

18-328

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1800088

**Date of Tax Deed Application**  
Apr 24, 2018

This is to certify that **HMF FL E, LLC AND CAPITAL ONE CAPITAL ONE, NA CLTRL ASSIGNEE**, holder of **Tax Sale Certificate Number 2016 / 6376**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **11-0350-115**

**Cert Holder:**  
**HMF FL E, LLC AND CAPITAL ONE CAPITAL ONE, NA CLTRL ASSIGNEE**  
**PO BOX 54291**  
**NEW ORLEANS, LA 70154**

**Property Owner:**  
**BIDDLE LONNIE**  
**2261 EQUESTRIAN WAY**  
**PENSACOLA, FL 32534-9703**

LT 13 PONDEROSA PB 8 P 41 OR 7324 P 726

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/6376	11-0350-115	06/01/2016	1,884.76	94.24	1,979.00

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2017/6158	11-0350-115	06/01/2017	1,331.45	6.25	66.57	1,404.27

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

**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	3,383.27
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,234.48
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	4,992.75

**Amounts Certified by Clerk of Court (Lines 8-15):**

**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	56918.00
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 25th day of April, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 6, 2018

By *Jennifer M. Camdy*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
11-0350-115 2016

**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800088

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
HMF FL E, LLC AND CAPITAL ONE CAPITAL ONE, NA CLTRL ASSIGNEE  
PO BOX 54291  
NEW ORLEANS, LA 70154,

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
11-0350-115	2016/6376	06-01-2016	LT 13 PONDEROSA PB 8 P 41 OR 7324 P 726

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, ownership and encumbrance 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 E, LLC AND CAPITAL ONE CAPITAL ONE, NA  
CLTRL ASSIGNEE  
PO BOX 54291  
NEW ORLEANS, LA 70154

04-24-2018  
Application Date

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



# Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

← Navigate Mode  Account  Reference →

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	191N304300000013
<b>Account:</b>	110350115
<b>Owners:</b>	BIDDLE LONNIE
<b>Mail:</b>	2261 EQUESTRIAN WAY PENSACOLA, FL 32534-9703
<b>Situs:</b>	2261 EQUESTRIAN WAY 32534
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Schools (Elem/Int/High):</b>	RC LIPSCOMB/RANSOM/TATE
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$19,000	\$95,511	\$114,511	\$113,836
2016	\$19,000	\$92,495	\$111,495	\$111,495
2015	\$19,000	\$88,684	\$107,684	\$107,684

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

➤ [File for New Homestead Exemption Online](#)

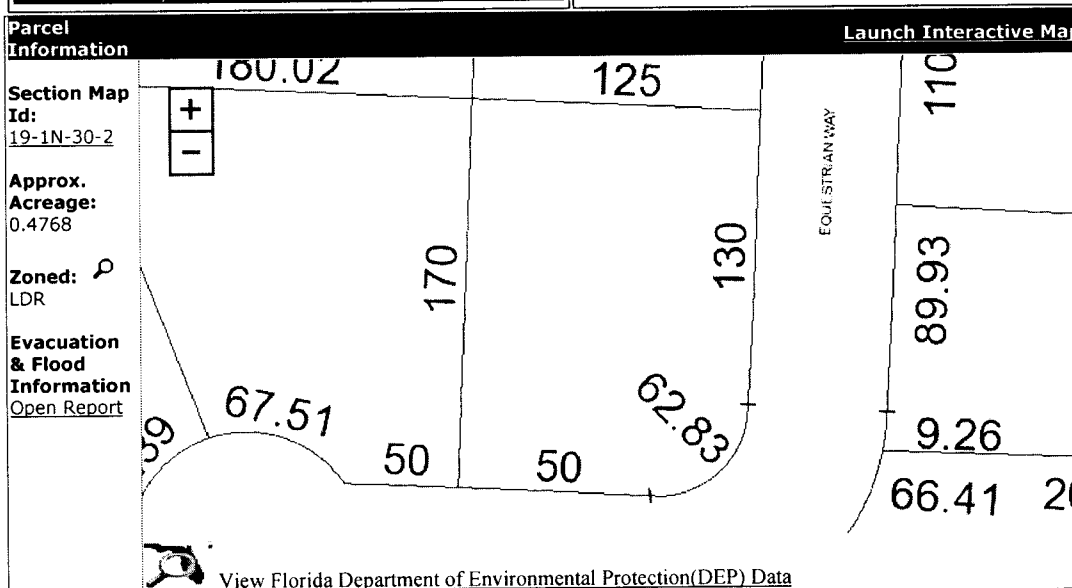
Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/30/2015	7324	726	\$60,000	WD	<a href="#">View Instr</a>
08/15/2014	7216	713	\$100	CT	<a href="#">View Instr</a>
10/1992	3261	432	\$72,900	WD	<a href="#">View Instr</a>
08/1986	2264	972	\$61,400	WD	<a href="#">View Instr</a>
01/1973	730	895	\$32,500	WD	<a href="#">View Instr</a>

