

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900612

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283,

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
02-0640-200	2017/531	06-01-2017	N 22 FT OF LT 18 ALL LTS 19 & 20 BLK 30 ENSLEY PLAT DB 87 P 244 OR 916/1002 P 726/458 OR 6907 P 95

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
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

08-26-2019
Application Date

Applicant's signature

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



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information

Reference: 111S301901018030
Account: 020640200
Owners: ODOM MINNIE LOLA
Mail: 561 TELERAN ST
 PENSACOLA, FL 32534
Situs: 8664 JUNIPER AVE 32534
Use Code: SINGLE FAMILY RESID
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
2019	\$10,740	\$20,550	\$31,290	\$31,290
2018	\$11,316	\$19,082	\$30,398	\$30,398
2017	\$11,316	\$17,431	\$28,747	\$28,747

[Disclaimer](#)

[Tax Estimator](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/13/2012	6907	95	\$100	OT	View Instr
01/1975	916	726	\$4,200	QC	View Instr
01/1972	676	456	\$7,500	SC	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

N 22 FT OF LT 18 ALL LTS 19 & 20 BLK 30 ENSLEY PLAT DB 87
 P 244 OR 916/1002 P 726/458 OR 6907 P 95

Extra Features

FRAME BUILDING

Parcel Information

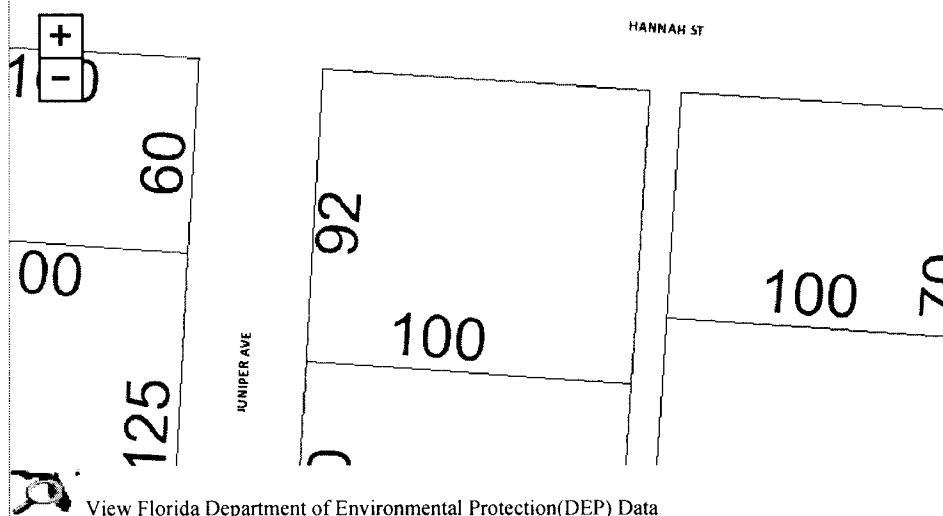
[Launch Interactive Map](#)

Section Map Id:
 11-1S-30-2

Approx. Acreage:
 0.2285

Zoned:
 HDMU

Evacuation & Flood Information
[Open Report](#)



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


Buildings

Address: 8664 JUNIPER AVE, Year Built: 1958, Effective Year: 1958

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-CONCRETE BLOCK
 FLOOR COVER-CARPET
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-UNIT HEATERS
 INTERIOR WALL-DRYWALL-PLASTER

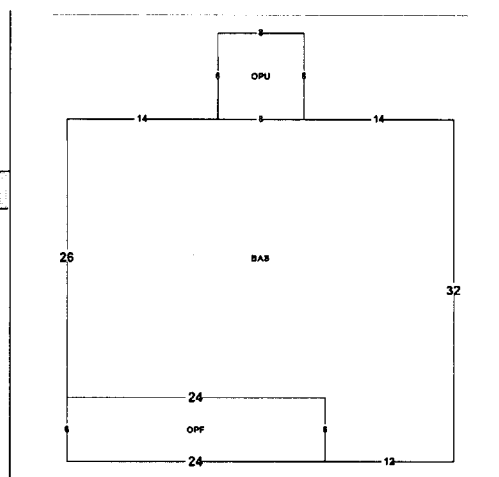
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1216 Total SF

BASE AREA - 1008

OPEN PORCH FIN - 144

OPEN PORCH UNF - 64



Images



1/3/19

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:09/27/2019 (tc.4482)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 00531**, issued the **1st day of June, A.D., 2017** 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:

N 22 FT OF LT 18 ALL LTS 19 & 20 BLK 30 ENSLEY PLAT DB 87 P 244 OR 916/1002 P 726/458 OR 6907 P 95

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 020640200 (20-386)

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

MINNIE LOLA ODOM

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 August, which is the **3rd day of August 2020**.

Dated this 30th day of September 2019.

