

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0521-42

513
R. 07/19

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020		
Property description	LETT MATTIE L 2359 TRUMAN AVE PENSACOLA, FL 32505 2359 TRUMAN AVE N 104 FT OF W 60 FT OF LT 9 BLK 8 BELL ACRES PB 2 P 10 OR 565 P 752	Certificate #	2018 / 2308		
		Date certificate issued	06/01/2018		
		Deed application number	2000450		
		Account number	05-2426-100		
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)	
# 2018/2308	06/01/2018	482.71	24.14	506.85	
→Part 2: Total*				506.85	
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)
# 2019/2188	06/01/2019	490.66	6.25	24.53	521.44
Part 3: Total*					521.44
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)				1,028.29	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				438.79	
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)				1,842.08	
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: _____			Escambia County, Florida		
Signature, Tax Collector or Designee			Date <u>May 12th, 2020</u>		

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

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.	23694.50
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	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>05/03/2021</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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000450

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
PLEASANT VALLEY CAPITAL LLC - 18
US BANK % PLEASANT VALLEY CAPITAL LLC - 18
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
05-2426-100	2018/2308	06-01-2018	N 104 FT OF W 60 FT OF LT 9 BLK 8 BELL ACRES PB 2 P 10 OR 565 P 752

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
PLEASANT VALLEY CAPITAL LLC - 18
US BANK % PLEASANT VALLEY CAPITAL LLC - 18
PO BOX 645040
CINCINNATI, OH 45264-5040

04-21-2020
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

← Navigate Mode Account Reference →

Printer Friendly Version

General Information Reference: 092S300900090008 Account: 052426100 Owners: LETT MATTIE L Mail: 2359 TRUMAN AVE PENSACOLA, FL 32505 Situs: 2359 TRUMAN AVE 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 <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>2019</td> <td>\$6,175</td> <td>\$52,983</td> <td>\$59,158</td> <td>\$47,389</td> </tr> <tr> <td>2018</td> <td>\$6,175</td> <td>\$49,199</td> <td>\$55,374</td> <td>\$46,506</td> </tr> <tr> <td>2017</td> <td>\$6,175</td> <td>\$45,583</td> <td>\$51,758</td> <td>\$45,550</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">> <u>File for New Homestead Exemption Online</u></p>	Year	Land	Imprv	Total	Cap Val	2019	\$6,175	\$52,983	\$59,158	\$47,389	2018	\$6,175	\$49,199	\$55,374	\$46,506	2017	\$6,175	\$45,583	\$51,758	\$45,550
Year	Land	Imprv	Total	Cap Val																	
2019	\$6,175	\$52,983	\$59,158	\$47,389																	
2018	\$6,175	\$49,199	\$55,374	\$46,506																	
2017	\$6,175	\$45,583	\$51,758	\$45,550																	

Sales Data <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>01/1971</td> <td>565</td> <td>752</td> <td>\$19,000</td> <td>WD</td> <td>View Instr</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)	01/1971	565	752	\$19,000	WD	View Instr	2019 Certified Roll Exemptions HOMESTEAD EXEMPTION,WIDOW Legal Description N 104 FT OF W 60 FT OF LT 9 BLK 8 BELL ACRES PB 2 P 10 OR 565 P 752 Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
01/1971	565	752	\$19,000	WD	View Instr								

Parcel Information

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

Approx. Acreage:
0.1438

Zoned:
HC/LI

Evacuation & Flood Information
[Open Report](#)

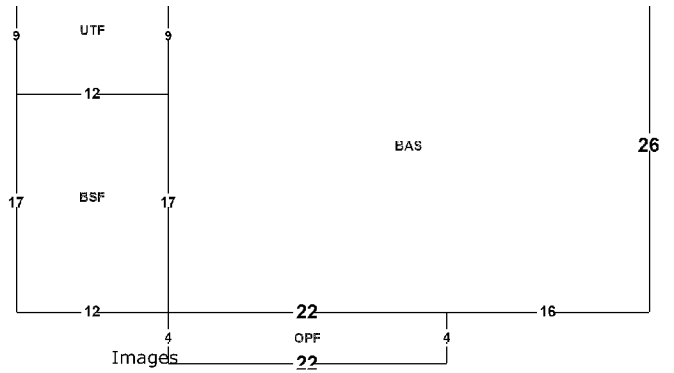
[Launch Interactive Map](#)

