

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900117

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
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
05-2430-000	2017/2244	06-01-2017	LT 12 BLK 8 BELL ACRES PB 2 P 10 OR 4098/5343 P 114/137

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
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

04-17-2019
Application Date

Applicant's signature

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900117

Date of Tax Deed Application
Apr 17, 2019

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2017 / 2244**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **05-2430-000**

Cert Holder:
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

Property Owner:
HARDIN BILLY M LIFE EST &
THOMPSON ROBERT B &
3528 NORTH S ST
PENSACOLA, FL 32505
LT 12 BLK 8 BELL ACRES PB 2 P 10 OR 4098/5343 P 114/137

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
2017/2244	05-2430-000	06/01/2017	634.93	91.27	726.20

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
2018/2310	05-2430-000	06/01/2018	617.94	6.25	30.90	655.09

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	1,381.29
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	567.89
4. Property Information 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)	2,324.18

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.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 29th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **2ND December 2019**

By *Shirley Rish, CFCA*
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
05-2430-000 2017



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:	092S300900120008
Account:	052430000
Owners:	HARDIN BILLY M LIFE EST & THOMPSON ROBERT B & THOMPSON WILLIAM M & RING TIMOTHY E &...
Mail:	3528 NORTH S ST PENSACOLA, FL 32505
Situs:	3528 N S ST 32505
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
2018	\$9,975	\$20,413	\$30,388	\$30,388
2017	\$9,975	\$18,677	\$28,652	\$28,652
2016	\$9,975	\$19,256	\$29,231	\$29,231

[Disclaimer](#)

Tax Estimator

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

Sales Data						Official Records (New Window)
Sale Date	Book	Page	Value	Type		
02/2004	5343	137	\$100	SM		View Instr
02/1997	4098	114	\$100	WD		View Instr

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

2018 Certified Roll Exemptions
None

Legal Description
LT 12 BLK 8 BELL ACRES PB 2 P 10 OR 4098/5343 P 114/137

Extra Features
METAL BUILDING

Parcel Information

Section Map Id:
09-2S-30-1

Approx. Acreage:
0.5305

Zoned:
HC/LI

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

Buildings

Address: 3528 N S ST, Year Built: 1950, Effective Year: 1950

Structural Elements
 DECOR/INTL WORK-BELOW AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-CONCRETE BLOCK
 FLOOR COVER-PINE/SOFTWOOD
 FOUNDATION-WOOD/NO SUBTIL
 HEAT/AIR UNIT-HEATERS

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-CORRUGATED METL
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

