

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200447

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

COUNTY OF ESCAMBIA C/O TAX COLLECTOR
P O BOX 1312
PENSACOLA, FL 32591,

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

Account Number	Certificate No.	Date	Legal Description
11-2008-011	2015/7260	06-01-2015	BEG SE COR OF SEC 4 BEING ON THE W LI OF SEC 22 N 00 DEG E ALG W LI OF SEC 80 92/100 FT N 90 DEG E 3871 14/100 FT S 87 DEG 16 MIN 32 SEC E 234 86/100 FOR POB CONT SAME COURSE 170 FT S 02 DEG 42 MIN 41 SEC W 296 97/100 TO POINT BEING POINT A CONT SAME COURSE 18 FT TO EDGE OF HAMMOCK LAKE MEANDER WLY ALG EDGE OF HAMMOCK LAKE 189 01/100 FT N 02 DEG 42 MIN 41 SEC E 29 06/100 FT TO POINT LYING N 62 DEG 55 MIN 15 SEC W 186 63/100 FT FROM POINT A N 02 DEG 42 MIN 41 SEC E 220 01/100 FT TO POB OR 6694 P 1821

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
COUNTY OF ESCAMBIA C/O TAX COLLECTOR
P O BOX 1312
PENSACOLA, FL 32591

05-26-2022
Application Date

Applicant's signature

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>03/06/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 43.75

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 SE COR OF SEC 4 BEING ON THE W LI OF SEC 22 N 00 DEG E ALG W LI OF SEC 80 92/100 FT N 90 DEG E 3871 14/100 FT S 87 DEG 16 MIN 32 SEC E 234 86/100 FOR POB CONT SAME COURSE 170 FT S 02 DEG 42 MIN 41 SEC W 296 97/100 TO POINT BEING POINT A CONT SAME COURSE 18 FT TO EDGE OF HAMMOCK LAKE MEANDER WLY ALG EDGE OF HAMMOCK LAKE 189 01/100 FT N 02 DEG 42 MIN 41 SEC E 29 06/100 FT TO POINT LYING N 62 DEG 55 MIN 15 SEC W 186 63/100 FT FROM POINT A N 02 DEG 42 MIN 41 SEC E 220 01/100 FT TO POB OR 6694 P 1821



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

0323-06

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	COUNTY OF ESCAMBIA C/O TAX COLLECTOR P O BOX 1312 PENSACOLA, FL 32591	Application date	May 26, 2022
Property description	CAMPBELL TIMOTHY E 6260 HAGAN RD CENTURY, FL 32535 2000 BLK FLOSSIE RD 11-2008-011 BEG SE COR OF SEC 4 BEING ON THE W LI OF SEC 22 N 00 DEG E ALG W LI OF SEC 80 92/100 FT N 90 DEG E 3 (Full legal attached.)	Certificate #	2015 / 7260
		Date certificate issued	06/01/2015

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)
# 2015/7260	06/01/2015	95.88	120.81	216.69
# 2021/5194	06/01/2021	110.68	19.92	130.60
# 2020/6615	06/01/2020	111.24	40.05	151.29
# 2019/6236	06/01/2019	112.57	60.79	173.36
# 2018/6575	06/01/2018	114.02	82.09	196.11
# 2016/6643	06/01/2016	108.10	116.75	224.85
→Part 2: Total*				1,092.90

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)
# 2017/6418	06/01/2017	123.17	0	110.85	234.02
Part 3: Total*					234.02

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)	1,326.92
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	106.76
4. Property information report fee	200.00
5. Tax deed application fee	75.00
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)	1,708.68

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 27th, 2022
Signature, Tax Collector or Designee

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

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:06/23/2022 (tc.4678)



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information

Parcel ID:

225N301026000002

Account:

112008011

Owners:

CAMPBELL TIMOTHY E

Mail:

6260 HAGAN RD
CENTURY, FL 32535

Situs:

2000 BLK FLOSSIE RD 32535

Use Code:

VACANT RESIDENTIAL 

Taxing Authority:

COUNTY MSTU

Tax Inquiry:

[Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2021	\$4,294	\$0	\$4,294	\$4,294
2020	\$4,294	\$0	\$4,294	\$4,294
2019	\$4,294	\$0	\$4,294	\$4,294

Disclaimer

Market Value Breakdown Letter

Tax Estimator

File for New Homestead Exemption Online

Sales Data						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
03/02/2011	6694	1821	\$100	QC		Legal Description 	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						BEG SE COR OF SEC 4 BEING ON THE W LI OF SEC 22 N 00 DEG E ALG W LI OF SEC 80 92/100 FT N 90 DEG E 3871 14/100 FT S...	
Extra Features						None	

