

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000605

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
02-0285-000	2018/486	06-01-2018	BEG AT NW COR OF LT 6 BLK 3 TALL PINES S/D PB 3 P 85 W ALG EXT OF N LI OF SAID LT 4 FT FOR POB CONTINUE SAME COURSE 100 FT S PARL TO W LI OF LT 131 7/10 FT E AT RT ANG 100 FT N AT RT ANG 131 7/10 FT TO POB OR 6266 P 1955

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
BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547

06-23-2020
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. 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, and 16 if applicable)	
18. Redemption fee	12.50
19. Total amount to redeem	
Sign here: _____ Date of sale <u>8/2/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

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 AT NW COR OF LT 6 BLK 3 TALL PINES S/D PB 3 P 85 W ALG EXT OF N LI OF SAID LT 4 FT FOR POB CONTINUE SAME COURSE 100 FT S PARL TO W LI OF LT 131 7/10 FT E AT RT ANG 100 FT N AT RT ANG 131 7/10 FT TO POB OR 6266 P 1955

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19

0821-04

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST 723 OVERBROOK DRIVE FORT WALTON BEACH, FL 32547	Application date	Jun 23, 2020
Property description	HOROSKY AMY JO HOROSKY JOHN M & 1409 E MEADOWBROOK RD POTTSTOWN, PA 19465 160 BLK BELAND RD BEG AT NW COR OF LT 6 BLK 3 TALL PINES S/D PB 3 P 85 W ALG EXT OF N LI OF SAID LT 4 FT FOR POB CONTI (Full legal attached.)	Certificate #	2018 / 486
		Date certificate issued	06/01/2018
		Deed application number	2000605
		Account number	02-0285-000

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)
# 2018/486	06/01/2018	266.57	48.59	315.16
# 2019/496	06/01/2019	261.85	29.79	291.64
→ Part 2: Total*				606.80

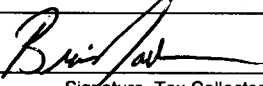
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2020/539	06/01/2020	257.51	6.25	12.88	276.64
# 2017/483	06/01/2017	270.36	6.25	70.86	347.47
Part 3: Total*					624.11

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)	1,230.91
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee and Deed Application Recording and Release Fees	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)	1,605.91

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: 

Signature, Tax Collector or Designee

Escambia County, Florida

Date June 24th, 2020

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

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:06/26/2020 (tc.1620)



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 111S301101004030
Account: 020285000
Owners: HOROSKY AMY JO
 HOROSKY JOHN M &
 HOROSKY CAROL L
Mail: 1409 E MEADOWBROOK RD
 POTTSTOWN, PA 19465
Situs: 160 BLK BELAND RD 32534
Use Code: VACANT RESIDENTIAL
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$14,000	\$0	\$14,000	\$14,000
2018	\$14,000	\$0	\$14,000	\$14,000
2017	\$14,000	\$0	\$14,000	\$14,000

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/21/2007	6266	1955	\$100	WD	View Instr
12/2005	5807	1818	\$100	WD	View Instr
06/2003	5172	1597	\$100	CJ	View Instr
04/2003	5120	89	\$100	CJ	View Instr
08/1991	3042	706	\$72,000	WD	View Instr
01/1966	308	555	\$2,100	WD	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

BEG AT NW COR OF LT 6 BLK 3 TALL PINES S/D PB 3 P
 85 W ALG EXT OF N LI OF SAID LT 4 FT FOR POB
 CONTINUE SAME...

Extra Features

None

Parcel Information

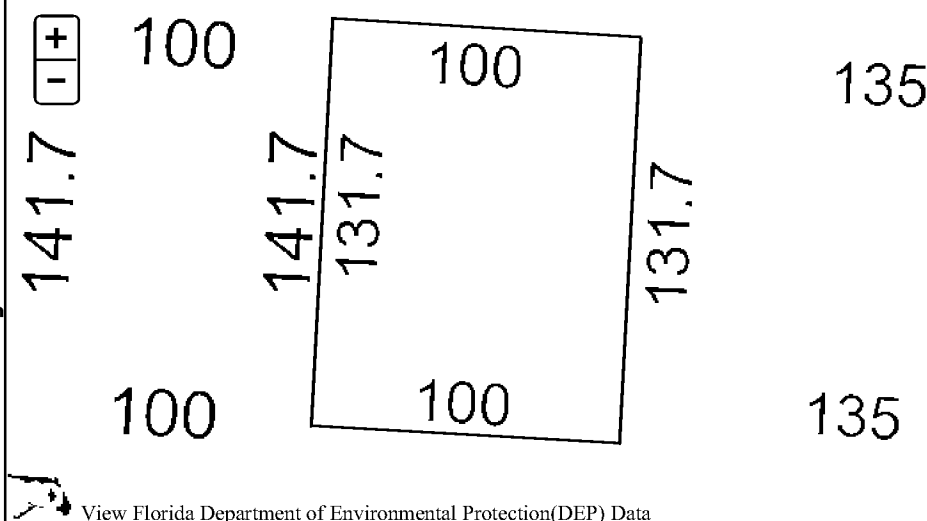
[Launch Interactive Map](#)

