

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000763

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116,

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
03-0397-000	2017/1019	06-01-2017	BEG 1374 FT W OF NE COR OF LT 4 S 432 FT TO N LI OF HOPE DR W 38 DEG S 210 FT FOR POB CONT 195 FT 6 IN N 229 FT ELY PARL TO S LI 190 FT 6 IN TO W LI OF ALBERT MCCANTS PROP S ON W LI 210 FT TO POB LESS OR 2101 P 851 COLEMAN LESS OR 108 P 189 STATE RD R/W S/D OF S 1/2 OF LT 5 PLAT DB 94 P 14 OR 4823 P 1061

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
DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116

10-10-2020
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>10/04/2021</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG 1374 FT W OF NE COR OF LT 4 S 432 FT TO N LI OF HOPE DR W 38 DEG S 210 FT FOR POB CONT 195 FT 6 IN N 229 FT ELY PARL TO S LI 190 FT 6 IN TO W LI OF ALBERT MCCANTS PROP S ON W LI 210 FT TO POB LESS OR 2101 P 851 COLEMAN LESS OR 108 P 189 STATE RD R/W S/D OF S 1/2 OF LT 5 PLAT DB 94 P 14 OR 4823 P 1061

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

1021-45

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC 2912 PARK ARBOR COURT FORT WORTH, TX 76116	Application date	Oct 10, 2020
Property description	COLEMAN JEANETTE M 1124 W HOPE DR PENSACOLA, FL 32534 1142 W HOPE DR 03-0397-000 BEG 1374 FT W OF NE COR OF LT 4 S 432 FT TO N LI OF HOPE DR W 38 DEG S 210 FT FOR POB CONT 195 FT 6 (Full legal attached.)	Certificate #	2017 / 1019
		Date certificate issued	06/01/2017

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)
# 2017/1019	06/01/2017	250.07	108.94	359.01
→Part 2: Total*				359.01

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/1160	06/01/2020	371.32	6.25	22.82	400.39
# 2019/1053	06/01/2019	251.51	6.25	64.14	321.90
# 2018/1061	06/01/2018	250.94	6.25	83.39	340.58
# 2016/1040	06/01/2016	244.56	6.25	12.23	263.04
Part 3: Total*					1,325.91

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)	1,684.92
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,059.92

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: *Rawn Mustain*
Signature, Tax Collector or Designee

Escambia, Florida
Date November 3rd, 2020

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



Chris Jones
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ● Account ○ Reference →

Printer Friendly Version

General Information
Reference: 221S305101130004
Account: 030397000
Owners: COLEMAN JEANETTE M
Mail: 1124 W HOPE DR
PENSACOLA, FL 32534
Situs: 1142 W HOPE DR 32534
Use Code: MOBILE HOME
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
2020	\$12,848	\$1	\$12,849	\$11,444
2019	\$10,403	\$1	\$10,404	\$10,404
2018	\$10,403	\$1	\$10,404	\$10,404

[Disclaimer](#)

[Market Value Breakdown Letter](#)

[Tax Estimator](#)

[File for New Homestead Exemption Online](#)

[Report Storm Damage](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/25/2011	6744	1619	\$100	OT	
12/2001	4823	1061	\$100	WD	
04/2000	4554	36	\$12,000	WD	
02/2000	4528	1499	\$100	QC	
09/1991	3062	246	\$100	WD	

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

2020 Certified Roll Exemptions
None

Legal Description

BEG 1374 FT W OF NE COR OF LT 4 S 432 FT TO N LI OF
HOPE DR W 38 DEG S 210 FT FOR POB CONT 195 FT 6 IN
N 229 FT ELY...

