

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

512  
R. 12/16

Application Number: 1900195

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
AFFILIATED TAX CO LLC - 17 US BANK % AFFILIATED TAX CO LL  
PO BOX 645040  
CINCINNATI, OH 45264-5040,

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
11-4129-505	2017/6923	06-01-2017	BEG AT NE COR OF SW 1/4 OF SEC FOR POB S PARALLEL WITH TO W LI 160 FT W PARALLEL S LI OF SEC TO E R/W LI OF MUSCOGEE R/W NELY ALG E R/W LI TO INTER OF E R/W LI TO N 1/4 LI OF SW 1/4 OF SEC E ALG N 1/4 LI TO POB ALSO W 210 FT OF NW 1/4 OF SE 1/4 OF SEC OR 7534 P 173 OR 7553 P 102

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  
AFFILIATED TAX CO LLC - 17 US BANK % AFFILIATED  
TAX CO LL  
PO BOX 645040  
CINCINNATI, OH 45264-5040

04-17-2019  
Application Date

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

R/W NELY ALG E R/W LI TO INTER OF E R/W LI TO N 1/4 LI OF SW 1/4 OF SEC E ALG N 1/4 LI TO POB ALSO W 210 FT OF NW 1/4 OF SE 1/4 OF SEC OR 7534 P 173 OR 7553 P 102



19-494

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1900195

**Date of Tax Deed Application**  
Apr 17, 2019

This is to certify that **AFFILIATED TAX CO LLC - 17 US BANK % AFFILIATED TAX CO LL**, holder of **Tax Sale Certificate Number 2017 / 6923**, 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: **11-4129-505**

**Cert Holder:**  
**AFFILIATED TAX CO LLC - 17 US BANK % AFFILIATED TAX CO LL**  
**PO BOX 645040**  
**CINCINNATI, OH 45264-5040**

**Property Owner:**  
**MCDONALD RONNIE**  
**1575 MUSCOGEE RD**  
**CANTONMENT, FL 32533**

BEG AT NE COR OF SW 1/4 OF SEC FOR POB S PARALLEL WITH TO W LI 160 FT W PARALLEL S LI OF SEC TO E R/ (Full legal attached.)

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
2017/6923	11-4129-505	06/01/2017	2,246.38	112.32	2,358.70

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
2018/7051	11-4129-505	06/01/2018	1,601.09	6.25	80.05	1,687.39

**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	4,046.09
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,481.14
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)	5,902.23

**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.	61,707.00
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 24th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 10-7-19 By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
11-4129-505 2017

BEG AT NE COR OF SW 1/4 OF SEC FOR POB S PARALLEL WITH TO W LI 160 FT W PARALLEL S LI OF SEC TO E R/W LI OF MUSCOGEE



Chris Jones  
Escambia County Property Appraiser

Real Estate Search    Tangible Property Search    Sale List

[Back](#)

Navigate Mode   
  Account   
  Reference

[Printer Friendly Version](#)