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

Approx. Acreage:
 0.3028

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Images

None

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE BLACKWELL TTEE/BLACKWELL LIVING TRUST** holder of **Tax Certificate No. 00486**, issued the **1st day of June, A.D., 2018** 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 NW COR OF LT 6 BLK 3 TALL PINES S/D PB 3 P 85 W ALG EXT OF N LI OF SAID LT 4 FT FOR POB CONTINUE SAME COURSE 100 FT S PARL TO W LI OF LT 131 7/10 FT E AT RT ANG 100 FT N AT RT ANG 131 7/10 FT TO POB OR 6266 P 1955

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 020285000 (0821-04)

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

AMY JO HOROSKY and JOHN M HOROSKY and CAROL L HOROSKY

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of August, which is the **2nd day of August 2021**.

Dated this 31st day of August 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

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>08/02/2021</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 12.50

Tax Collector (complete Parts 1-4)

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SAME COURSE 100 FT S PARL TO W LI OF LT 131 7/10 FT E AT RT ANG 100 FT N AT RT ANG 131 7/10 FT TO POB OR 6266
P 1955



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

Part 1: Tax Deed Application Information

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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)	1,605.91

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date September 2nd, 2020

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 020285000 Certificate Number: 000486 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/02/2021"/>	Redemption Date <input type="text" value="04/23/2021"/>
Months	14	10
Tax Collector	<input type="text" value="\$1,605.91"/>	<input type="text" value="\$1,605.91"/>
Tax Collector Interest	\$337.24	\$240.89
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$1,955.65	<input type="text" value="\$1,859.30"/> 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	\$98.07	\$70.05
Total Clerk	\$565.07	<input type="text" value="\$537.05"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,637.72	\$2,413.35
	Repayment Overpayment Refund Amount	\$224.37
Book/Page	<input type="text" value="8359"/>	<input type="text" value="1507"/>

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 # 2018 TD 000486
 Redeemed Date 04/23/2021**

Name GENESIS LAND & TITLE CO LLC 1400 E OLIVE RD PENSACOLA FL 32514

Clerk's Total = TAXDEED	\$565.07	\$565.07 \$ 2,076.35
Due Tax Collector = TAXDEED	\$1,955.65	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

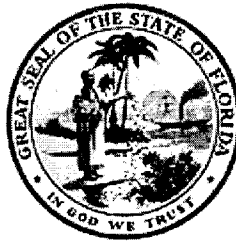
• For Office Use Only

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
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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

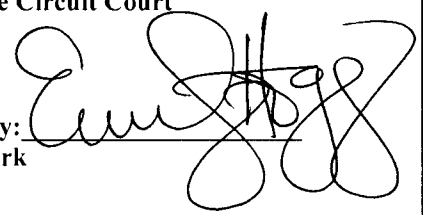
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 020285000 Certificate Number: 000486 of 2018**

**Payor: GENESIS LAND & TITLE CO LLC 1400 E OLIVE RD PENSACOLA FL 32514 Date
04/23/2021**

Clerk's Check #	179500	Clerk's Total	\$565.07
Tax Collector Check #	1	Tax Collector's Total	\$1,955.65
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,597.72

\$2,093.35

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8359, Page 1507, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00486, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 020285000 (0821-04)

DESCRIPTION OF PROPERTY:

**BEG AT NW COR OF LT 6 BLK 3 TALL PINES S/D PB 3 P 85 W ALG EXT OF N LI OF SAID LT
4 FT FOR POB CONTINUE SAME COURSE 100 FT S PARL TO W LI OF LT 131 7/10 FT E AT
RT ANG 100 FT N AT RT ANG 131 7/10 FT TO POB OR 6266 P 1955**

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: AMY JO HOROSKY and JOHN M HOROSKY and CAROL L
HOROSKY

Dated this 23rd day of April 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Exhibit "A"

COMMENCING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 3, TALL PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE WEST ALONG THE EXTENSION OF THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 4.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE SAID EXTENSION A DISTANCE OF 100.0 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 6, A DISTANCE OF 131.7 FEET; THENCE EAST ALONG A LINE RUNNING TOWARD THE SOUTHWEST CORNER OF THE SAID LOT 6, A DISTANCE OF 100.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 6, A DISTANCE OF 131.7 FEET TO THE POINT OF BEGINNING.