Extra Features

MOBILE HOME

Parcel Information

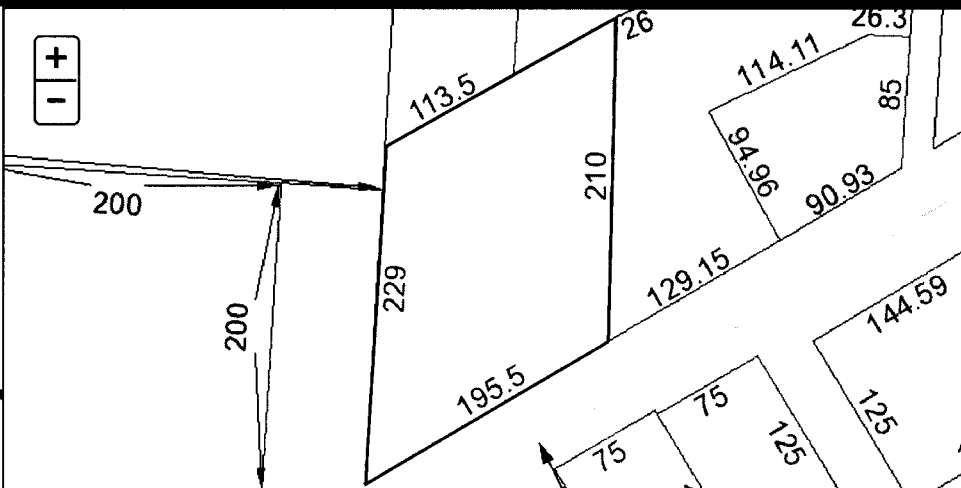
[Launch Interactive Map](#)

Section
Map Id:
22-15-30-2

Approx.
Acreage:
0.7335

Zoned:
HDMU

Evacuation
& Flood
Information
[Open Report](#)



View Florida Department of Environmental Protection (DEP) Data

Buildings

Images



10/31/19

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 11/09/2020 (1312)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 01019**, 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:

BEG 1374 FT W OF NE COR OF LT 4 S 432 FT TO N LI OF HOPE DR W 38 DEG S 210 FT FOR POB CONT 195 FT 6 IN N 229 FT ELY PARL TO S LI 190 FT 6 IN TO W LI OF ALBERT MCCANTS PROP S ON W LI 210 FT TO POB LESS OR 2101 P 851 COLEMAN LESS OR 108 P 189 STATE RD R/W S/D OF S 1/2 OF LT 5 PLAT DB 94 P 14 OR 4823 P 1061

SECTION 22, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030397000 (1021-45)

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

JEANETTE M COLEMAN

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 October, which is the 4th day of October 2021.

Dated this 23rd day of November 2020.

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

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 8410, Page 1316, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01019, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 030397000 (1021-45)

DESCRIPTION OF PROPERTY:

**BEG 1374 FT W OF NE COR OF LT 4 S 432 FT TO N LI OF HOPE DR W 38 DEG S 210 FT FOR
POB CONT 195 FT 6 IN N 229 FT ELY PARL TO S LI 190 FT 6 IN TO W LI OF ALBERT
MCCANTS PROP S ON W LI 210 FT TO POB LESS OR 2101 P 851 COLEMAN LESS OR 108 P
189 STATE RD R/W S/D OF S 1/2 OF LT 5 PLAT DB 94 P 14 OR 4823 P 1061**

SECTION 22, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: JEANETTE M COLEMAN

Dated this 23rd day of March 2021.



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: 030397000 Certificate Number: 001019 of 2017

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/04/2021"/>	Redemption Date <input type="text" value="03/23/2021"/> 
Months	12	5
Tax Collector	<input type="text" value="\$2,059.92"/>	<input type="text" value="\$2,059.92"/>
Tax Collector Interest	\$370.79	\$154.49
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,436.96	<input type="text" value="\$2,220.66"/> 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	\$35.03
Total Clerk	\$551.06	<input type="text" value="\$502.03"/> 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="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,065.02	\$2,739.69
	Repayment Overpayment Refund Amount	\$325.33
Book/Page	<input type="text" value="8410"/>	<input type="text" value="1316"/>

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 001019

Redeemed Date 03/23/2021

Name JEANETTE COLEMAN 1124 W HOPE DR PENSACOLA, FL 32534

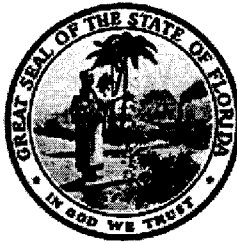
Clerk's Total = TAXDEED	\$551.06	2402.69
Due Tax Collector = TAXDEED	\$2,486.96	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

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

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

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

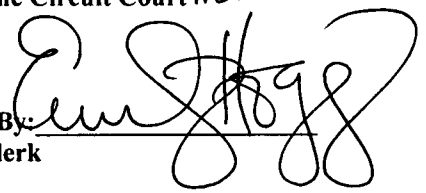
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 030397000 Certificate Number: 001019 of 2017**