<b>General Information</b> <b>Reference:</b> 181N313111000000 <b>Account:</b> 114129505 <b>Owners:</b> MCDONALD RONNIE <b>Mail:</b> 1575 MUSCOGEE RD CANTONMENT, FL 32533 <b>Situs:</b> 1575 MUSCOGEE RD 32533 <b>Use Code:</b> SINGLE FAMILY RESID <b>Units:</b> 2 <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>\$40,470</td> <td>\$86,498</td> <td>\$126,968</td> <td>\$123,414</td> </tr> <tr> <td>2017</td> <td>\$40,470</td> <td>\$80,406</td> <td>\$120,876</td> <td>\$120,876</td> </tr> <tr> <td>2016</td> <td>\$40,470</td> <td>\$80,937</td> <td>\$121,407</td> <td>\$121,407</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <hr/> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"> <a href="#">                     &gt; File for New Homestead Exemption Online                 </a> </p>	Year	Land	Imprv	Total	Cap Val	2018	\$40,470	\$86,498	\$126,968	\$123,414	2017	\$40,470	\$80,406	\$120,876	\$120,876	2016	\$40,470	\$80,937	\$121,407	\$121,407
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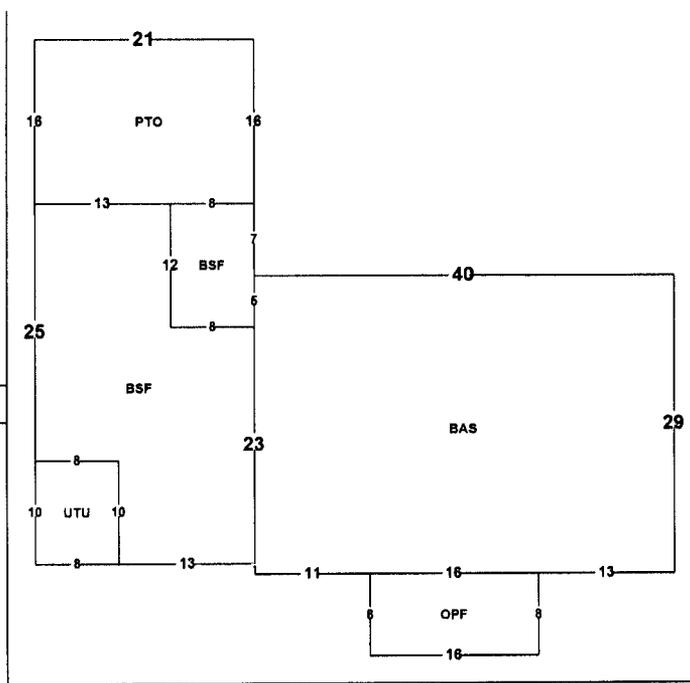
<b>Sales Data</b>  <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/06/2016</td> <td>7553</td> <td>102</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>06/03/2016</td> <td>7534</td> <td>173</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>12/31/2012</td> <td>6955</td> <td>795</td> <td>\$100</td> <td>OT</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>02/07/2008</td> <td>6285</td> <td>267</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>02/1991</td> <td>2969</td> <td>15</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/06/2016	7553	102	\$100	QC	<a href="#">View Instr</a>	06/03/2016	7534	173	\$100	QC	<a href="#">View Instr</a>	12/31/2012	6955	795	\$100	OT	<a href="#">View Instr</a>	02/07/2008	6285	267	\$100	QC	<a href="#">View Instr</a>	02/1991	2969	15	\$100	QC	<a href="#">View Instr</a>	<b>2018 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION  <b>Legal Description</b> BEG AT NE COR OF SW 1/4 OF SEC FOR POB S PARALLEL WITH TO W LI 160 FT W PARALLEL S LI OF SEC TO E R/W LI OF...  <b>Extra Features</b> CARPORT FRAME GARAGE FRAME SHED METAL SHED
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<b>Parcel Information</b>  <b>Section Map Id:</b> <a href="#">18-1N-31</a>  <b>Approx. Acreage:</b> 7.1000  <b>Zoned:</b> LDR  <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>	<a href="#">Launch Interactive Map</a>
<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>	

<b>Buildings</b> Address: 1575 MUSCOGEE RD, Year Built: 1960, Effective Year: 1960 <table border="1"> <tr> <td>Structural Elements</td> </tr> <tr> <td><b>DECOR/MILLWORK-AVERAGE</b></td> </tr> <tr> <td><b>DWELLING UNITS-1</b></td> </tr> </table>	Structural Elements	<b>DECOR/MILLWORK-AVERAGE</b>	<b>DWELLING UNITS-1</b>
Structural Elements			
<b>DECOR/MILLWORK-AVERAGE</b>			
<b>DWELLING UNITS-1</b>			

**EXTERIOR WALL-CONCRETE BLOCK**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-UNIT HEATERS**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-HIP**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-MASONRY**  
 PIL/STL

 Areas - 2359 Total SF  
**BASE AREA - 1160**  
**BASE SEMI FIN - 655**  
**OPEN PORCH FIN - 128**  
**PATIO - 336**  
**UTILITY UNF - 80**

