



# 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

0622-09  
0622-15

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	HMF FL A, LLC TESCO CUSTODIAN PO BOX 30538 TAMPA, FL 33630-3538	Application date	Apr 28, 2021
Property description	B & E HOLDINGS LLC 3000 W NINE MILE RD PENSACOLA, FL 32534 15 PORT ROYAL WAY 15-4600-075 UNIT 15 PORT ROYAL CONDOMINIUM ALSO 1.69% INT IN COMMON ELEMENTS OR 7334 P 1173 CA 73	Certificate #	2019 / 8449
		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)
# 2019/8449	06/01/2019	5,653.37	282.67	5,936.04
→Part 2: Total*				5,936.04

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/8958	06/01/2020	5,678.02	6.25	283.90	5,968.17
Part 3: Total*					5,968.17

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	11,904.21
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	12,279.21

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:  Escambia, Florida  
 Date May 5th, 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.	172,952.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>5/6/2022</u> Signature, Clerk of Court or Designee	

# INSTRUCTIONS + 6.25

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100523

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
HMF FL A, LLC  
TESCO CUSTODIAN  
PO BOX 30538  
TAMPA, FL 33630-3538,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
15-4600-075	2019/8449	06-01-2019	UNIT 15 PORT ROYAL CONDOMINIUM ALSO 1.69% INT IN COMMON ELEMENTS OR 7334 P 1173 CA 73

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
HMF FL A, LLC  
TESCO CUSTODIAN  
PO BOX 30538  
TAMPA, FL 33630-3538

04-28-2021  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

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

◀ Nav. Mode ☒ Account ☐ Reference ▶

[Printer Friendly Version](#)

<b>General Information</b> <b>Reference:</b> 000S009200015003 <b>Account:</b> 154600075 <b>Owners:</b> B & E HOLDINGS LLC <b>Mail:</b> 3000 W NINE MILE RD PENSACOLA, FL 32534 <b>Situs:</b> 15 PORT ROYAL WAY 32502 <b>Use Code:</b> CONDO-RES UNIT <b>Taxing Authority:</b> PENSACOLA CITY LIMITS <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>\$0</td> <td>\$520,525</td> <td>\$520,525</td> <td>\$345,905</td> </tr> <tr> <td>2019</td> <td>\$0</td> <td>\$542,675</td> <td>\$542,675</td> <td>\$338,129</td> </tr> <tr> <td>2018</td> <td>\$0</td> <td>\$528,278</td> <td>\$528,278</td> <td>\$331,825</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	\$0	\$520,525	\$520,525	\$345,905	2019	\$0	\$542,675	\$542,675	\$338,129	2018	\$0	\$528,278	\$528,278	\$331,825																																		
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>04/21/2020</td> <td>8284</td> <td>306</td> <td>\$311,300</td> <td>CT</td> <td></td> </tr> <tr> <td>01/27/2015</td> <td>7334</td> <td>1173</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>06/30/2010</td> <td>6610</td> <td>1683</td> <td>\$288,000</td> <td>LI</td> <td></td> </tr> <tr> <td>01/31/2010</td> <td>6563</td> <td>1823</td> <td>\$100</td> <td>CT</td> <td></td> </tr> <tr> <td>04/2005</td> <td>5619</td> <td>1502</td> <td>\$550,000</td> <td>LI</td> <td></td> </tr> <tr> <td>08/2004</td> <td>5479</td> <td>370</td> <td>\$380,000</td> <td>LI</td> <td></td> </tr> <tr> <td>06/1999</td> <td>4431</td> <td>1600</td> <td>\$100</td> <td>LI</td> <td></td> </tr> <tr> <td>10/1998</td> <td>4327</td> <td>619</td> <td>\$245,000</td> <td>LI</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)	04/21/2020	8284	306	\$311,300	CT		01/27/2015	7334	1173	\$100	QC		06/30/2010	6610	1683	\$288,000	LI		01/31/2010	6563	1823	\$100	CT		04/2005	5619	1502	\$550,000	LI		08/2004	5479	370	\$380,000	LI		06/1999	4431	1600	\$100	LI		10/1998	4327	619	\$245,000	LI		<b>2020 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION  <b>Legal Description</b> UNIT 15 PORT ROYAL CONDOMINIUM ALSO 1.69% INT IN COMMON ELEMENTS OR 8284 P 306 CA 73  <b>Extra Features</b> None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																																										
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<b>Parcel Information</b> <div style="float: right;"><a href="#">Launch Interactive Map</a></div> <b>Section</b> <b>Map Id:</b> CA073  <b>Approx. Acreage:</b> 4.0701  <b>Zoned:</b> SSD  <b>Evacuation &amp; Flood Information</b>																																																															