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and Comptroller

2017 Certified Roll Exemptions
HOMESTEAD EXEMPTION, TOTAL & PERMANENT


Legal Description
LT 13 PONDEROSA PB 8 P 41 OR 7324 P 726

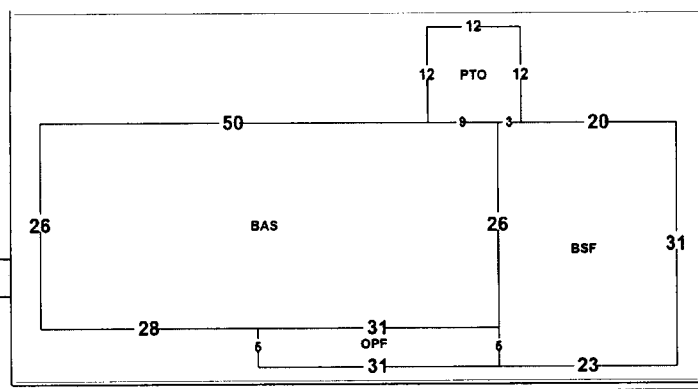
Extra Features
METAL SHED



Buildings	
Address: 2261 EQUESTRIAN WAY, Year Built: 1973, Effective Year: 1973	
<b>Structural Elements</b>	
DECOR/MILL WORK-AVERAGE	
DWELLING UNITS	
EXTERIOR WALL-BRICK-PAVEMENT	

**FLOOR COVER-TILE/STAIN**  
**CONC/BRICK**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-7**  
**NO. STORIES-1**  
**ROOF COVER-DIMEN/ARCH SHNG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 2546 Total SF  
**BASE AREA - 1534**  
**BASE SEMI FIN - 713**  
**OPEN PORCH FIN - 155**  
**PATIO - 144**