Parcel Information
Section Map Id: 22-5N-30
Approx. Acreage: 1.1284
Zoned: Ind
Evacuation & Flood Information
[Open Report](#)

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

Buildings

Images

None

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **COUNTY OF ESCAMBIA** holder of **Tax Certificate No. 07260**, issued the **1st** day of **June, A.D., 2015** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG SE COR OF SEC 4 BEING ON THE W LI OF SEC 22 N 00 DEG E ALG W LI OF SEC 80 92/100 FT N 90 DEG E 3871 14/100 FT S 87 DEG 16 MIN 32 SEC E 234 86/100 FOR POB CONT SAME COURSE 170 FT S 02 DEG 42 MIN 41 SEC W 296 97/100 TO POINT BEING POINT A CONT SAME COURSE 18 FT TO EDGE OF HAMMOCK LAKE MEANDER WLY ALG EDGE OF HAMMOCK LAKE 189 01/100 FT N 02 DEG 42 MIN 41 SEC E 29 06/100 FT TO POINT LYING N 62 DEG 55 MIN 15 SEC W 186 63/100 FT FROM POINT A N 02 DEG 42 MIN 41 SEC E 220 01/100 FT TO POB OR 6694 P 1821

SECTION 22, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 112008011 (0323-06)

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

TIMOTHY E CAMPBELL

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 March, which is the **6th day of March 2023**.

Dated this 10th day of August 2022.

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

Recorded in Public Records 09/02/2010 at 10:23 AM OR Book 6631 Page 460,
Instrument #2010057276, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

BK 4616 PG1619
Escambia County, Florida
INSTRUMENT 2000-779624

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

2000 OCT 10 A 10:18

PEN AIR FEDERAL CREDIT UNION,
Plaintiff,

vs.

CAMPBELL, TIM [REDACTED]
Defendant(s).

FILED AND RECORDED
CIVIL DIVISION

Case No: 00-1789-SP-11
Division: 5

RCD Oct 13, 2000 04:45 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-779624

OR BK 4620 PG1084
Escambia County, Florida
INSTRUMENT 2000-782656

FINAL JUDGMENT

IT IS ADJUDGED that plaintiff, c/o Robert R. McDaniel, Esq., 103 N. DeVilliers
Street, Pensacola, FL 32501, recover from defendant(s), Tim Campbell, the sum
of \$4,327.24 as principal, prejudgment interest of \$446.60, costs of \$182.50 with
attorney fees of \$510.00, making a total of \$5466.34 that shall bear
interest of 10% per annum, for all of which let execution issue.

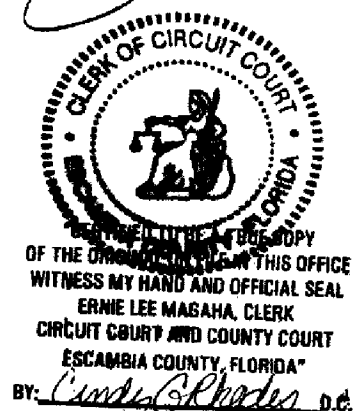
ORDERED at Pensacola, Florida on Oct 16, 2000.

RCD Oct 26, 2000 09:51 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-782656

[Signature]
COUNTY COURT JUDGE

copies to: Robert R. McDaniel, Esq.
Tim Campbell, 6260 Hagan Road, Century, FL 32535



Recorded in Public Records 05/04/2007 at 11:31 AM OR Book 6138 Page 1880,
Instrument #2007042931, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

OR BK 4942 PG 1786
Escambia County, Florida
INSTRUMENT 2002-988487

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

UNITED BANK
P O BOX 8
ATMORE, AL 36504
Plaintiff,
VS.

RCD Jul 24, 2002 04:18 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-988487

TAMMY CAMPBELL
TIMOTHY CAMPBELL
6260 HAGEN ROAD
CENTURY, FL 32535
Defendant.

**FINAL JUDGMENT AS TO
TAMMY CAMPBELL AND TIMOTHY
CAMPBELL**
Case No. 2002-SC-2760

This cause having come before the Court, and the Court being fully advised of the premises
it is, therefore;

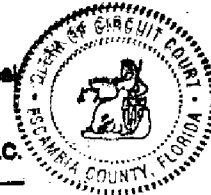
ORDERED AND ADJUDGED that the Plaintiff shall recover from Defendant
the sum of \$2483.47, plus \$111.50 costs for a total of \$2594.97, which shall bear interest at the rate of
9% per annum, for all of which let execution issue.

Done and Ordered in Chambers at Pensacola, Escambia County, Florida, this 23 day
of JULY, 2002.