Payor: JEANETTE COLEMAN 1124 W HOPE DR PENSACOLA, FL 32534 Date 03/23/2021

Clerk's Check #	1	Clerk's Total	\$651.06
Tax Collector Check #	1	Tax Collector's Total	\$2,436.96
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,065.02

\$2419.69
+84.69 fee

PAM CHILDERS
 Clerk of the Circuit Court **\$2504.38**

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>

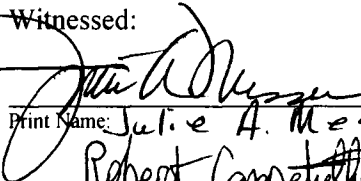
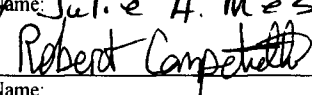
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The undersigned being duly sworn and deposed states:

1. Affiant is the Surviving Spouse of LEROY COLEMAN, SR., who died on 5/1/11, a resident of County of Escambia, Florida.
2. Affiant has reviewed that certain Death Certificate dated 5/9/11, which provides:
 - A) The last residence of the decedent was 1124 HOPE DRIVE, PENSACOLA, FL. 32534.
 - B) The surviving spouse of the decedent is Affiant.
 - C) The Social Security Number of the decedent was 261-36-5840.
3. Affiant makes these statements to induce **Old Town Title of Pensacola, LLC** and **Old Republic National Title Insurance Co.** to issue its policies of title insurance to **Members First Credit Union of Florida.**

FURTHER affiant sayeth naught.

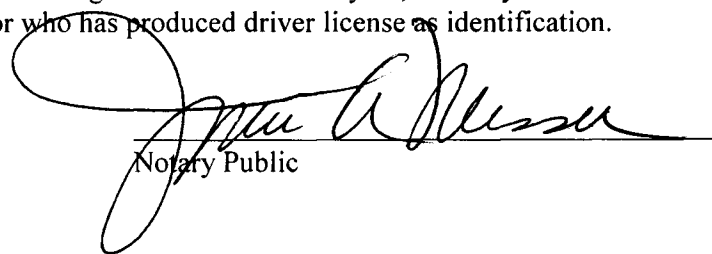
Witnessed:


Print Name: Julie A. Messer

Print Name:


JEANETTE M. COLEMAN

THE FOREGOING INSTRUMENT was acknowledged before me on July 20, 2011 by JEANETTE M. COLEMAN who is personally known to me or who has produced driver license as identification.

(Seal)
Julie A. Messer
Notary Public - State of Florida
My Commission No. DD 757011
My Commission Expires March 21, 2012

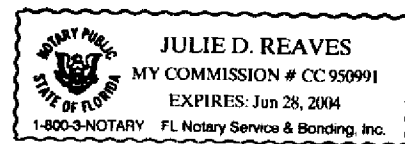

Notary Public

Julie D. Reaves
Julie D. Reaves, Witness

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing document was acknowledged before me this 21st
day of December, 2001, by Christine Kyles, who is personally known
to me, or who furnished Florida ID Card as
identification, and who did not take an oath.

Julie D. Reaves
Julie D. Reaves,
Notary Public



KNOW ALL MEN BY THESE PRESENTS: That Christine Kyles, a single woman, of 1909 North 9th Avenue, Pensacola, FL 32503, for and in consideration of the sum of Twelve Thousand (\$12,000.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained and sold to LeRoy Coleman, Sr. and Jeanette M. Coleman, Husband and Wife, of 1124 W. Hope Drive, Pensacola, FL 32534, their heirs and assigns forever, the following described real property, to-wit:

Begin at Frisco R. R. Co.'s West right of way line on the Northeast corner of Lot 4, of the Subdivision of the South 1/2 of Govt. Lot 5, Section 22, Township 1 South, Range 30 West, as recorded in Deed Book 94, at Page 14, of the Public Records of Escambia County, Florida; thence run West along the said North line of Lot 4 a distance of 1374 feet, more or less, to West line of 20 ft. road; thence South at right angle to the last line run a distance of 432 feet, more or less, to the North line of Hope Drive; thence Westerly along said dirt road a distance of 210 feet to Point of Beginning; thence continue Westerly along said dirt road 195 feet 6 inches, more or less, to West line of said Lot 4, thence Northerly along West line of said Lot 4, 229 feet, thence Easterly and parallel to South line 190 feet 6 inches, more or less, to West line of property occupied by Albert McCants; thence South on West line of Albert McCants property 210 feet, more or less, to the Point of Beginning, lying and being in said Lot 4.

