td>\$100</td><td>QC</td><td></td></tr><tr><td>04/04/2018</td><td>7878</td><td>1879</td><td>\$100</td><td>OT</td><td></td></tr><tr><td>01/16/2008</td><td>6275</td><td>654</td><td>\$100</td><td>OT</td><td></td></tr><tr><td>03/1990</td><td>2833</td><td>353</td><td>\$15,000</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)	04/15/2019	8132	1984	\$100	QC		04/04/2018	7878	1879	\$100	OT		01/16/2008	6275	654	\$100	OT		03/1990	2833	353	\$15,000	WD		2020 Certified Roll Exemptions None Legal Description BEG AT NW COR OF NE 1/4 E ALG N LI 23 44/100 FT TO INTER OF N LI & E R/W OF SR 97 (100 FT R/W) DEFLECT 89 DEG 48 MIN 39... Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
04/15/2019	8132	1984	\$100	QC																											
04/04/2018	7878	1879	\$100	OT																											
01/16/2008	6275	654	\$100	OT																											
03/1990	2833	353	\$15,000	WD																											

Parcel Information Section Map Id: 31-2N-31 Approx. Acreage: 25.3168 Zoned: Agr Evacuation & Flood Information Open Report	 View Florida Department of Environmental Protection (DEP) Data	Launch Interactive Map
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Buildings

Images

None

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.3086)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 06938**, 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:

(see attached)

SECTION 31, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120552502 (0422-27)

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

**LAVONNE F STEPHENS LIFE EST and CYNTHIA S LAMBERT and SUE ANN STEPHENS and
DEBORAH A ECKERT and MATTHEW T ECKERT and JEREMY A ECKER and ALISHA S
LAMBERT and STEPHEN WILSON L LAMBERT and CHASE C LAMBERT and EST OF
PAMELA STEPHENS**

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

LEGAL DESCRIPTION

BEG AT NW COR OF NE 1/4 E ALG N LI 23 44/100 FT TO INTER OF N LI & E R/W OF SR 97 (100 FT R/W) DEFLECT 89 DEG 48 MIN 39 SEC RT & SLY ALG R/W 3217 19/100 FT TO PC OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 19 DEG 35 MIN 34 SEC CHORD DIST 632 97/100 FT SELY ALG ARC OF CURVE 636 7/100 FT 71 DEG 47 MIN 20 SEC RT & NELY 360 FT FOR POB CONT NELY 288 93/100 FT 11 DEG 6 MIN 21 SEC RT & NELY 230 65/100 FT CONT NELY 8 FT SELY 1172 12/100 FT TO CENTER LI OF JACKS BRANCH MEANDER S & SW TO ELY R/W OF SR 97 NW ALG R/W 1175 66/100 FT DEFLECT 83 DEG 24 MIN 33 SEC RT & NELY 375 88/100 FT DEFLECT 90 DEG LEFT & NW 129 20/100 FT TO POB OR 2833 P 353 OR 6275 P 654 OR 7878 P 1879



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:

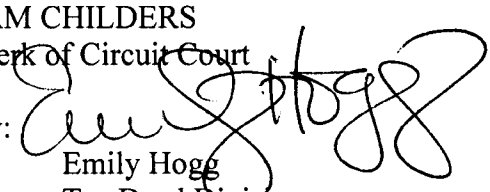
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

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**

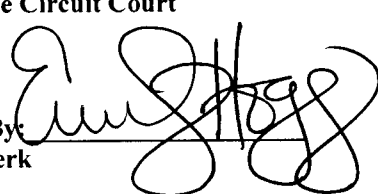
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 120552502 Certificate Number: 006938 of 2019**

Payor: ANCHOR TITLE LLC 3173 B DAUPHIN ST MOBILE AL 36606 Date 09/17/2021

Clerk's Check #	1	Clerk's Total	\$928.66 7953.81
Tax Collector Check #	1	Tax Collector's Total	\$6,965.15
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$7,970.81

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**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 006938

Redeemed Date 09/17/2021

Name ANCHOR TITLE LLC 3173 B DAUPHIN ST MOBILE AL 36606

Clerk's Total = TAXDEED	\$928.66	7953.81
Due Tax Collector = TAXDEED	\$6,965.15	
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: 120552502 Certificate Number: 006938 of 2019