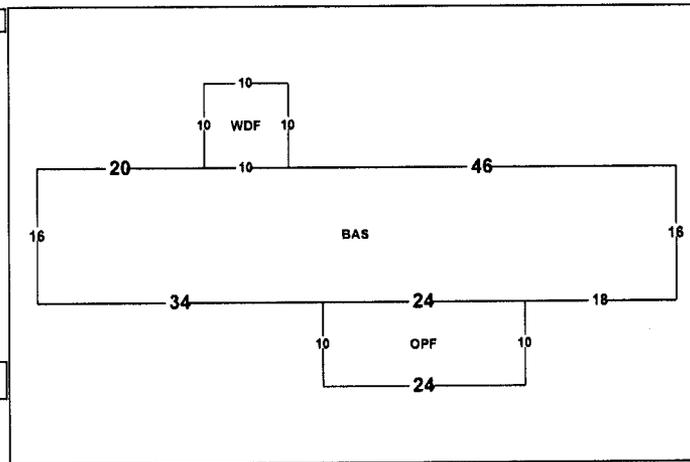


Year Built: 1995, Effective Year: 1995

**Structural Elements**

**DWELLING UNITS-1**  
**MH EXTERIOR WALL-VINYL/METAL**  
**MH FLOOR FINISH-CARPET**  
**MH FLOOR SYSTEM-TYPICAL**  
**MH HEAT/AIR-HEAT & AIR**  
**MH INTERIOR FINISH-DRYWALL/PLASTER**  
**MH MILLWORK-TYPICAL**  
**MH ROOF COVER-COMP SHINGLE/WOOD**  
**MH ROOF FRAMING-GABLE HIP**  
**MH STRUCTURAL FRAME-TYPICAL**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**STORY HEIGHT-0**

 Areas - 1556 Total SF  
**BASE AREA - 1216**  
**OPEN PORCH FIN - 240**  
**WOOD DECK FIN - 100**



Images



9/17/14



9/17/14

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:04/25/2019 (tc.31946)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **AFFILIATED TAX CO LLC - 17 US BANK** holder of **Tax Certificate No. 06923**, 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 AT NE COR OF SW 1/4 OF SEC FOR POB S PARALLEL WITH TO W LI 160 FT W PARALLEL S LI OF SEC TO E R/W LI OF MUSCOGEE R/W NELY ALG E R/W LI TO INTER OF E R/W LI TO N 1/4 LI OF SW 1/4 OF SEC E ALG N 1/4 LI TO POB ALSO W 210 FT OF NW 1/4 OF SE 1/4 OF SEC OR 7534 P 173 OR 7553 P 102**

**SECTION 18, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 114129505 (19-494)**

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

**RONNIE MCDONALD**

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 **7th day of October 2019**.

Dated this 3rd 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

EXHIBIT "A"

Beginning at the Northeast Corner of the Southwest Quarter of Section 18, Township 1 North, Range 31 West, in Escambia County, Florida; running South parallel to the West line of said Section 160.0 feet; thence West parallel with the South line of said Section to the east right of way line of the Muscogee-Cantonment Road, being a State Hwy; thence Northeasterly along the East right of way line of said road to the intersection of the East right of way line of said road and the North Quarter line of the Southwest Quarter of said Section 18, Township 1 North, Range 31 West, in Escambia County, Florida; thence East along said North Quarter line to the Point of Beginning.

Also, the West 210.0 feet of the Northwest Quarter of the Southeast Quarter of Section 18, Township 1 North, Range 31 West.

Rmc

YMM

shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. Attorneys' Fees. As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

25. Jury Trial Waiver. The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

 (Seal)  
Ronnie McDonald - Borrower

 (Seal)  
Tiffany A. McDonald

**(J) "Electronic Funds Transfer"** means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

**(K) "Escrow Items"** means those items that are described in Section 3.

**(L) "Miscellaneous Proceeds"** means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

**(M) "Mortgage Insurance"** means insurance protecting Lender against the nonpayment of, or default on, the Loan.

**(N) "Periodic Payment"** means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

**(O) "RESPA"** means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

**(P) "Successor in Interest of Borrower"** means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

**TRANSFER OF RIGHTS IN THE PROPERTY**

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the County of Escambia:

**SEE ATTACHED EXHIBIT "A"**

Parcel ID Number: 181N31-3111-000-000 which currently has the address of: 1575 Muscogee Road, Cantonment, Florida 32533 ("Property Address")

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."