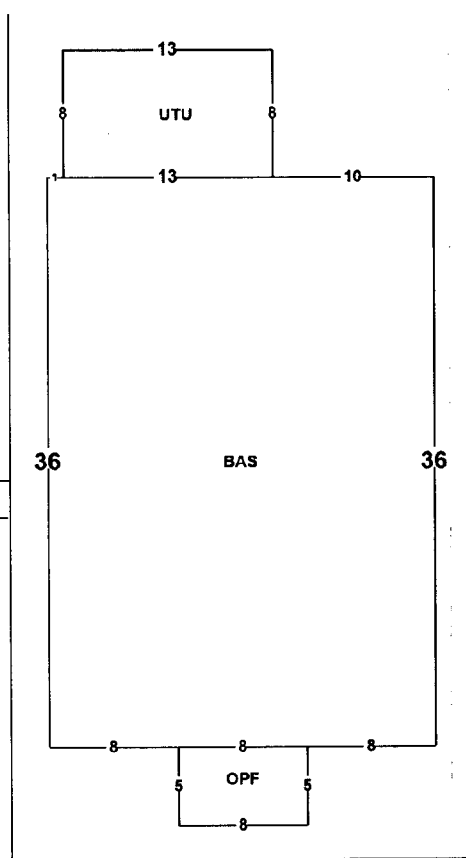


Areas - 1008 Total SF

BASE AREA - 864

OPEN PORCH FIN - 40

UTILITY UNF - 104



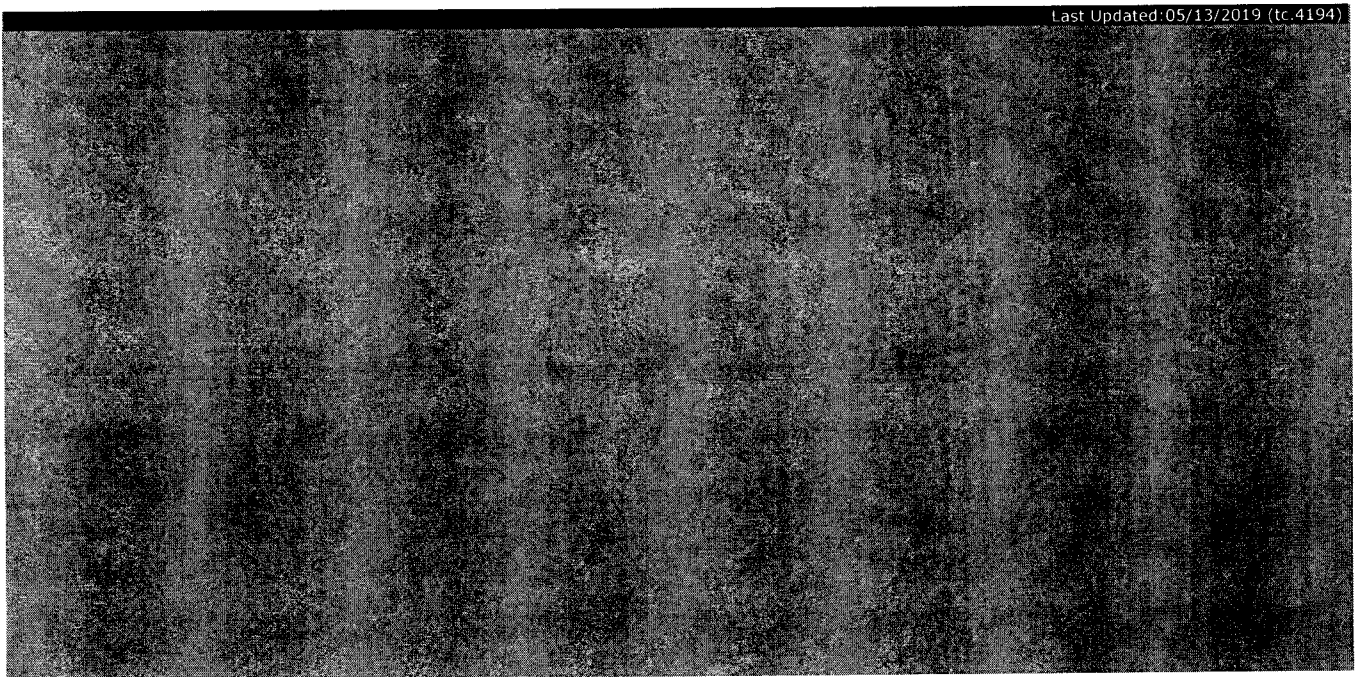
Images



1/6/03

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: 05/13/2019 (tc.4194)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAPITAL ONE CLTRL ASSIGNEE OF** holder of **Tax Certificate No. 02244**, 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:

LT 12 BLK 8 BELL ACRES PB 2 P 10 OR 4098/5343 P 114/137

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052430000 (19-595)

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

**BILLY M HARDIN LIFE EST and ROBERT B THOMPSON and WILLIAM M THOMPSON and
TIMOTHY E RING and DEBORAH J SMITH and CATHERINE M LAND and ELIZABETH
ROWE**

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 December, which is the **2nd day of December 2019**.

Dated this 13th day of May 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
 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 002244

Redeemed Date 08/22/2019

Name HARPER LAW PA 25 W CEDAR ST SUITE 430 PENSACOLA, FL 32502

Clerk's Total = TAXDEED	\$747.04	7 \$ 3,456.37
Due Tax Collector = TAXDEED	\$2,609.33	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
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: 052430000 Certificate Number: 002244 of 2017**

**Payor: HARPER LAW PA 25 W CEDAR ST SUITE 430 PENSACOLA, FL 32502 Date
08/22/2019**

Clerk's Check # 9080
Tax Collector Check # 1

Clerk's Total	\$747.04
Tax Collector's Total	\$2,609.33
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$3,433.37 \$3,473.37

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: *Whitney Coppage*
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>**

19-595



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 052430000 Certificate Number: 002244 of 2017

Redemption	No	Application Date	04/17/2019	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	12/02/2019	Redemption Date	08/22/2019
Months	8				4
Tax Collector	\$2,324.18				\$2,324.18
Tax Collector Interest	\$278.90				\$139.45
Tax Collector Fee	\$6.25				\$6.25
Total Tax Collector	\$2,609.33				\$2,469.88 T.C.
Record TDA Notice	\$17.00				\$17.00
Clerk Fee	\$130.00				\$130.00
Sheriff Fee	\$320.00				\$320.00
Legal Advertisement	\$200.00				\$200.00
App. Fee Interest	\$80.04				\$40.02
Total Clerk	\$747.04				\$707.02 C.H.
Release TDA Notice (Recording)	\$10.00				\$10.00
Release TDA Notice (Prep Fee)	\$7.00				\$7.00
Postage	\$60.00				\$0.00
Researcher Copies	\$40.00				\$0.00
Total Redemption Amount	\$3,473.37				\$3,193.90 # 320-200 = 2,673.90

Repayment Overpayment Refund Amount

Book/Page

8094

\$279.47

798

279.47
+ 320.00

599.47

+ 200.00

* \$799.47 * Redeemer

Notes

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 8094, Page 798, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02244, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 052430000 (19-595)

DESCRIPTION OF PROPERTY:

LT 12 BLK 8 BELL ACRES PB 2 P 10 OR 4098/5343 P 114/137

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: BILLY M HARDIN LIFE EST and ROBERT B THOMPSON and
WILLIAM M THOMPSON and TIMOTHY E RING and DEBORAH J SMITH and CATHERINE M
LAND and ELIZABETH ROWE