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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 020640200 Certificate Number: 000531 of 2017

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="08/26/2019"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="08/03/2020"/>	Redemption Date	<input type="text" value="10/29/2019"/>
Months	12				2
Tax Collector	<input type="text" value="\$2,354.06"/>				<input type="text" value="\$2,354.06"/>
Tax Collector Interest	\$423.73				\$70.62
Tax Collector Fee	<input type="text" value="\$6.25"/>				<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,784.04				<input type="text" value="\$2,430.93"/> 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	\$84.06				\$14.01
Total Clerk	\$551.06				<input type="text" value="\$481.01"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>				<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>				<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>				<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>				<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,452.10				\$2,928.94
		Repayment Overpayment Refund Amount			\$523.16 = \$843.16
Book/Page	<input type="text" value="8175"/>				<input type="text" value="1062"/>

Redeemer

Notes

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 # 2017 TD 000531

Redeemed Date 10/29/2019

Name CLEAR TITLE 127 PALAFOX PLACE SUITE 200 PENSACOLA FL 32502

Clerk's Total = TAXDEED	\$551.06	3435.10
Due Tax Collector = TAXDEED	\$2,784.04	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
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

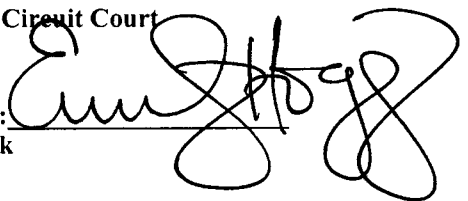
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 020640200 Certificate Number: 000531 of 2017**

**Payor: CLEAR TITLE 127 PALAFOX PLACE SUITE 200 PENSACOLA FL 32502 Date
10/29/2019**

Clerk's Check # 119111644
Tax Collector Check # 1

Clerk's Total	\$551.06	3435.10
Tax Collector's Total	\$2,784.04	
Postage	\$60.00	
Researcher Copies	\$40.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$3,452.10	

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>**

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 8175, Page 1062, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00531, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **020640200 (20-386)**

DESCRIPTION OF PROPERTY:

**N 22 FT OF LT 18 ALL LTS 19 & 20 BLK 30 ENSLEY PLAT DB 87 P 244 OR 916/1002 P 726/458
OR 6907 P 95**

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: MINNIE LOLA ODOM

Dated this 29th day of October 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 4/15/2020 10:28 AM OR Book 8280 Page 690,
Instrument #2020031096, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No: CE19041782N
Location: 8664 JUNIPER AVE
PR #: 111S301901018030

ODOM, MINNIE LOLA
561 TELERAN ST
PENSACOLA, FL 32534

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 8/27/2019.

Itemized Cost		
Daily fines	\$0.00	\$10.00 Per Day From: <u>01/25/2020</u> To: <u>01/24/2020</u>
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$0.00	
Administrative Costs	\$0.00	
Payments	\$0.00	

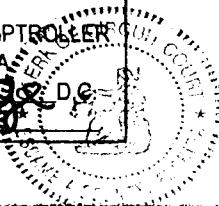
Total: \$235.00

DONE AND ORDERED at Escambia County, Florida on

April 7 2020

John B. Trawick
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Whitney Coppage D.C.
DATE: 04-15-2020



Recorded in Public Records 8/28/2019 12:56 PM OR Book 8154 Page 1705,
Instrument #2019075519, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE19041782N
LOCATION: 8664 JUNIPER AVE
PR#: 111S301901018030

VS.

ODOM, MINNIE LOLA
561 TELERAN ST
PENSACOLA, FL 32534

RESPONDENT

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent or representative, thereof, Virginia Gaston
(daughter),
as well as evidence submitted and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinance(s) has occurred and continues.

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described

42-196 (d) Overgrowth

☐

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Juniper Avenue

Legal Address of Property: 8664 Juniper Avenue, Pensacola, Florida 32534

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Clear Title of Northwest Florida, LLC
127 Palafox Place, Suite 200, Pensacola, FL 32502

AS TO SELLER(S):

Minnie Lola Odom
Seller: Minnie Lola Odom

Ashley Clark
Witness:

Seller:

Ashy Lentini
Witness:

AS TO BUYER(S):

3rd Coast Real Estate LLC, a Florida limited liability company

Robert Wilson
Buyer: Robert Wilson, Manager

Ashley Clark
Witness:

Buyer:

Ashy Lentini
Witness:

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

Prepared By & Return to:
Ashley Lentini, as an employee of
Clear Title of Northwest Florida, LLC
127 Palafox Place, Ste. 200
Pensacola, FL 32502
File Number: PDT-19-17111
Parcel ID #: 111S301901018030

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated this 24th day of October, 2019, by **Minnie Lola Odom, a single person**, whose post office address is 561 Teleran Street, Pensacola, Florida 32534, hereinafter called the Grantor, to **3rd Coast Real Estate LLC, a Florida limited liability company**, whose post office address is 7831 Tippin Avenue, #60, Pensacola, Florida 32514, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

The North 22 feet of Lot 18, and all of Lots 19 and 20, Block Thirty (30), Ensley, Section Eleven (11), Township One (1) South, Range 30 West, as recorded in Deed Book 87, Page 244, of the Public Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature: Ashley Clark
Print Name: Ashley Clark

Signature: Minnie Lola Odom
Print Name: Minnie Lola Odom

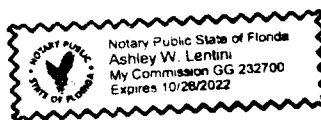
Signature: Ashley Lentini
Print Name: Ashley Lentini

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 24th day of October, 2019, by:
Minnie Lola Odom.