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/04/2022	Redemption Date 09/17/2021 
Months	12	5
Tax Collector	\$5,892.08	\$5,892.08
Tax Collector Interest	\$1,060.57	\$441.91
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$6,965.15	\$6,346.49 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$440.00	\$440.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$141.66	\$59.03
Total Clerk	\$928.66	\$846.03 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$7,970.81	\$7,209.52
	Repayment Overpayment Refund Amount	$761.29 + 440 + 200 = 1,401.29$
Book/Page	8537	1217

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 1217, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06938, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 120552502 (0422-27)

(see attached)

SECTION 31, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: LAVONNE F STEPHENS LIFE EST and CYNTHIA S LAMBERT and SUE ANN STEPHENS and DEBORAH A ECKERT and MATTHEW T ECKERT and JEREMY A ECKER and ALISHA S LAMBERT and STEPHEN WILSON L LAMBERT and CHASE C LAMBERT and EST OF PAMELA STEPHENS

Dated this 17th day of September 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT NW COR OF NE 1/4 E ALG N LI 23 44/100 FT TO INTER OF N LI & E R/W OF SR 97 (100 FT R/W) DEFLECT 89 DEG 48 MIN 39 SEC RT & SLY ALG R/W 3217 19/100 FT TO PC OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 19 DEG 35 MIN 34 SEC CHORD DIST 632 97/100 FT SELY ALG ARC OF CURVE 636 7/100 FT 71 DEG 47 MIN 20 SEC RT & NELY 360 FT FOR POB CONT NELY 288 93/100 FT 11 DEG 6 MIN 21 SEC RT & NELY 230 65/100 FT CONT NELY 8 FT SELY 1172 12/100 FT TO CENTER LI OF JACKS BRANCH MEANDER S & SW TO ELY R/W OF SR 97 NW ALG R/W 1175 66/100 FT DEFLECT 83 DEG 24 MIN 33 SEC RT & NELY 375 88/100 FT DEFLECT 90 DEG LEFT & NW 129 20/100 FT TO POB OR 2833 P 353 OR 6275 P 654 OR 7878 P 1879



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 #: 12-0552-502 CERTIFICATE #: 2019-6938

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 17, 2002 to and including January 17, 2022 Abstractor: Pam Alvarez

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 28, 2022

Tax Account #: **12-0552-502**

1. The Grantee(s) of the last deed(s) of record is/are: **JOHN RANSOM II**
By Virtue of General Warranty Deed recorded 8/23/2021 in OR 8602/1804
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. **Certificate of Delinquency recorded 9/28/2006 OR 6000/1584**
4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 12-0552-502
Assessed Value: \$117,865.00
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:	<u>APR 4, 2022</u>
TAX ACCOUNT #:	<u>12-0552-502</u>
CERTIFICATE #:	<u>2019-6938</u>

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

JOHN RANSOM, II, LAVONNE F. STEPHENS,
CYNTHIA S. LAMBERT, SUE ANN STEPHENS,
DEBORAH A. ECKERT, MATTHEW T. ECKERT,
JEREMY A. ECKERT, ALISHA S. LAMBERT,
STEPHEN WILSON L. LAMBERT,
AND ESTATE OF PAMELA STEPHENS
1500 JACKS BRANCH RD
CANTONMENT, FL 32533

CYNTHIA S LAMBETH, SUE ANN STEPHENS
JEREMY A. ECKERT, ALISHA S. LAMBERT
STEPHEN-WILSON L. LAMBERT, CHASE C LAMBERT
1634 JACKS BRANCH RD
CANTONMENT, FL 32533

MATTHEW T ECKERT JEREMY A
ECKERT
389 CROWDALE CT
CANTONMENT, FL 32533

CLERK OF CIRCUIT COURT
DIVISION ENFORCEMENT
1800 WEST ST. MARY'S ST.
PENSACOLA, FL 32501

DOR CHILD SUPPORT
DOMESTIC RELATIONS
3670B NORTH "L" STREET
PENSACOLA, FL 32505

JON A. RANSOM
2 DELAWARE ST.
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 28th day of January, 2022.
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