[Signature]
County Judge

Copies to:
Plaintiff
Defendant

Certified to be a true copy
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]* P.C.
Date: 7/20/02



Recorded in Public Records 07/18/2005 at 03:11 PM OR Book 5682 Page 1649,
Instrument #2005395632, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

1872		Department of the Treasury - Internal Revenue Service																					
Form 668 (Y)(c) (Rev. February 2004)		Notice of Federal Tax Lien																					
Area: SMALL BUSINESS/SELF EMPLOYED AREA #5 Lien Unit Phone: (800) 913-6050		Serial Number 234908305		For Optional Use by Recording Office																			
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. Name of Taxpayer TIMOTHY E CAMPBELL Residence 6260 HAGAN RD CENTURY, FL 32535-2496 IMPORTANT RELEASE INFORMATION: 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). <table border="1"> <thead> <tr> <th>Kind of Tax (a)</th> <th>Tax Period Ending (b)</th> <th>Identifying Number (c)</th> <th>Date of Assessment (d)</th> <th>Last Day for Refiling (e)</th> <th>Unpaid Balance of Assessment (f)</th> </tr> </thead> <tbody> <tr> <td>1040</td> <td>12/31/2000</td> <td>██████████</td> <td>03/22/2004</td> <td>04/21/2014</td> <td>19007.26</td> </tr> <tr> <td>1040</td> <td>12/31/2001</td> <td>██████████</td> <td>08/09/2004</td> <td>09/08/2014</td> <td>18835.91</td> </tr> </tbody> </table>						Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)	1040	12/31/2000	██████████	03/22/2004	04/21/2014	19007.26	1040	12/31/2001	██████████	08/09/2004	09/08/2014	18835.91
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)																		
1040	12/31/2000	██████████	03/22/2004	04/21/2014	19007.26																		
1040	12/31/2001	██████████	08/09/2004	09/08/2014	18835.91																		
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 37843.17																		

This notice was prepared and signed at JACKSONVILLE, FL, on this,
the 27th day of June, 2005.

Signature for SUSAN SHAW	<i>Sherwood</i>	Title REVENUE OFFICER (850) 435-8464	25-07-2408
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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

600 due

DEPARTMENT OF JUSTICE

NOTICE OF LIEN FOR FINE AND/OR RESTITUTION
IMPOSED PURSUANT TO THE ANTI-TERRORISM
AND EFFECTIVE DEATH PENALTY ACT OF 1996UNITED STATES ATTORNEY'S OFFICE FOR THE
NORTHERN DISTRICT OF FLORIDAUSAO NUMBER: 2002Z00483
SSN: [REDACTED]DR BK 5111 PG 1755
Escambia County, Florida
INSTRUMENT 2003-082139
RCD Apr 15, 2003 09:53 am
Escambia County, FloridaERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-082139

NOTICE is hereby given of a lien against the property of the defendant named below. Pursuant to Title 18, United States Code, § 3613(c), a fine or an order of restitution imposed pursuant to the provisions of subchapter C of Chapter 227 is a lien in favor of the United States upon all property belonging to the person fined or ordered to pay restitution. Pursuant to § 3613(d), a notice of lien shall be considered a notice of lien for taxes for the purposes of any State or local law providing for the filing of a tax lien. The lien arises at the time of the entry of judgment and continues until the liability is satisfied, remitted, or set aside, or until it becomes unenforceable pursuant to § 3613(b).

NAME OF DEFENDANT: Timothy Edward Campbell
RESIDENCE: 6260 Hagen Road
Century, FL 32535

COURT IMPOSING JUDGMENT: United States District Court for the Northern District of Florida

AMOUNT OF FINE/RESTITUTION: \$1,000 Fine, \$200 Assessment

COURT NUMBER: 3:02CR63/2

DATE OF JUDGMENT: October 17, 2002

DATE OF ENTRY OF JUDGMENT: October 18, 2002

RATE OF INTEREST: 0%

If payment becomes past due, possible penalties totaling up to 25% of the principal amount past due may arise. 18 U.S.C. § 3612(g).

IMPORTANT RELEASE INFORMATION: With respect to the lien listed above, this notice shall operate as a certificate of release pursuant to Title 18, United States Code, Section 3613(b), by operation of law, but no later than October 21, 2047.