(initials)

Prepared By and Return To:  
**William E. Farrington, II**  
**Wilson, Harrell, Farrington, Ford, et. al., P.A.**  
**307 South Palafox Street**  
**Pensacola, Florida 32502**

For the issuance of a title  
insurance policy.  
File # 3722-50590

## MORTGAGE

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) **"Security Instrument"** means this document, which is dated **September 16, 2016**, together with all Riders to this document.

(B) **"Borrower"** is **Ronnie McDonald, a married man, joined by his wife Tiffany A. McDonald.** Borrower is the mortgagor under this Security Instrument.

(C) **"Lender"** is **Harvesters Federal Credit Union.** Lender is a Credit Union organized and existing under the laws of Florida, USA. Lender's address is **480 Highway 29 South, Cantonment, Florida 32533.** Lender is the mortgagee under this Security Instrument.

(D) **"Note"** means the promissory note signed by Borrower and dated **September 16, 2016.** The Note states that Borrower owes **One Hundred Thousand Dollars (U.S. \$100,000.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **September 25, 2046.**

(E) **"Property"** means the property that is described below under the heading "Transfer of Rights in the Property."

(F) **"Loan"** means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) **"Riders"** means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider               |
| <input type="checkbox"/> Balloon Rider                    | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] Construction |
| <input type="checkbox"/> 1-4 Family Rider                 | <input type="checkbox"/> Biweekly Payment Rider         |  |

(H) **"Applicable Law"** means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) **"Community Association Dues, Fees, and Assessments"** means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

*RMC* *JMC*



Beginning at the northeast corner of the southwest quarter of Section 18, Township 1 North, Range 31 West, in Escambia County, Florida; running south parallel to the west line of said section 160.0 ft.; thence west parallel with the south line of said section the east right of way line of the Muscogee-Cantonment Road, being a State Hwy.; thence northeasterly along the east right of way line of said road to the intersection of the east right of way line of said road to the intersection of the east right of way line of said road and the north quarter line of the southwest quarter of said Section 18, Township 1 North, Range 31 West, in Escambia County, Florida; thence east along said north quarter line to the Point of Beginning, being one and one-tenth (1 1/10) acres more or less.

Also, the west 210.0 ft. of the northwest quarter of the southeast quarter of Section 18, Township 1 North, Range 31 west, containing six (6) acres more or less.

Prepared by & Return to:  
Michael D. Tidwell  
811 N. Spring Street  
Pensacola, FL 32501  
850-434-3223

The preparer of this Quit Claim Deed represents that:  
This Quit Claim Deed has been prepared at the express direction of the Grantor and Grantee solely from the legal description provided to the preparer by the Grantor and Grantee; that no title search, survey, or inspection of the property described below has been performed by the preparer; that the title to the property described below has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

**QUIT CLAIM DEED**

This Quit Claim Deed made this 6 day of July, 2016 between Vera M. Volovecky, as to her one-half undivided interest, whose post office address is 19030 County Rd. 48 E., Robertsdale, AL 36567, collectively called the "Grantor" and Ronnie McDonald, whose post office address is 1575 Muscogee Rd., Cantonment, FL 32533, collectively called the "Grantee".

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Escambia County, Florida to-wit:

This is not the homestead of Grantor.\*

SEE ATTACHED EXHIBIT "A"

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

IN WITNESS WHEREOF, the said 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]  
Witness Name: Terde Langham

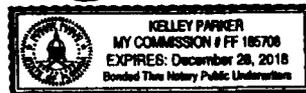
[Signature]  
Vera M. Volovecky

Witness Signature: [Signature]  
Witness Name: KERRIE SHAW

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 6 day of July, 2016,  
by Vera M. Volovecky who is personally known to me or has produced drivers license as  
identification.