January 28, 2022

Tax Account #:12-0552-502

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NW COR OF NE 1/4 E ALG N LI 23 44/100 FT TO INTER OF N LI & E R/W OF SR 97 (100 FT R/W) DEFLECT 89 DEG 48 MIN 39 SEC RT & SLY ALG R/W 3217 19/100 FT TO PC OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 19 DEG 35 MIN 34 SEC CHORD DIST 632 97/100 FT SELY ALG ARC OF CURVE 636 7/100 FT 71 DEG 47 MIN 20 SEC RT & NELY 360 FT FOR POB CONT NELY 288 93/100 FT 11 DEG 6 MIN 21 SEC RT & NELY 230 65/100 FT CONT NELY 8 FT SELY 1172 12/100 FT TO CENTER LI OF JACKS BRANCH MEANDER S & SW TO ELY R/W OF SR 97 NW ALG R/W 1175 66/100 FT DEFLECT 83 DEG 24 MIN 33 SEC RT & NELY 375 88/100 FT DEFLECT 90 DEG LEFT & NW 129 20/100 FT TO POB OR 2833 P 353 OR 6275 P 654 OR 7878 P 1879 OR 8132 P 1984 OR 8370 P 1084 OR 8602 P 1798 OR 8602 P 1804

SECTION 31, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0552-502(0422-27)

WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY.

**Recorded in Public Records 8/23/2021 3:55 PM OR Book 8602 Page 1804,
Instrument #2021093483, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$700.00**

Prepared by:
Christina A. Goza, an employee of
Anchor Title & Escrow, LLC
1331 Creighton Road, Ste. D
Pensacola, FL 32504
File Number:ATF4074

General Warranty Deed

Made this August 6, 2021 By Cynthia S. Lambert, a married woman as to her non-homestead property, Sue Ann Stephens, a single woman, Matthew T. Eckert, a married man as to his non-homestead property, Jeremy A. Eckert, a single man, Alisha S. Lambert, a single woman, Stephen-Wilson L. Lambert, a single man, and Chase C. Lambert, a married man as to his non-homestead property, whose address is, 1634 Jacks Branch Road, Cantonment, FL 32533, hereinafter called the grantor, to John Ransom, II, a single man, whose address is 1500 Block Jacks Branch Road, Cantonment, FL 32533, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Commence at the Northwest corner of the Northeast 1/4 of Section 31, Township 2 North, Range 31 West, Escambia County, Florida; thence East along the North line of said Section 31 for 23.44 feet to the intersection of North line and the East right of way line of State Road No. 97 (100 feet right of way); thence deflect 89 degrees 48 minutes 39 seconds right, run Southerly along said right of way line for 3217.19 feet to the point of curvature of a curve concave to the Northeast said curve having a radius of 1860.08 feet, a delta angle of 19 degrees 35 minutes 34 seconds and a chord distance of 632.97 feet; thence run Southeasterly along the arc of said curve for 636.07 feet; thence turning to the right 71 degrees 47 minutes 20 seconds of the chord, run Northeasterly for 360.00 feet for the Point of Beginning; thence continue along the last course run Northeasterly for 288.93 feet; thence deflect 11 degrees 06 minutes 21 seconds right, run Northeasterly for 230.65 feet to a 1/2 inch capped iron rod; thence continue along last course run Northeasterly for 8.00 feet, plus or minus, to the centerline of an existing drainage swale; thence run Southeasterly along the centerline of said drainage swale for 1172.12 feet, plus or minus, to the intersection of the centerline of said swale and the centerline of Jack's Branch; thence meander South and Southwest along the centerline of Jack's Branch to a point on the Easterly right of way line of State Road No. 97; thence run Northwest along said Easterly right of way line for 1175.66 feet; thence deflect 83 degrees 24 minutes 33 seconds right, run Northeasterly for 375.88 feet; thence deflect 90 degrees 00 minutes 00 seconds left, run Northwest for 129.20 feet to the Point of Beginning.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Northwest corner of the Northeast Quarter of Section 31, Township 2 North, Range 31 West, Escambia County, Florida; thence go South 86 degrees 52 minutes 11 seconds East along the North line of said Section 31 for a distance of 23.44 feet to the intersection with the East right of way line of State Road No. 97 (100' R/W); thence go South 02 degrees 56 minutes 28 seconds West along East right of way line of State Road No. 97 for a distance of 3217.19 feet to the point of curvature of a curve concave Easterly and having a radius of 1860.08 feet; thence go Southerly along the arc of said curved right of way of State Road No. 97 having a radius of 1860.08 feet for an arc distance of 636.07 feet (delta= 19 degrees 35 minutes 34 seconds, chord bearing South 06 degrees 51 minutes 19 seconds East, chord distance = 632.97 feet) to the Northwest corner of that parcel of land described in Official Records Book 8133 at Page 12 of the Public Records of said County; thence go North 64 degrees 56 minutes 01 seconds East along the North line thereof for a distance of 360.00 feet to the Northeast corner of said parcel of land; thence continue North 64 degrees 56 minutes 01 seconds East for a distance of 288.93 feet to the Point of Beginning; thence retrace last line traveled go South 64 degrees 56 minutes 01 seconds West for a distance of 288.93 feet to the Northeast corner of said parcel of land; thence go South 25 degrees 03 minutes 59 seconds East along the East line of said parcel of land for a distance of 129.20 feet to the Southeast corner of said parcel of land; thence go South 65 degrees 00 minutes 26 seconds West along the South line of said parcel of land for a distance of 375.82 feet to an intersection with the aforesaid East right of way line of State Road No. 97; thence go South 18 degrees 28 minutes 31 seconds East along the East right of way line of said State Road No. 97 for a distance of 1053.46 feet to a point hereinafter referred to as Point "A"; thence continue South 18 degrees 28 minutes 31 seconds East along the East right of way line of said State Road No. 97 for a distance of 20 feet, more or less, to an intersection with the centerline of Jack's Branch; thence meander Easterly along the centerline of said Jack's Branch to an intersection with the centerline of an existing drainage