PLACE OF FILING: Escambia County Clerk
ATTN: Recording
223 Palafox Place, Room 107
Pensacola, FL 32501

This notice was signed at Tallahassee, Florida on

April 7, 2003


PAUL ALAN SPROWLES
Assistant United States Attorney

BK: 6694 PG: 1822 Last Page

Timothy E Campbell Easement JEC

DESCRIPTION BY DONALD R. JOHNSON, (30' INGRESS / EGRESS EASEMENT):

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING ON THE WEST LINE OF SECTION 22, ALSO KNOWN AS THE HENRY POTTS GRANT; THENCE PROCEED NORTH 09 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 4, BEING THE WEST LINE OF SAID SECTION 22 ALSO KNOWN AS THE WEST LINE OF HENRY POTTS GRANT A DISTANCE OF 1342.02 FEET; THENCE PROCEED NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 739.14 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF AN 80 FOOT INGRESS / EGRESS EASEMENT; THENCE PROCEED SOUTH 85 DEGREES 40 MINUTES 28 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT ON THE APPROXIMATE LOCATION OF THE SOUTH LIMITS OF OLD FERRY ROAD MAINTAINED RIGHT-OF-WAY AND THE POINT OF BEGINNING OF A 30 FOOT INGRESS / EGRESS EASEMENT LYING 15.00 FEET EACH SIDE OF AND CONTIGUOUS WITH THE FOLLOWING DESCRIBED CENTERLINE; THENCE PROCEED SOUTH 04 DEGREES 19 MINUTES 32 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 48.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 35 MINUTES 30 SECONDS AND A CHORD BEARING AND DISTANCE OF (S 01°31'37" W, 100.09'); THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.13 FEET TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 01 DEGREES 16 MINUTES 18 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 446.66 FEET TO A THE POINT OF INTERSECTION IN SAID CENTERLINE; THENCE PROCEED SOUTH 02 DEGREES 28 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 623.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 96 DEGREES 33 MINUTES 33 SECONDS, AND A CHORD BEARING AND DISTANCE OF (S 50°44'56" E, 111.96'); THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.40 FEET TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 80 DEGREES 58 MINUTES 17 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 523.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 48 DEGREES 87 MINUTES 53 SECONDS AND A CHORD BEARING AND DISTANCE OF (S 74°42'46" E, 135.85'); THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 140.05 FEET TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 50 DEGREES 26 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 152.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 51 MINUTES 17 SECONDS AND A CHORD BEARING AND DISTANCE OF (S 61°34'28" E, 158.93 FEET); THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 159.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 53 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF (S 60°48'22" E, 103.49 FEET); THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 104.25 FEET TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 48 DEGREES 51 MINUTES 36 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 219.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 715.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 24 MINUTES 33 SECONDS AND A CHORD BEARING AND DISTANCE OF (S 43°39'19" E, 79.94'); THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.98 FEET TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 42 DEGREES 27 MINUTES 03 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 315.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 62 DEGREES 07 MINUTES 50 SECONDS AND A CHORD BEARING AND DISTANCE OF (S 11°23'08" E, 103.20'); THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 108.44 FEET TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 19 DEGREES 40 MINUTES 47 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 66.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 85 DEGREES 45 MINUTES 34 SECONDS AND A CHORD BEARING AND DISTANCE OF (S 23°12'00" E, 150.53'); THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 209.55 FEET TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 66 DEGREES 04 MINUTES 47 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 67.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 41 DEGREES 29 MINUTES 37 SECONDS AND A CHORD BEARING AND DISTANCE OF (S 86°49'15" E, 106.27'); THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 108.63 FEET TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 72 DEGREES 25 MINUTES 36 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 145.00 FEET, A CENTRAL ANGLE OF 41 DEGREES 34 MINUTES 29 SECONDS AND A CHORD BEARING AND DISTANCE OF (N 51°34'22" E, 102.92'); THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 105.21 FEET TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 30 DEGREES 51 MINUTES 08 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 80.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 133.96 FEET, A CENTRAL ANGLE OF 74 DEGREES 26 MINUTES 10 SECONDS AND A CHORD BEARING AND DISTANCE OF (N 68°04'14" E, 142.05'); THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 174.04 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.82 FEET, A CENTRAL ANGLE OF 24 DEGREES 49 MINUTES 20 SECONDS AND A CHORD BEARING AND DISTANCE OF (S 62°18'13" E, 75.58'); THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 76.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 215.85 FEET, A CENTRAL ANGLE OF 32 DEGREES 59 MINUTES 26 SECONDS AND A CHORD BEARING AND DISTANCE OF (S 13°23'34" E, 122.58'); THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 124.29 FEET TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 16 DEGREES 53 MINUTES 57 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 81.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 53 DEGREES 27 MINUTES 46 SECONDS AND A CHORD BEARING AND DISTANCE OF (S 43°37'50" E, 130.44'); THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 135.30 FEET TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 70 DEGREES 21 MINUTES 43 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 149.44 TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 67 DEGREES 35 MINUTES 27 SECONDS AND A CHORD BEARING AND DISTANCE OF (N 73°50'34" E, 105.68'); THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.07 FEET TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 42 DEGREES 02 MINUTES 50 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 135.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 42 DEGREES 25 MINUTES 38 SECONDS AND A CHORD BEARING AND DISTANCE OF (N 63°15'40" E, 94.08'); THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 96.26 FEET TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 84 DEGREES 28 MINUTES 29 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 26.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 95.13 FEET, A CENTRAL ANGLE OF 74 DEGREES 40 MINUTES 00 SECONDS AND A CHORD BEARING AND DISTANCE OF (N 47°08'29" E, 115.39'); THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 123.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 45 DEGREES 18 MINUTES 21 SECONDS AND A CHORD BEARING AND DISTANCE OF (N 32°27'39" E, 142.51'); THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 146.29 FEET TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 55 DEGREES 06 MINUTES 49 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 78.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 33 MINUTES 50 SECONDS AND A CHORD BEARING AND DISTANCE OF (N 09°49'54" E, 163.43'); THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 181.77 FEET TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 35 DEGREES 27 MINUTES 01 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 33.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 105.46 FEET, A CENTRAL ANGLE OF 46 DEGREES 13 MINUTES 03 SECONDS AND A CHORD BEARING AND DISTANCE OF (N 12°20'29" W, 81.77'); THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 85.07 FEET TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 10 DEGREES 46 MINUTES 02 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 232.65 TO THE POINT OF TERMINUS. THE ABOVE DESCRIBED INGRESS / EGRESS EASEMENT LYING AND BEING IN SECTION 22, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 4.06 ACRES MORE OR LESS.