[Signature]  
Notary Public



# 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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-7-2019

TAX ACCOUNT NO.: 11-4129-505

CERTIFICATE NO.: 2017-6923

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

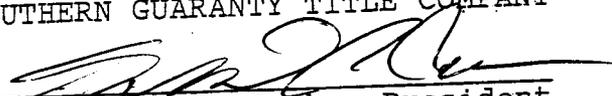
Homestead for 2018 tax year.

Ronnie McDonald  
Tiffany A. McDonald (wife)  
1575 Muscogee Rd.  
Cantonment, FL 32533

Harvesters Federal Credit Union  
480 Hwy. 29 South  
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,  
this 12th day of July, 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.: 15254

July 12, 2019

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

1. That certain mortgage executed by Ronnie McDonald in favor of Harvesters Federal Credit Union dated 09/16/2016 and recorded 09/22/2016 in Official Records Book 7594, page 193 of the public records of Escambia County, Florida, in the original amount of \$100,000.00.
2. Taxes for the year 2016-2018 delinquent. The assessed value is \$126,968.00. Tax ID 11-4129-505.

**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.: 15254

July 12, 2019

**181N313111000000 - Full Legal Description**

BEG AT NE COR OF SW 1/4 OF SEC FOR POB S PARALLEL WITH TO W LI 160 FT W PARALLEL S LI OF SEC  
TO E R/W LI OF MUSCOGEE R/W NELY ALG E R/W LI TO INTER OF E R/W LI TO N 1/4 LI OF SW 1/4 OF SEC E  
ALG N 1/4 LI TO POB ALSO W 210 FT OF NW 1/4 OF SE 1/4 OF SEC OR 7534 P 173 OR 7553 P 102

19-494

**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.: 15254

July 12, 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 Escambia County, Florida, solely as revealed by records maintained from 07-11-1999, through 07-11-2019, and said search reveals the following:

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

Ronnie McDonald

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: 

July 12, 2019

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 7, 2019, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **AFFILIATED TAX CO LLC - 17 US BANK** holder of Tax Certificate No. 06923, 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 AT NE COR OF SW 1/4 OF SEC FOR POB S PARALLEL WITH TO W LI 160 FT W PARALLEL S LI OF SEC TO E R/W LI OF MUSCOGEE R/W NELY ALG E R/W LI TO INTER OF E R/W LI TO N 1/4 LI OF SW 1/4 OF SEC E ALG N 1/4 LI TO POB ALSO W 210 FT OF NW 1/4 OF SE 1/4 OF SEC OR 7534 P 173 OR 7553 P 102**

**SECTION 18, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 114129505 (19-494)**

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

**RONNIE MCDONALD**

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 **7th** day of **October 2019**.

Dated this 8th day of August 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.

### Personal Services:

**RONNIE MCDONALD**  
1575 MUSCOGEE RD  
CANTONMENT, FL 32533

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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Dated this 8th day of August 2019.

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### Post Property:

**1575 MUSCOGEE RD 32533**



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

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**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 06923 of 2017**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 22, 2019, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RONNIE MCDONALD 1575 MUSCOGEE RD CANTONMENT, FL 32533	TIFFANY A MCDONALD 1575 MUSCOGEE RD CANTONMENT FL 32533
HARVESTERS FEDERAL CREDIT UNION 480 HWY 29 SOUTH CANTONMENT FL 32533	

WITNESS my official seal this 22th day of August 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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Dated this 8th day of August 2019.

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**Personal Services:**

**RONNIE MCDONALD**  
1575 MUSCOGEE RD  
CANTONMENT, FL 32533

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

19-494

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO19CIV037624NON

**Agency Number:** 19-011088

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06923 2017

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: RONNIE MCDONALD

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 8/16/2019 at 7:27 AM and served same on RONNIE MCDONALD , in ESCAMBIA COUNTY, FLORIDA, at 8:00 AM on 8/19/2019 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: TIFFANY MCDONALD, RESIDENT, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*A. Hardin 921*

A. HARDIN, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: KMJACKSON

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**Post Property:**

**1575 MUSCOGEE RD 32533**



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

19-494

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO19CIV037622NON

**Agency Number:** 19-011087

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06923 2017

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: RONNIE MCDONALD

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/16/2019 at 7:27 AM and served same at 8:00 AM on 8/19/2019 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*A Hardin 921*