Open  
Report



View Florida Department of Environmental Protection(DEP) Data

#### Buildings

Address:15 PORT ROYAL WAY, Year Built: 1986, Effective Year: 1986, PA Building ID#: 27779

##### Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-STUCCO OV WD/LA

FLOOR COVER-CARPET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-9

NO. STORIES-2

ROOF COVER-TILE/CLAY/CEMNT

ROOF FRAMING-WOOD FRAME/TRUS

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

Areas - 3100 Total SF

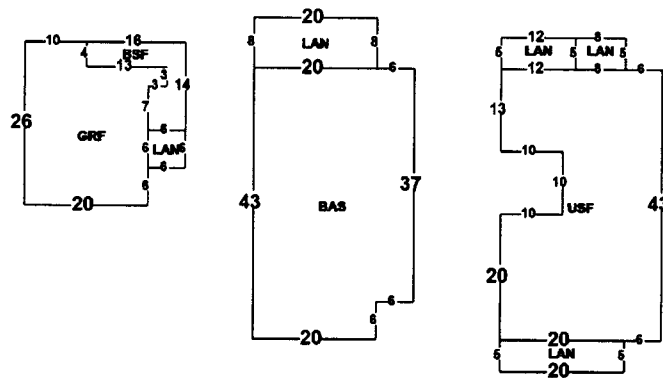
BASE AREA - 1082

BASE SEMI FIN - 115

GARAGE FIN - 489

LANAI - 396

UPPER STORY FIN - 1018



#### Images



6/5/15

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

Last Updated:05/07/2021 (tc.9121)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **HMF FL A LLC** holder of **Tax Certificate No. 08449**, 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:

**UNIT 15 PORT ROYAL CONDOMINIUM ALSO 1.69% INT IN COMMON ELEMENTS OR 7334  
P 1173 CA 73**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 154600075 (0622-09)**

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

**B & E HOLDINGS LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of June, which is the **6th day of June 2022**.

Dated this 3rd day of August 2021.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

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

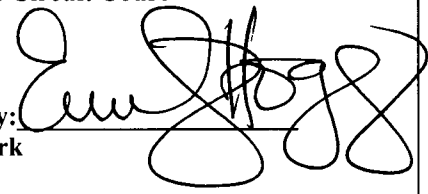
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 154600075 Certificate Number: 008449 of 2019**

**Payor: B & E HOLDINGS LLC 3000 W 9 MILE BLVD PENSACOLA FL 32534 Date 10/29/2021**

Clerk's Check #	1	Clerk's Total	\$565.07
Tax Collector Check #	1	Tax Collector's Total	\$14,564.09
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$15,506.16</del>

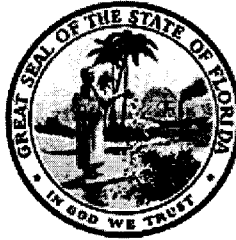
**# 13,596.62**

**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 008449**

**Redeemed Date 10/29/2021**

**Name B & E HOLDINGS LLC 3000 W 9 MILE BLVD PENSACOLA FL 32534**

Clerk's Total = TAXDEED	\$565.07	13579.62
Due Tax Collector = TAXDEED	\$14,864.09	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