Dated this 22nd day of August 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

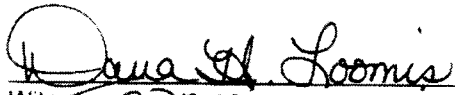
By:
Emily Hogg
Deputy Clerk

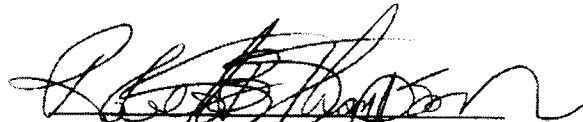
SUBJECT TO taxes for the current year and to valid easements, reservations, and restrictions of record, if any, which are not hereby reimposed, and free from all other exceptions and any right of homestead. GRANTOR hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR. This is not the homestead of the GRANTOR.

IN WITNESS WHEREOF, GRANTOR has set his hand and seal this 10th day of February, 2004.

Signed, sealed and delivered in the presence of:

GRANTOR:

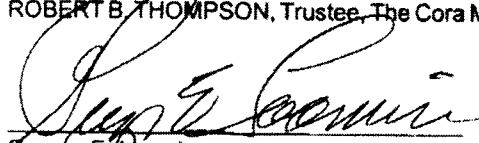

Witness: DANA H. LOOMIS


ROBERT B. THOMPSON, Trustee
The Cora Marie McCann Trust
Dated February 4, 1997.


Witness: George E. Loomis

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of February, 2004, by ROBERT B. THOMPSON, Trustee, The Cora Marie McCann Trust, who is personally known to me.


George E. Loomis
Notary Public, State of Florida
Comm. No: DD 58916
Comm. Expires: Sept. 19, 2005.

GEORGE E. LOOMIS
Notary Public-State of FL
Comm. Exp: Sept 19, 2005
Comm. No: DD 58916

RCD Feb 12, 2004 10:17 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-204805

PREPARED BY/RETURN TO
George E. Loomis, Attorney at Law
811 North Spring Street
Pensacola, Florida 32501
Prepared without the benefit of title
examination

Recorder's Use Only

DEED DOC STAMPS PD @ ESC CO \$ 0.70
02/12/04 ERNIE LEE MORGAN, CLERK

SPECIAL WARRANTY DEED

Trustee's Deed in Distribution of Trust Assets

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS that **ROBERT B. THOMPSON**, as Trustee under the provisions of a Trust Agreement dated February 4, 1997, known as The Cora Marie McCann Trust, **GRANTOR**, as the Trustee's distribution from said Trust and for other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, transferred and conveyed to **GRANTEES**:

ROBERT B. THOMPSON, WILLIAM M. THOMPSON, TIMOTHY E. RING, DEBORAH J. SMITH, CATHERINE M. LAND, and ELIZABETH ROWE, (whose mailing address is 8927 Brunson Road, Pensacola, Florida 32514) their heirs, successors, and assigns, forever,

SUBJECT TO a Life Estate to BILLY MAURICE HARDIN (whose mailing address is 3528 North "S" Street, Pensacola, Florida 32505)

the following described property, situate, lying and being in Escambia County, Florida:

PARCEL ID NO. 09-2S-30-0900-120-008

Lot 12, Block 8, Bell Acres, a subdivision recorded in Plat Book 2, at Page 10, of the Public Records of Escambia County, Florida, all lying and being in Section 9, Township 2 South, Range 30 West, sometimes called 3528 North "S" Street, Pensacola, Escambia County, Florida.

BEING THE SAME PROPERTY AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OR BOOK 4098, PAGE 114, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-2-2019

TAX ACCOUNT NO.: 05-2430-000

CERTIFICATE NO.: 2017-2244

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

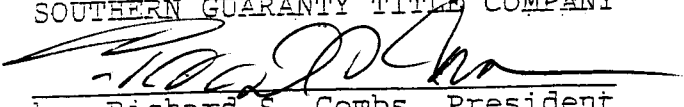
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Billy M. Hardin
Robert B. Thompson
William M. Thompson
Tinothy E. Ring
Deboraj J. Smith
Catherine M. Land
Elizabeth Rowe
c/o 3528 North S St.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 19th day of September, 2019.

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.: 15365

September 18, 2019

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

1. All Taxes Paid. The assessed value is \$31,933.00. Tax ID 05-2430-000.

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.: 15365

September 18, 2019

**Lot 12, Block 8, Bell Acres, as per plat thereof, recorded in Plat Book 2, Page 10, of the Public Records of
County,**

Redeemed
19-595

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.: 15365

September 18, 2019

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 County, , solely as revealed by records maintained from 09-18-1999, through 09-18-2019, and said search reveals the following:

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

Billy M. Hardin life estate, Robert B. Thompson, William M. Thompson, Timothy E. Ring, Deborah J. Smith, Catherine M. Land and Elizabeth Rowe

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: 

September 18, 2019