LESS

A triangular parcel of property as follows: Commencing at the Frisco Railroad Company's West right-of-way on the Northeast corner of Lot 4 of the Subdivision of the South 1/2 of Government Lot 5, Section 22, Township 1 South, Range 30 West, as recorded in Deed Book 94, at Page 14, of the Public Records of Escambia County, Florida; thence West along the North line of Lot 4 a distance of 1374.00 feet to the West line of a 20 foot road; thence South at right angles a distance of 278.56 feet to the Point of Beginning; thence continue same course a distance of 180.00 feet to the Northerly right-of-way line of Hope Drive; thence deflect 55 degrees 47'20" right and along said right of way line a distance of 220.08 feet for Point of Beginning; thence deflect 124 degrees 2'40" right a distance of 210.00 feet; thence deflect 114 degrees 25'40" left a distance of 26 feet; thence left 202.50 feet, more or less, to the Point of Beginning.

THIS AMENDED WARRANTY DEED IS INTENDED TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED IN O. R. BOOK 4554, AT PAGE 36, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

21st IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of December, 2001.


CHRISTINE KYLES,

Grantor

PROPERTY INFORMATION REPORT

July 6, 2021

Tax Account #: 03-0397-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG 1374 FT W OF NE COR OF LT 4 S 432 FT TO N LI OF HOPE DR W 38 DEG S 210 FT FOR
POB CONT 195 FT 6 IN N 229 FT ELY PARL TO S LI 190 FT 6 IN TO W LI OF ALBERT MCCANTS
PROP S ON W LI 210 FT TO POB LESS OR 2101 P 851 COLEMAN LESS OR 108 P 189 STATE RD
R/W S/D OF S 1/2 OF LT 5 PLAT DB 94 P 14 OR 4823 P 1061**

SECTION 22, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-0397-000 (1021-45)

**ABTRACTOR'S NOTE: WE ARE UNABLE TO ATTEST TO THE ACCURACY OF THE LEGAL
DESCRIPTON WITHOUT A VALID SURVEY.**

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

TAX DEED SALE DATE: OCT 4, 2021

TAX ACCOUNT #: 03-0397-000

CERTIFICATE #: 2017-1019

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

JEANETTE M. COLEMAN 1124 W. HOPE DR. PENSACOLA, FL 32534	JEANETTE M. COLEMAN 1142 W. HOPE DR. PENSACOLA, FL 32534
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Certified and delivered to Escambia County Tax Collector, this 6th day of July, 2021.

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

July 6, 2021

Tax Account #: 03-0397-000

1. The Grantee(s) of the last deed(s) of record is/are: **JEANETTE M. COLEMAN**

By Virtue of Warranty Deed recorded 12/21/2001 – OR 4823/1061 and Affidavit of Death Certificate recorded 7/25/2011 – OR 6744/1619

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. NONE

4. Taxes:

Taxes for the year(s) 2015-2020 are delinquent.

Tax Account #: 03-0397-000

Assessed Value: \$11,444

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 #: 03-0397-000 CERTIFICATE #: 2017-1019

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.

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

Period Searched: July 1, 2001 to and including July 1, 2021 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", is written over a horizontal line.

Michael A. Campbell,
As President
Dated: July 6, 2021

RCD Dec 21, 2001 10:56 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2001-914537

Signed, sealed and delivered
in the presence of:

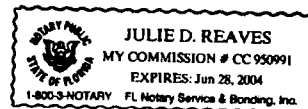
David L. Dees
David L. Dees, Witness

Julie D. Reaves
Julie D. Reaves, Witness

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing document was acknowledged before me this 21st
day of December, 2001, by Christine Kyle, who is personally known
to me, or who furnished Alfred L. Cord as
identification, and who did not take an oath.