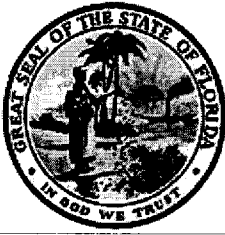
• For Office Use Only

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: 154600075 Certificate Number: 008449 of 2019**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/06/2022"/>	Redemption Date <input type="text" value="10/29/2021"/> 
Months	14	6
Tax Collector	<input type="text" value="\$12,279.21"/>	<input type="text" value="\$12,279.21"/>
Tax Collector Interest	\$2,578.63	\$1,105.13
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$14,864.09	<input type="text" value="\$13,390.59"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$98.07	\$42.03
Total Clerk	\$565.07	<input type="text" value="\$509.03"/> CL
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	\$15,506.16	\$13,916.62
	Repayment Overpayment Refund Amount	\$1,589.54
Book/Page	<input type="text" value="8591"/>	<input type="text" value="1605"/>

## 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 8591, Page 1605, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08449, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 154600075 (0622-09)

DESCRIPTION OF PROPERTY:

UNIT 15 PORT ROYAL CONDOMINIUM ALSO 1.69% INT IN COMMON ELEMENTS OR 7334  
P 1173 CA 73

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: B & E HOLDINGS LLC

Dated this 29th day of October 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 #: 15-4600-075 CERTIFICATE #: 2019-8449

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: March 22, 2002 to and including March 22, 2022 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: March 24, 2022

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

March 24, 2022

Tax Account #: **15-4600-075**

1. The Grantee(s) of the last deed(s) of record is/are: **LEASEHOLD TITLE: B & E HOLDINGS LLC**  
**By Virtue of Certificate of Title recorded 4/22/2020 in OR 8284/306**
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. **Federal Tax Lien in favor of Department of Treasury – Internal Revenue Service recorded 8/12/2009 – OR 6363/1632 ABTRACTOR’S NOTE: Lien was not foreclosed out as it was not noticed in the subsequent foreclosure at all.**
4. Taxes:  
  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 15-4600-075**  
**Assessed Value: \$509,450.00**  
**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): **PORT ROYAL OWNERS ASSOCIATION INC.**

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

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

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

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** JUNE 6, 2022  
**TAX ACCOUNT #:** 15-4600-075  
**CERTIFICATE #:** 2019-8449

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

**B & E HOLDINGS LLC**  
**3000 W NINE MILE RD**  
**PENSACOLA, FL 32534**

**PORT ROYAL OWNERS ASSOCIATION INC.**  
**908 GARDENGATE CIRCLE**  
**PENSACOLA, FL 32504**

**B& E HOLDINGS LLC**  
**15 PORT ROYAL WAY**  
**PENSACOLA, FL 32502**

**DEPARTMENT OF TREASURY**  
**INTERNAL REVENUE SERVICE**  
**400 W BAY ST STE 35045**  
**JACKSONVILLE, FL 32202-4437**

Certified and delivered to Escambia County Tax Collector, this 24<sup>th</sup> day of March, 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**

**March 24, 2022**

**Tax Account #:15-4600-075**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**UNIT 15 PORT ROYAL CONDOMINIUM ALSO 1.69% INT IN COMMON ELEMENTS OR 8284 P  
306 CA 73**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 15-4600-075(0622-09)**

Recorded in Public Records 4/22/2020 4:17 PM OR Book 8284 Page 306,  
Instrument #2020032974, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Deed Stamps \$2,179.10

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

CASE NO. 2019 CA 001160

PORT ROYAL OWNERS ASSOCIATION INC A FLORIDA NOT FOR PROFIT  
CORPORATION  
Plaintiff

VS.

RONIN, FIN C  
Defendant

**CERTIFICATE OF TITLE**

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been  
executed and filed in this action on April 09, 2020, for the property described herein and that no objections to the  
sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

B & E HOLDINGS LLC  
3000 West Nine Mile Rd. Pensacola, FL, 32534

- SEE ATTACHMENT -

The successful bid was in the amount of \$311300.00.

WITNESS my hand and the official seal on this 21 day of April, 2020, as Clerk of the Circuit Court.