Recorded in Public Records 03/02/2011 at 03:39 PM OR Book 6694 Page 1821,
Instrument #2011013826, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

This Instrument Prepared by:
Lisa English C/O: Bill Thompson's Office Equipment Company
100 S. Baylen Street, Suite A, Pensacola, Florida 32502
850-434-2365
Property Appraisers Parcel Identification

Space above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 2ND day of March 2011, by James E. Campbell, a married man, whose post office address is 720 Campbell Road, Cenutry, FL 32535 first party.

TO Timothy E. Campbell, a married man, whose post office address is 6260 Hagan Road, Century, FL 32535 second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00 (Ten Dollars) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING ON THE WEST LINE OF SECTION 22, ALSO KNOWN AS THE HENRY POTTS GRANT; THENCE PROCEED NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 4, BEING THE WEST LINE OF SAID SECTION 22 ALSO KNOWN AS THE WEST LINE OF HENRY POTTS GRANT A DISTANCE OF 80.92 FEET; THENCE PROCEED NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 3871.14 FEET; THENCE PROCEED SOUTH 87 DEGREES 16 MINUTES 32 SECONDS EAST A DISTANCE OF 234.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES 16 MINUTES 30 SECONDS EAST A DISTANCE OF 170.00 FEET; THENCE PROCEED SOUTH 02 DEGREES 42 MINUTES 41 SECONDS WEST A DISTANCE OF 296.97 FEET TO A POINT HEREIN AFTER REFERRED TO AS POINT "A"; THENCE CONTINUE SOUTH 02 DEGREES 42 MINUTES 41 SECONDS WEST A DISTANCE OF 18.0 FEET MORE OR LESS TO THE WATERS OF HAMMOCK LAKE; THENCE MEANDER WESTERLY ALONG THE WATERS OF HAMMOCK LAKE A DISTANCE OF 189.1 FEET MORE OR LESS TO A POINT ON SAID WATERS; THENCE DEPARTING SAID WATERS PROCEED PROCEED NORTH 02 DEGREES 42 MINUTES 41 SECONDS EAST A DISTANCE OF 29.6 FEET MORE OR LESS TO A POINT LYING OF NORTH 02 DEGREES 55 MINUTES 15 SECONDS WEST A DISTANCE OF 185.63 FEET FROM THE AFORESAID POINT "A"; THENCE CONTINUE NORTH 02 DEGREES 42 MINUTES 41 SECONDS EAST A DISTANCE OF 220.01 FEET TO THE POINT OF BEGINNING, LYING IN AND BEING PART OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1.16 ACRES MORE OR LESS.

Along with 30' Ingress/Egress Easement attached JEC

THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR GUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREIN ABOVE.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

IN Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to Grantor) John English

Witness Signature (as to Grantor) Lisa English

Grantor Signature James E. Campbell

720 Campbell Road, Century, FL 32535
Post Office Address

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this March 2, 2011 by James E. Campbell, who is personally known to me or who has produced Florida Drivers License as identification.

Notary Signature Lisa English

NOTARY PUBLIC-STATE OF FLORIDA
Lisa English
Commission #DD679466
Expires: JULY 11, 2011
BONDED THROUGH ATLANTIC BONDING CO., INC.