Julie D. Reaves
Julie D. Reaves,
Notary Public



1050
20

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This instrument was prepared by:
David L. Dees
Attorney at Law
3300 North Pace Boulevard
Pensacola, Florida 32505

AMENDED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Christine Kyles, a single woman, of 1909 North 9th Avenue, Pensacola, FL 32503, for and in consideration of the sum of Twelve Thousand (\$12,000.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained and sold to LeRoy Coleman, Sr. and Jeanette M. Coleman, Husband and Wife, of 1124 W. Hope Drive, Pensacola, FL 32534, their heirs and assigns forever, the following described real property, to-wit:

Begin at Frisco R. R. Co.'s West right of way line on the Northeast corner of Lot 4, of the Subdivision of the South 1/2 of Govt. Lot 5, Section 22, Township 1 South, Range 30 West, as recorded in Deed Book 94, at Page 14, of the Public Records of Escambia County, Florida; thence run West along the said North line of Lot 4 a distance of 1374 feet, more or less, to West line of 20 ft. road; thence South at right angle to the last line run a distance of 432 feet, more or less, to the North line of Hope Drive; thence Westerly along said dirt road a distance of 210 feet to Point of Beginning; thence continue Westerly along said dirt road 195 feet 6 inches, more or less, to West line of said Lot 4, thence Northerly along West line of said Lot 4, 229 feet, thence Easterly and parallel to South line 190 feet 6 inches, more or less, to West line of property occupied by Albert McCants; thence South on West line of Albert McCants property 210 feet, more or less, to the Point of Beginning, lying and being in said Lot 4.

LESS

A triangular parcel of property as follows: Commencing at the Frisco Railroad Company's West right-of-way on the Northeast corner of Lot 4 of the Subdivision of the South 1/2 of Government Lot 5, Section 22, Township 1 South, Range 30 West, as recorded in Deed Book 94, at Page 14, of the Public Records of Escambia County, Florida; thence West along the North line of Lot 4 a distance of 1374.00 feet to the West line of a 20 foot road; thence South at right angles a distance of 278.56 feet to the Point of Beginning; thence continue same course a distance of 180.00 feet to the Northerly right-of-way line of Hope Drive; thence deflect 55 degrees 47'20" right and along said right of way line a distance of 220.08 feet for Point of Beginning; thence deflect 124 degrees 2'40" right a distance of 210.00 feet; thence deflect 114 degrees 25'40" left a distance of 26 feet; thence left 202.50 feet, more or less, to the Point of Beginning.

THIS AMENDED WARRANTY DEED IS INTENDED TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED IN O. R. BOOK 4554, AT PAGE 36, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of December, 2001.

Christine Kyles
CHRISTINE KYLES,

Grantor

PROPERTY INFORMATION REPORT

July 6, 2021

Tax Account #: 03-0397-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG 1374 FT W OF NE COR OF LT 4 S 432 FT TO N LI OF HOPE DR W 38 DEG S 210 FT FOR
POB CONT 195 FT 6 IN N 229 FT ELY PARL TO S LI 190 FT 6 IN TO W LI OF ALBERT MCCANTS
PROP S ON W LI 210 FT TO POB LESS OR 2101 P 851 COLEMAN LESS OR 108 P 189 STATE RD
R/W S/D OF S 1/2 OF LT 5 PLAT DB 94 P 14 OR 4823 P 1061**

SECTION 22, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-0397-000 (1021-45)

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: OCT 4, 2021

TAX ACCOUNT #: 03-0397-000

CERTIFICATE #: 2017-1019

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

JEANETTE M. COLEMAN
1124 W. HOPE DR.
PENSACOLA, FL 32534

JEANETTE M. COLEMAN
1142 W. HOPE DR.
PENSACOLA, FL 32534

Certified and delivered to Escambia County Tax Collector, this 6th day of July, 2021.

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

July 6, 2021

Tax Account #: 03-0397-000

1. The Grantee(s) of the last deed(s) of record is/are: **JEANETTE M. COLEMAN**

By Virtue of Warranty Deed recorded 12/21/2001 – OR 4823/1061 and Affidavit of Death Certificate recorded 7/25/2011 – OR 6744/1619

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. **NONE**

4. Taxes:

Taxes for the year(s) 2015-2020 are delinquent.

Tax Account #: 03-0397-000

Assessed Value: \$11,444

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 #: 03-0397-000 CERTIFICATE #: 2017-1019

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