Signature: Ashley W. Lentini
Notary Public

Personally Known
OR
Produced Identification
Type of Identification Produced Driver's License



**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code or Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Juniper Avenue

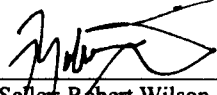
Legal Address of Property: 8664 Juniper Avenue, Pensacola, Florida 32534

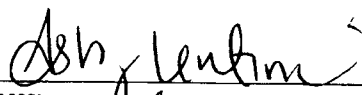

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Clear Title of Northwest Florida, LLC
127 Palafox Place, Suite 200, Pensacola, FL 32502

AS TO SELLER(S):

3rd Coast Real Estate LLC, a Florida limited liability company


Seller: Robert Wilson, Manager

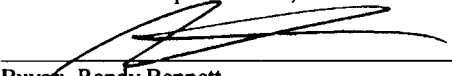

Witness:


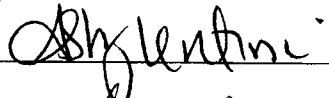
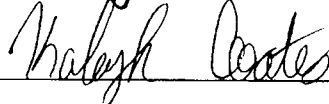
Seller:

Witness:

AS TO BUYER(S):

KRB Venture Properties LLC, a Florida limited liability company


Buyer: Randy Bennett


Witness:



Buyer: Elaine Bennett

Witness:

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

Prepared By & Return to:
Ashley Lentini, as an employee of
Clear Title of Northwest Florida, LLC
127 Palafox Place, Ste 200
Pensacola, FL 32502
File Number: PDT-19-17407
Parcel ID #: 111S301901018030

**WARRANTY DEED
(CORPORATE)**

This WARRANTY DEED, dated this 6th day of December, 2019, by **3rd Coast Real Estate LLC, a Florida limited liability company**, whose post office address is 7831 Tippin Avenue, #60, Pensacola, Florida 32514, hereinafter called the Grantor, to **KRB Venture Properties LLC, a Florida limited liability company**, whose post office address is 11480 Clear Creek Drive, Pensacola, Florida 32514, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

The North 22 feet of Lot 18, and all of Lots 19 and 20, Block Thirty (30), Ensley, Section Eleven (11), Township One (1) South, Range 30 West, as recorded in Deed Book 87, Page 244, of the Public Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:
liability company

3rd Coast Real Estate LLC, a Florida limited

Signature: Kaleigh Coates
Print Name: Kaleigh Coates

Robert Wilson
Robert Wilson, its Manager

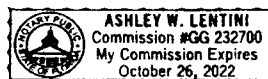
Signature: Ashley Lentini
Print Name: Ashley Lentini

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 6th day of December, 2019, by:
Robert Wilson, as Manager of 3rd Coast Real Estate LLC, a Florida limited liability company.

Signature: Ashley Lentini
Notary Public

Personally Known
OR
Produced Identification
Type of Identification Produced Driver's License



SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: r CSGT@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: August 3, 2020

TAX ACCOUNT NO.: 02-0640-200

CERTIFICATE NO.: 2017-531

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

X Notify City of Pensacola, P.O. Box 12910, 32521

X Notify Escambia County, 221 Palafox Place, 4th Floor/
190 Governmental Center, 32502

X Homestead for tax year.

KRB Venture Properties LLC
Attn: Elaine Bennett, Reg. Agent
11480 Clear Creek Dr.
Pensacola, FL 32514
and
8664 Juniper Ave.
Pensacola, FL 32534

Escambia County Code Enforcement
3363 West Park Place
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 5th day of May, 2020.

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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15903

May 1, 2020

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

1. Code Enforcement Lien filed by Escambia in OR Book 8155, page 117, amended in OR Book 8280, page 839.
2. All Taxes Paid. The assessed value is \$31,290.00. Tax ID 02-0640-200.

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.

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15903

May 1, 2020

North 22 feet of Lot 18 all of Lots 19 and 20, Block 30, Ensley, Plat Deed Book 87, Page 244, OR 8216 P 698, Escambia County, Florida

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-386

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15903

May 1, 2020

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 05-01-2000, through 05-01-2020, and said search reveals the following:

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

KRB Venture Properties LLC

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 1, 2020