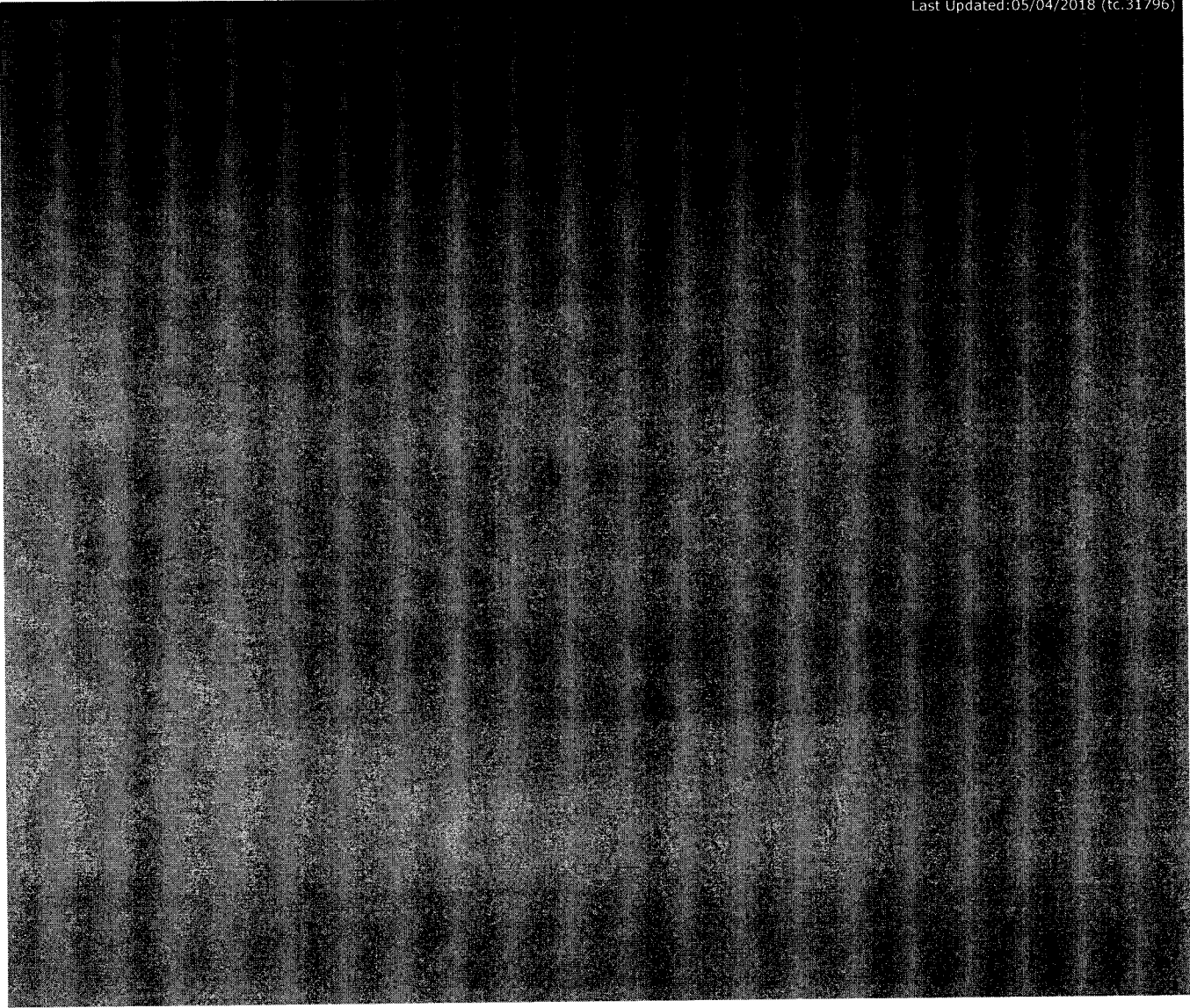
Images



10/8/13

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:05/04/2018 (tc.31796)



18-328

## Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

# PROPERTY INFORMATION REPORT

File No.: 14328

May 8, 2018

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 05-08-1998, through 05-08-2018, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Lonnie Biddle

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

May 8, 2018

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14328

May 8, 2018

**Lot 13, Ponderosa Subdivision, as per plat thereof, recorded in Plat Book 8, Page 41, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14328

May 8, 2018

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Taxes for the year 2015-2017 delinquent. The assessed value is \$114,511.00. Tax ID 11-0350-115.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsqt@aol.com

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

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-6-2018

TAX ACCOUNT NO.: 11-0350-115

CERTIFICATE NO.: 2016-6376

In compliance with Section 197.256, 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

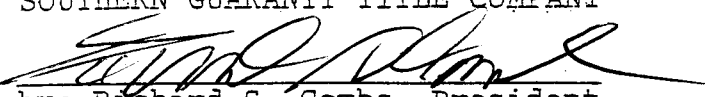
     Notify Escambia County, 190 Governmental Center, 32502

     Homestead for 2017 tax year.

Lonnie Biddle  
2261 Equestrian Way  
Pensacola, FL 32534  
and  
c/o Dwain Biddle, Sr.  
527 Shining Star Lane  
Avon, IN 46123

Certified and delivered to Escambia County Tax Collector,  
this 8th day of May, 2018.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.



This instrument prepared by:  
Lorie L. Lockerson  
Fidelity National Title of Florida Inc.  
500 Maplewood Drive, Suite 5  
Jupiter, FL 33458

Return to:  
Lorie Lockerson  
Fidelity National Title of Florida Inc  
500 Maplewood Dr, Ste 5  
Jupiter, FL 33458

File No: 26-14-0508  
*DEED STAMPS BASED ON \$60,000.00*  
Parcel Identification No. 11-0350-115 ✓

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this March 30, 2015, by Citibank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-3, a National Association, and having its place of business at 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter called the "Grantor", to Lonnie Biddle, a married woman whose post office address is: 11040 Chippewa Way, Pensacola, FL 32534, hereinafter called the "Grantee".