(SEA)

PROPERTY INFORMATION REPORT

December 26, 2022

Tax Account #:11-2008-011

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG SE COR OF SEC 4 BEING ON THE W LI OF SEC 22 N 00 DEG E ALG W LI OF SEC 80 92/100 FT N 90 DEG E 3871 14/100 FT S 87 DEG 16 MIN 32 SEC E 234 86/100 FOR POB CONT SAME COURSE 170 FT S 02 DEG 42 MIN 41 SEC W 296 97/100 TO POINT BEING POINT A CONT SAME COURSE 18 FT TO EDGE OF HAMMOCK LAKE MEANDER WLY ALG EDGE OF HAMMOCK LAKE 189 01/100 FT N 02 DEG 42 MIN 41 SEC E 29 06/100 FT TO POINT LYING N 62 DEG 55 MIN 15 SEC W 186 63/100 FT FROM POINT A N 02 DEG 42 MIN 41 SEC E 220 01/100 FT TO POB OR 6694 P 1821

SECTION 22, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-2008-011(0323-06)

ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY. ACCESS APPEARS TO BE BY PRIVATE EASEMENT.

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: MAR 6, 2023

TAX ACCOUNT #: 11-2008-011

CERTIFICATE #: 2015-7260

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>2021</u> tax year.

TIMOTHY E. CAMPBELL
6260 HAGAN RD
CENTURY, FL 32535

UNITED BANK
PO BOX 8
ATMORE, AL 36504

**UNITED STATES DISTRICT COURT FOR NORTHERN
DISTRICT OF FLORIDA
PENSACOLA DIVISION
21 E GARDEN ST, STE 400
PENSACOLA, FL 32502**

**PEN AIR FEDERAL CREDIT UNION
C/O ROBERT R. MCDANIEL, ESQ.
103 N DEVILLIERS ST
PENSACOLA, FL 32501**

**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 26th day of December, 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
CONTINUATION PAGE

December 26, 2022

Tax Account #: **11-2008-011**

1. The Grantee(s) of the last deed(s) of record is/are: **TIMOTHY E. CAMPBELL**

By Virtue of Quit Claim Deed recorded 3/2/2011 in OR 6694/1821

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. **Lien in favor of United States recorded 4/15/2003 OR 5111/1755**

b. **Federal Tax Lien in favor of United States recorded 7/18/2005 OR 5682/1649**

c. **Judgment in favor of United Bank recorded 5/4/2007 OR 6138/1880**

d. **Judgment in favor of Pen Air Federal Credit Union recorded 9/2/2010 OR 6631/460**

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 11-2008-011

Assessed Value: \$4,294.00

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.



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 11-2008-011 CERTIFICATE #: 2015-7260

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: December 7, 2002 to and including December 7, 2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: December 26, 2022

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 6, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **COUNTY OF ESCAMBIA** holder of **Tax Certificate No. 07260**, issued the **1st** day of **June, A.D., 2015** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG SE COR OF SEC 4 BEING ON THE W LI OF SEC 22 N 00 DEG E ALG W LI OF SEC 80 92/100 FT N 90 DEG E 3871 14/100 FT S 87 DEG 16 MIN 32 SEC E 234 86/100 FOR POB CONT SAME COURSE 170 FT S 02 DEG 42 MIN 41 SEC W 296 97/100 TO POINT BEING POINT A CONT SAME COURSE 18 FT TO EDGE OF HAMMOCK LAKE MEANDER WLY ALG EDGE OF HAMMOCK LAKE 189 01/100 FT N 02 DEG 42 MIN 41 SEC E 29 06/100 FT TO POINT LYING N 62 DEG 55 MIN 15 SEC W 186 63/100 FT FROM POINT A N 02 DEG 42 MIN 41 SEC E 220 01/100 FT TO POB OR 6694 P 1821

SECTION 22, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 112008011 (0323-06)

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

TIMOTHY E CAMPBELL

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 March, which is the **6th** day of **March 2023**.

Dated this 13th day of January 2023.

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.

Personal Services:

TIMOTHY E CAMPBELL
6260 HAGAN RD
CENTURY, FL 32535

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 6, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That COUNTY OF ESCAMBIA holder of Tax Certificate No. 07260, issued the 1st day of June, A.D., 2015 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG SE COR OF SEC 4 BEING ON THE W LI OF SEC 22 N 00 DEG E ALG W LI OF SEC 80 92/100 FT N 90 DEG E 3871 14/100 FT S 87 DEG 16 MIN 32 SEC E 234 86/100 FOR POB CONT SAME COURSE 170 FT S 02 DEG 42 MIN 41 SEC W 296 97/100 TO POINT BEING POINT A CONT SAME COURSE 18 FT TO EDGE OF HAMMOCK LAKE MEANDER WLY ALG EDGE OF HAMMOCK LAKE 189 01/100 FT N 02 DEG 42 MIN 41 SEC E 29 06/100 FT TO POINT LYING N 62 DEG 55 MIN 15 SEC W 186 63/100 FT FROM POINT A N 02 DEG 42 MIN 41 SEC E 220 01/100 FT TO POB OR 6694 P 1821

SECTION 22, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 112008011 (0323-06)

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TIMOTHY E CAMPBELL

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 March, which is the 6th day of March 2023.