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swale; thence meander Northerly along the centerline of said drainage swale for a distance of 1172.12 feet, more or less, to an intersection with a line passing through the Point of Beginning having a bearing of South 76 degrees 02 minutes 22 seconds West; thence go South 76 degrees 02 minutes 22 seconds West for a distance of 93 feet, more or less, to a point hereinafter referred to as Point "B", said Point "B" lying North 16 degrees 45 minutes 38 seconds East a distance of 1517.50 feet from the aforesaid Point "A"; thence continue South 76 degrees 02 minutes 22 seconds West for a distance of 230.65 feet to the Point of Beginning. The above described parcel of land is situated in a portion of Section 31, Township 2 North, Range 31 West, Escambia County, Florida.

Parcel ID Number: 31-2N-31-6000-000-006,312

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and the said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered in our presence:

Witness Printed Name:

Witness Printed Name:

Ashlee N. King and

Cynthia S. Lambert

(Seal)

Sue Ann Stephens

(Seal)

Jeremy A. Eckert

(Seal)

Alisha S. Lambert

(Seal)

Stephen-Wilson L. Lambert

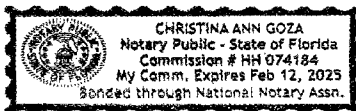
(Seal)

Chase C. Lambert

(Seal)

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me August 6, 2021, by Cynthia S. Lambert, a married woman as to her non-homestead property, Sue Ann Stephens, a single woman, Jeremy A. Eckert, a single man, Alisha S. Lambert, a single woman, Stephen-Wilson L. Lambert, a single man, and Chase C. Lambert, a married man as to his non-homestead property, who is/are personally known to me or who has produced driver license as identification.



Notary Public

Print Name:

My Commission Expires:

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swale; thence meander Northerly along the centerline of said drainage swale for a distance of 1172.12 feet, more or less, to an intersection with a line passing through the Point of Beginning having a bearing of South 76 degrees 02 minutes 22 seconds West; thence go South 76 degrees 02 minutes 22 seconds West for a distance of 93 feet, more or less, to a point hereinafter referred to as Point "B", said Point "B" lying North 16 degrees 45 minutes 38 seconds East a distance of 1517.50 feet from the aforesaid Point "A"; thence continue South 76 degrees 02 minutes 22 seconds West for a distance of 230.65 feet to the Point of Beginning. The above described parcel of land is situated in a portion of Section 31, Township 2 North, Range 31 West, Escambia County, Florida.

Parcel ID Number: 31-2N-31-6000-000-006,312

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and the said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered in our presence:

Witness Printed Name: Kyle Ruthig

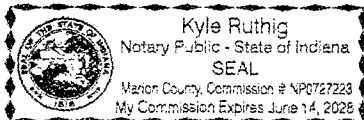
Matthew T. Eckert

(Seal)

Witness Printed Name: [Signature]

State of Indiana
County of Hamilton

The foregoing instrument was acknowledged before me August 10, 2021, by Matthew T. Eckert, a married man as to his non-homestead property, who is/are personally known to me or who has produced driver license as identification.



Notary Public

Print Name: Kyle Ruthig

My Commission Expires: 06/14/2026