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell unto Grantee, all that certain land situate in Escambia County, Florida, to wit:

See Exhibit A attached hereto and made a part hereof. *RLB*

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

SUBJECT to the matters set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions"), provided this shall not serve to reimpose any of the same.

GRANTOR WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantee against the claims of all person, claiming by, through or under Grantor, subject to the Permitted Exceptions. (Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

(Witness Signature) [Signature]
Print Name: Ketcia D. Barlow

(Witness Signature) [Signature]
Print Name: Jill Kelsey

Citibank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-3, a National Association

BY: JPMorgan Chase Bank, National Association, its attorney-in-fact

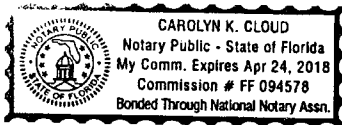
By: Janet Hill MAR 30 2015
Its: Janet Hill Vice President
(Affix corporate seal)



STATE OF Florida )
COUNTY OF Duval ) ss:

The foregoing instrument was acknowledged before me this 30 day of March 2015, by Janet Hill, the Vice President of JPMorgan Chase Bank, National Association, its attorney-in-fact for Citibank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-3, a National Association, on behalf of said corporation. She/He:

[check] is personally known to me or has produced as identification.



NOTARY PUBLIC: [Signature]
Print: Carolyn K. Cloud

My commission expires 4/24/2018 (Affix Notarial Stamp or Seal)

**EXHIBIT A**

**LEGAL DESCRIPTION**

LOT 13, PONDEROSA SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 19,  
TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA,  
ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 8 AT PAGE 41 OF THE  
PUBLIC RECORDS OF SAID COUNTY.

*m*

DB1/67148262.3

NRT DEED

**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



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

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

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

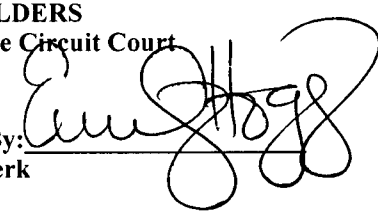
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 110350115 Certificate Number: 006376 of 2016**

**Payor: LONNIE W BIDDLE 2261 EQUESTRIAN WAY PENSACOLA, FL 32534-9703**      **Date**  
 06/12/2018

Clerk's Check #	5501109906	Clerk's Total	<del>\$477.00</del> \$ 5292.28
Tax Collector Check #	1	Tax Collector's Total	\$5,298.57
		Postage	\$16.26
		Researcher Copies	\$3.00
		Total Received	<del>\$5,794.83</del>

5295.28

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

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

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

**Case # 2016 TD 006376**  
**Redeemed Date 06/12/2018**

**Name LONNIE W BIDDLE 2261 EQUESTRIAN WAY PENSACOLA, FL 32534-9703**

Clerk's Total = TAXDEED	\$477.00	5292.28
Due Tax Collector = TAXDEED	\$5,298.57	
<del>Postage = TD2</del>	\$16.26	
ResearcherCopies = TD6	\$3.00	

• 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: 110350115 Certificate Number: 006376 of 2016**

Redemption  No      
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/06/2018"/>	Redemption Date <input type="text" value="06/12/2018"/>
Months	4	2
Tax Collector	<input type="text" value="\$4,992.75"/>	<input type="text" value="\$4,992.75"/>
Tax Collector Interest	\$299.57	\$149.78
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,298.57	<input type="text" value="\$5,148.78"/> TC
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	\$27.00	<del>\$13.50</del>
Total Clerk	\$477.00	<input type="text" value="\$463.50"/> CH
Postage	<input type="text" value="\$16.26"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$3.00"/>	<input type="text" value="\$3.00"/>
Total Redemption Amount	\$5,794.83	\$5,615.28
	Repayment Overpayment Refund Amount	\$179.55

Notes



# 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 18, 2018

HMF FL E LLC AND CAPITAL ONE  
PO BOX 54291  
NEW ORLEANS LA 70154

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. The property redeemed prior to sale; therefore your application fees are now refundable.

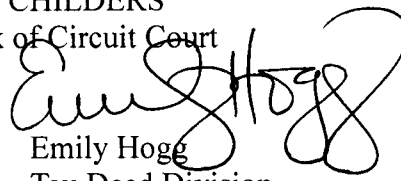
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 006376	\$450.00	\$13.50	\$463.50

**TOTAL \$463.50**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division