Dated this 13th day of January 2023.

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

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 07260 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 19, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

TIMOTHY E CAMPBELL UNITED STATES DISTRICT COURT FOR NORTHERN DISTRICT OF FLORIDA
6260 HAGAN RD PENSACOLA DIVISION
CENTURY, FL 32535 21 E GARDEN ST, STE 400
PENSACOLA, FL 32502

UNITED BANK PEN AIR FEDERAL CREDIT UNION
PO BOX 8 C/O ROBERT R. MCDANIEL, ESQ.
ATMORE, AL 36504 103 N DEVILLIERS ST
PENSACOLA, FL 32501

IRS COLLECTION ADVISORY GROUP
400 W BAY STREET
STOP 5710
JACKSONVILLE FL 32202

WITNESS my official seal this 19th day of January 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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 8838, Page 1645, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07260, issued the 1st day of June, A.D., 2015

TAX ACCOUNT NUMBER: 112008011 (0323-06)

DESCRIPTION OF PROPERTY:

BEG SE COR OF SEC 4 BEING ON THE W LI OF SEC 22 N 00 DEG E ALG W LI OF SEC 80 92/100
FT N 90 DEG E 3871 14/100 FT S 87 DEG 16 MIN 32 SEC E 234 86/100 FOR POB CONT SAME
COURSE 170 FT S 02 DEG 42 MIN 41 SEC W 296 97/100 TO POINT BEING POINT A CONT SAME
COURSE 18 FT TO EDGE OF HAMMOCK LAKE MEANDER WLY ALG EDGE OF HAMMOCK
LAKE 189 01/100 FT N 02 DEG 42 MIN 41 SEC E 29 06/100 FT TO POINT LYING N 62 DEG 55 MIN
15 SEC W 186 63/100 FT FROM POINT A N 02 DEG 42 MIN 41 SEC E 220 01/100 FT TO POB OR
6694 P 1821

SECTION 22, TOWNSHIP 5 N, RANGE 30 W

NAME IN WHICH ASSESSED: TIMOTHY E CAMPBELL

Dated this 24th day of January 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 112008011 Certificate Number: 007260 of 2015

Redemption	☐ No ☒	Application Date	5/26/2022	Interest Rate	18%
		Final Redemption Payment		Redemption Overpayment	
		ESTIMATED		ACTUAL	
		Auction Date	3/6/2023	Redemption Date	1/24/2023
Months	10			8	
Tax Collector	\$1,708.68			\$1,708.68	
Tax Collector Interest	\$256.30			\$205.04	
Tax Collector Fee	\$43.75			\$43.75	
Total Tax Collector	\$2,008.73			\$1,957.47	T.C.
Record TDA Notice	\$17.00			\$17.00	
Clerk Fee	\$119.00			\$119.00	
Sheriff Fee	\$120.00			\$120.00	- \$80.00
Legal Advertisement	\$200.00			\$200.00	
App. Fee Interest	\$68.40			\$54.72	
Total Clerk	\$524.40			\$510.72	C.H.
Release TDA Notice (Recording)	\$10.00			\$10.00	
Release TDA Notice (Prep Fee)	\$7.00			\$7.00	
Postage	\$33.00			\$33.00	
Researcher Copies	\$0.00			\$0.00	
Total Redemption Amount	\$2,583.13			\$2,518.19	- \$80.00
				<u>\$2,438.19</u>	
		Repayment Overpayment Refund Amount		\$64.94	
Book/Page	8838			1645	

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 # 2015 TD 007260

Redeemed Date 1/24/2023

Name JAMES E CAMPBELL JR 1480 OLD FERRY RD CENTURY, FL 32535

Clerk's Total = TAXDEED	\$524.40	\$2,388.19
Due Tax Collector = TAXDEED	\$2,008.73	
Postage = TD2	\$33.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

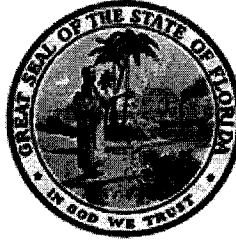
• For Office Use Only

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
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: 112008011 Certificate Number: 007260 of 2015**

Payor: JAMES E CAMPBELL JR 1480 OLD FERRY RD CENTURY, FL 32535 Date 1/24/2023

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$524.40 \$2,388.19
Tax Collector's Total	\$2,008.73
Postage	\$33.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,583.13 \$2,438.19