Pam Childers  
Clerk of the Circuit Court

BY:   
Deputy Clerk

Conformed copies to all parties

UNIT 15 OF PORT ROYAL, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OR BOOK 1937 PAGES 113 THROUGH 279 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR PORT ROYAL, ADDING SURVEYOR'S CERTIFICATE OF COMPLETION RECORDED IN OR BOOK 1969 PAGE 241 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS WHICH ARE APPURTENANT TO THE UNIT AND THAT PORTION OF THE LEASE AS IT PERTAINS TO SUCH UNIT, AND SUBJECT TO THE TERMS, CONDITIONS, EASEMENTS AND RESERVATIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM. (AS USED HEREIN THE TERM "LEASE" SHALL MEAN THAT CERTAIN LEASE DATED NOVEMBER 15, 1982 WHEREIN THE CITY OF PENSACOLA, FLORIDA IS LESSOR AND PORT ROYAL OF PENSACOLA, INC., A FLORIDA CORPORATION, IS LESSEE, WHICH LEASE IS RECORDED IN OR BOOK 1743 PAGE 764 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; AS AMENDED BY AMENDMENT DATED MARCH 28, 1983 AND RECORDED AT OFFICIAL RECORDS BOOK 1749 PAGE 251 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; AS THE LEASE WAS FURTHER AMENDED BY SECOND AMENDMENT TO LEASE AGREEMENT DATED MARCH 22, 1984 AND RECORDED AT OFFICIAL RECORDS BOOK 1889 PAGE 656 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; AS THE LEASE WAS FURTHER AMENDED BY THIRD AMENDMENT TO LEASE AGREEMENT DATED MAY 11, 1984 AND RECORDED AT OFFICIAL RECORDS BOOK 1913 PAGE 227 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THE LEASE HAVING BEEN ASSIGNED WITH LESSOR'S CONSENT, BY VARIOUS ASSIGNMENTS TO P.R.I. INVESTMENTS, INC., BY ASSIGNMENT OF LEASE DATED JULY 20, 1989, AND RECORDED IN OFFICIAL RECORDS BOOK 2730, PAGE 133, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND FURTHER ASSIGNED BY ASSIGNMENT OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 3062, PAGE 713, AND FURTHER ASSIGNED THAT CERTAIN CONVEYANCE OF CONDOMINIUM UNIT AND PARTIAL ASSIGNMENT OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 2741, PAGE 816, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; AND FURTHER ASSIGNED BY THAT CERTAIN CONVEYANCE OF CONDOMINIUM UNIT AND PARTIAL ASSIGNMENT OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 3075, PAGE 462, IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; AND FURTHER ASSIGNED BY THAT CERTAIN CONVEYANCE OF CONDOMINIUM UNIT AND PARTIAL ASSIGNMENT OF LEASE IN O.R. BOOK 3481, PAGE 784, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.



Recorded in Public Records 08/12/2008 at 10:47 AM OR Book 6363 Page 1632,  
Instrument #2008060716, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

<b>Form 668 (Y)(c)</b> <small>(Rev. February 2004)</small>	4651 Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>				
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number <div style="text-align: right;">460218708</div>				
<b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b>					
Name of Taxpayer ALLEN J & JUDITH A VISE					
Residence 1100 FORT PICKENS RD APT E3 GULF BREEZE, FL 32561-3944					
<b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
<b>Kind of Tax</b> <b>(a)</b>	<b>Tax Period Ending</b> <b>(b)</b>	<b>Identifying Number</b> <b>(c)</b>	<b>Date of Assessment</b> <b>(d)</b>	<b>Last Day for Refiling</b> <b>(e)</b>	<b>Unpaid Balance of Assessment</b> <b>(f)</b>
1040	12/31/1999		03/24/2008	04/23/2018	29576.87
1040	12/31/2002		03/24/2008	04/23/2018	120873.23
Place of Filing <div style="text-align: center;">           CLERK OF CIRCUIT COURT            ESCAMBIA COUNTY            PENSACOLA, FL 32595         </div>					Total \$ 150450.10

This notice was prepared and signed at BALTIMORE, MD, on this,

the 30th day of July, 2008.

Signature <i>R. A. Mitchell</i> for SUSAN SHAW	Title REVENUE OFFICER 23-09-2408 (850) 430-1112 x1120
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

**Part 1 - Kept By Recording Office**

Form **668(Y)(c)** (Rev. 2-2004)  
CAT. NO 60025X