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

RONNIE MCDONALD [19-494]  
1575 MUSCOGEE RD  
CANTONMENT, FL 32533

**9171 9690 0935 0128 2863 45**

TIFFANY A MCDONALD [19-494]  
1575 MUSCOGEE RD  
CANTONMENT FL 32533

**9171 9690 0935 0128 2863 52**

HARVESTERS FEDERAL CREDIT  
UNION [19-494]  
480 HWY 29 SOUTH  
CANTONMENT FL 32533

**9171 9690 0935 0128 2863 07**

✓ Contact  
owner



**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 114129505 Certificate Number: 006923 of 2017**

Redemption  Yes   
 Application Date   
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/07/2019"/>	Redemption Date <input type="text" value="10/07/2019"/>
Months	<input type="text" value="6"/>	<input type="text" value="6"/>
Tax Collector	<input type="text" value="\$5,902.23"/>	<input type="text" value="\$5,902.23"/>
Tax Collector Interest	<input type="text" value="\$531.20"/>	<input type="text" value="\$531.20"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$6,439.68"/>	<input type="text" value="\$6,439.68"/> <b>OTC</b>
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	<input type="text" value="\$42.03"/>	<input type="text" value="\$42.03"/>
Total Clerk	<input type="text" value="\$509.03"/>	<input type="text" value="\$509.03"/> <b>CH</b>
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="\$16.80"/>	<input type="text" value="\$16.80"/>
Researcher Copies	<input type="text" value="\$6.00"/>	<input type="text" value="\$6.00"/>
Total Redemption Amount	<input type="text" value="\$6,988.51"/>	<input type="text" value="\$6,988.51"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$0.00"/>
Book/Page	<input type="text" value="8089"/>	<input type="text" value="573"/>

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



**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 # 2017 TD 006923**  
**Redeemed Date 10/07/2019**

**Name HARVESTERS FEDERAL CREDIT UNION 480S HIGHWAY 29 CANTONMENT FL 32533**

Clerk's Total = TAXDEED	\$509.03
Due Tax Collector = TAXDEED	\$6,439.68
Postage = TD2	\$16.80
ResearcherCopies = TD6	\$6.00
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
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
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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**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 114129505 Certificate Number: 006923 of 2017**

**Payor: HARVESTERS FEDERAL CREDIT UNION 480S HIGHWAY 29 CANTONMENT FL 32533**  
**Date 10/07/2019**

Clerk's Check #	14007	Clerk's Total	\$509.03
Tax Collector Check #	1	Tax Collector's Total	\$6,439.68
		Postage	\$16.80
		Researcher Copies	\$6.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,988.51

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 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 8089, Page 573, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06923, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 114129505 (19-494)

### DESCRIPTION OF PROPERTY:

**BEG AT NE COR OF SW 1/4 OF SEC FOR POB S PARALLEL WITH TO W LI 160 FT W  
PARALLEL S LI OF SEC TO E R/W LI OF MUSCOGEE R/W NELY ALG E R/W LI TO INTER  
OF E R/W LI TO N 1/4 LI OF SW 1/4 OF SEC E ALG N 1/4 LI TO POB ALSO W 210 FT OF NW  
1/4 OF SE 1/4 OF SEC OR 7534 P 173 OR 7553 P 102**

**SECTION 18, TOWNSHIP 1 N, RANGE 31 W**

NAME IN WHICH ASSESSED: RONNIE MCDONALD

Dated this 7th day of October 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

## NOTICE OF APPLICATION FOR TAX DEED

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Dated this 15th day of August 2019.  
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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

4WR9/4-9/25TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2017 TD 06923 in the Escambia County Court was published in said newspaper in and was printed and released on September 4, 2019, September 11, 2019, September 18, 2019 and September 25, 2019.

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

X



MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 26th day of September 2019, by Malcolm G. Ballinger, who is personally known to me.

X



BRIDGET A. ROBERTS, NOTARY PUBLIC