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: Whitney Boydon
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>**

001121

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 6, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **COUNTY OF ESCAMBIA** holder of **Tax Certificate No. 07260**, issued the **1st day of June, A.D., 2015** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG SE COR OF SEC 4 BEING ON THE W LI OF SEC 22 N 00 DEG E ALG W LI OF SEC 80 92/100 FT N 90 DEG E 3871 14/100 FT S 87 DEG 16 MIN 32 SEC E 234 86/100 FOR POB CONT SAME COURSE 170 FT S 02 DEG 42 MIN 41 SEC W 296 97/100 TO POINT BEING POINT A CONT SAME COURSE 18 FT TO EDGE OF HAMMOCK LAKE MEANDER WLY ALG EDGE OF HAMMOCK LAKE 189 01/100 FT N 02 DEG 42 MIN 41 SEC E 29 06/100 FT TO POINT LYING N 62 DEG 55 MIN 15 SEC W 186 63/100 FT FROM POINT A N 02 DEG 42 MIN 41 SEC E 220 01/100 FT TO POB OR 6694 P 1821

SECTION 22, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 112008011 (0323-06)

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

TIMOTHY E CAMPBELL

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 March, which is the **6th day of March 2023**.

Dated this 13th day of January 2023.

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.

Personal Services:

TIMOTHY E CAMPBELL
6260 HAGAN RD
CENTURY, FL 32535

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
CLERK'S OFFICE
CIVIL UNIT

JAN 20 11 51 AM '23

2023-01-13

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Cent
Redeemed
0323-06

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO23CIV002525NON

Agency Number: 23-002921

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07260 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: TIMOTHY E CAMPBELL

Defendant:

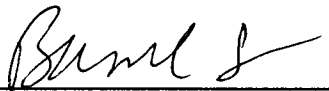
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 1/20/2023 at 9:41 AM and served same on TIMOTHY E CAMPBELL , at 12:26 PM on 1/21/2023 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

 295-

B. SELLARS, DS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

TIMOTHY E CAMPBELL [0323-06]
6260 HAGAN RD
CENTURY, FL 32535

9171 9690 0935 0128 2268 84

UNITED STATES DISTRICT COURT FOR
NORTHERN DISTRICT OF FLORIDA
[0323-06]
PENSACOLA DIVISION
21 E GARDEN ST, STE 400
PENSACOLA, FL 32502

9171 9690 0935 0128 2268 77

UNITED BANK [0323-06]
PO BOX 8
ATMORE, AL 36504

9171 9690 0935 0128 2268 60

PEN AIR FEDERAL CREDIT UNION
[0323-06]
C/O ROBERT R. MCDANIEL, ESQ.
103 N DEVILLIERS ST
PENSACOLA, FL 32501

9171 9690 0935 0128 2268 53

IRS COLLECTION ADVISORY GROUP
[0323-06]
400 W BAY STREET
STOP 5710
JACKSONVILLE FL 32202

9171 9690 0935 0128 2268 46

Redeemed

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared **Michael P. Driver** who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE 03-06-2023 – TAX CERTIFICATE #07260

in the CIRCUIT Court

was published in said newspaper in the issues of

FEBRUARY 2, 9, 16, 23, 2023

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181F3C90F2000659C7, cn=Michael P
Driver
Date: 2023.02.23 09:59:45 -06'00'

PUBLISHER

Sworn to and subscribed before me this 23RD day of FEBRUARY
A.D., 2023



Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181F3C90F2000659C7, cn=Heather Tuttle
Date: 2023.02.23 10:01:59 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

Page 1 of 1

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That COUNTY OF ESCAMBIA holder of Tax Certificate No. 07260, issued the 1st day of June, A.D., 2015 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG SE COR OF SEC 4 BEING ON THE W LI OF SEC 22 N 00 DEG E ALG W LI OF SEC 80 92/100 FT N 90 DEG E 3871 14/100 FT S 87 DEG 16 MIN 32 SEC E 234 86/100 FOR POB CONT SAME COURSE 170 FT S 02 DEG 42 MIN 41 SEC W 296 97/100 TO POINT BEING POINT A CONT SAME COURSE 18 FT TO EDGE OF HAMMOCK LAKE MEANDER WLY ALG EDGE OF HAMMOCK LAKE 189 01/100 FT N 02 DEG 42 MIN 41 SEC E 29 06/100 FT TO POINT LYING N 62 DEG 55 MIN 15 SEC W 186 63/100 FT FROM POINT A N 02 DEG 42 MIN 41 SEC E 220 01/100 FT TO POB OR 6694 P 1821 SECTION 22, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 112008011
(0323-06)

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

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 March, which is the 6th day of March 2023.

Dated this 19th day of January 2023.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-02-02-09-16-23-2023