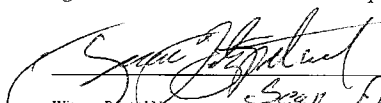
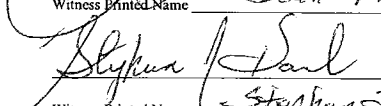
File Number: 21-0082
Legal Description with Non Homestead

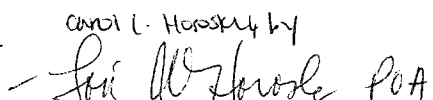
Prepared by:
Brandi Parkerson
Genesis Land & Title Co, LLC
1400 E. Olive Road
Pensacola, Florida 32514

File Number: 21-0082

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

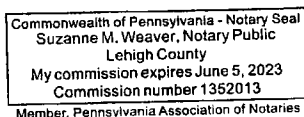
Signed, sealed and delivered in our presence:

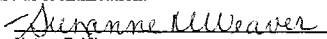

Witness Printed Name Sean Fitzpatrick

Witness Printed Name Stephen J. KACH

Carol L. Horosky by

(Seal)
Carol L. Horosky by Lori A. Horosky as Attorney in Fact
Address: 4200 Lakeside Drive, Coplay, Pennsylvania 18037

State of Pennsylvania
County of Lehigh

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization by means of ☐ physical presence or ☐ online notarization, this 8th day of April, 2021, by **Carol L. Horosky by Lori A. Horosky as Attorney in Fact** who is/are personally known to me or who has produced driver's license as identification.




Notary Public
Print Name: Suzanne M. Weaver
My Commission Expires: 06/05/2023

DEED Individual Warranty Deed - Legal on Face

Prepared by:
Brandi Parkerson
Genesis Land & Title Co, LLC
1400 E. Olive Road
Pensacola, Florida 32514

File Number: 21-0082

General Warranty Deed

Made this April 8, 2021 A.D. By **Amy J Horosky and Carol L Horosky**, as Joint Tenants with Full Rights of Survivorship, whose address is: 165 Beland Rd., Pensacola, Florida 32534, hereinafter called the grantor, to **Flynn Building Specialists, LLC a Wyoming Limited Liability Company**, whose post office address is: 1300 E. Olive Rd, Pensacola, Florida 32514, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

See Attached Exhibit "A"

Parcel ID Number: **11-1S-30-1101-004-030**


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

To Have and to Hold, the same in fee simple forever.

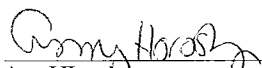
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

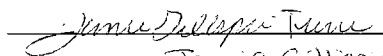
Signed, sealed and delivered in our presence:



Witness Printed Name Brandi Parkerson



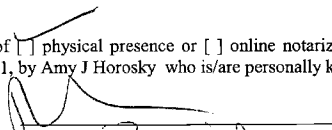
Amy J Horosky (Seal)
Address: 165 Beland Rd., Pensacola, Florida 32534



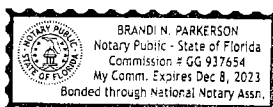
Witness Printed Name Jamie Gillispie-Turner

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization by means of ☐ physical presence or ☐ online notarization, this 8th day of April, 2021, by Amy J Horosky who is/are personally known to me or who has produced driver's license as identification.



Notary Public
Print Name: Brandi Parkerson
My Commission Expires: _____



DEED Individual Warranty Deed - Legal on Face

PROPERTY INFORMATION REPORT

May 25, 2021

Tax Account #:02-0285-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NW COR OF LT 6 BLK 3 TALL PINES SID PB 3 P 85 W ALG EXT OF N LI OF SAID LT
4 FT FOR POB CONTINUE SAME COURSE 100 FT S PARL TO W LI OF LT 131 7/10 FT E AT
RT ANG 100 FT N AT RT ANG 131 7/10 FT TO POB OR 6266 P 1955**

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-0285-000 (0821-04)

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: AUG 02, 2021

TAX ACCOUNT #: 02-0285-000

CERTIFICATE #: 2018-486

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

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

FLYNN BUILDING SPECIALISTS LLC
1300 E. OLIVE RD
PENSACOLA, FL 32514

AMY JO HOROSKY AND CAROL L. HOROSKY
1409 E. MEADOWBROOK RD
POTTSTOWN, PA 19465

AMY JO HOROSKY
CAROL L. HOROSKY
FLYNN BUILDING SPECIALISTS LLC
163 BELAND RD
PENSACOLA, FL 32534

Certified and delivered to Escambia County Tax Collector, this 25 May 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

May 25, 2021

Tax Account #:02-0285-000

1. The Grantee(s) of the last deed(s) of record is/are: **FLYNN BUILDING SPECIALISTS, LLC, A WYOMING LIMITED LIABILITY COMPANY**

By Virtue of Warranty Deed recorded 04/12/2021 – OR 8504/1811

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: **NONE**

4. Taxes:

Taxes for the year(s) 2016-2020 are delinquent.

Tax Account #:02-0285-000

Assessed Value: \$14,000

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 #: 02-0285-000 CERTIFICATE #: 2018-486

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.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

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

Period Searched: May 18, 2001 to and including May 18, 2021 Abstractor: Cody Campbell

BY

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

Michael A. Campbell,
As President
Dated: May 25, 2021