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

Buildings	
Address:2359 TRUMAN AVE, Year Built: 1971, Effective Year: 1971	
Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER EXTERIOR WALL-CONCRETE BLOCK FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE HEAT/AIR-CENTRAL H/AC INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-5 NO. STORIES-1	

ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

Areas - 1388 Total SF
BASE AREA - 988
BASE SEMI FIN - 204
OPEN PORCH FIN - 88
UTILITY FIN - 108



7/23/19

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:05/14/2020 (tc.9697)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PLEASANT VALLEY CAPITAL LLC - 18 US BANK** holder of **Tax Certificate No. 02308**, 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:

N 104 FT OF W 60 FT OF LT 9 BLK 8 BELL ACRES PB 2 P 10 OR 565 P 752

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052426100 (0521-42)

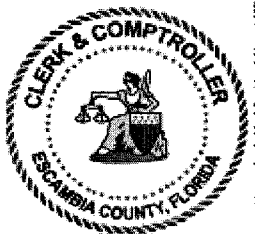
The assessment of the said property under the said certificate issued was in the name of

MATTIE L LETT

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 May, which is the **3rd day of May 2021**.

Dated this 3rd day of June 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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 052426100 Certificate Number: 002308 of 2018

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/21/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="05/03/2021"/>	Redemption Date	<input type="text" value="06/10/2020"/>
Months	13				2
Tax Collector	<input type="text" value="\$1,842.08"/>				<input type="text" value="\$1,842.08"/>
Tax Collector Interest	\$359.21				\$55.26
Tax Collector Fee	<input type="text" value="\$6.25"/>				<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,207.54			\$1,903.59	T.C.
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	\$91.07			\$14.01	
Total Clerk	\$558.07			\$481.01	C.H.
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	\$2,882.61			\$2,401.60	-120-200
		Repayment Overpayment Refund Amount		\$481.01	\$2081.60
Book/Page	<input type="text" value="8306"/>			<input type="text" value="1560"/>	

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: 052426100 Certificate Number: 002308 of 2018**

Payor: MATTIE L LETT 2359 TRUMAN AVE PENSACOLA, FL 32505 Date 06/10/2020

Clerk's Check #	1	Clerk's Total	\$58.07 \$2064.60
Tax Collector Check #	1	Tax Collector's Total	\$2,307.54
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,842.61 \$2,081.60

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

Whitney Coppock

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 002308

Redeemed Date 06/10/2020

Name MATTIE L LETT 2359 TRUMAN AVE PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$558.07	
Due Tax Collector = TAXDEED	\$2,207.54	\$ 2064.60
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

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 8306, Page 1560, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02308, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 052426100 (0521-42)

DESCRIPTION OF PROPERTY:

N 104 FT OF W 60 FT OF LT 9 BLK 8 BELL ACRES PB 2 P 10 OR 565 P 752

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: MATTIE L LETT

Dated this 10th day of June 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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					
Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020		
Property description	LETT MATTIE L 2359 TRUMAN AVE PENSACOLA, FL 32505 2359 TRUMAN AVE 05-2426-100 N 104 FT OF W 60 FT OF LT 9 BLK 8 BELL ACRES PB 2 P 10 OR 565 P 752	Certificate #	2018 / 2308		
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1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				1,028.29	
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4. Property information report fee				200.00	
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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)				1,842.08	
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: _____			Escambia, Florida		
Signature, Tax Collector or Designee			Date <u>August 25th, 2020</u>		

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

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.	23,694.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/03/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS 16.25

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.

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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.



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 #: 05-2426-100 CERTIFICATE #: 2018-2308

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: September 20, 1971 to and including February 12, 2021 Abstractor: LaChelle Floyd

BY

Michael A. Campbell,
As President

Dated: February 16, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 16, 2021

Tax Account #: 05-2426-100

1. The Grantee(s) of the last deed(s) of record is/are: **MATTIE L. LETT**

By Virtue of Warranty Deed recorded 09/20/1971 – OR 565/752 together with Florida Certificate of Death recorded 03/03/2015 – OR 7308/1601

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. **MSBU Lien for Fire Protection in favor of Escambia County recorded 10/2/1998 – OR 4313/235**

4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.

Tax Account #: 05-2426-100

Assessed Value: \$48,478

Exemptions: HOMESTEAD EXEMPTION / WIDOW

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.

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: May 3, 2021

TAX ACCOUNT #: 05-2426-100

CERTIFICATE #: 2018-2308

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.

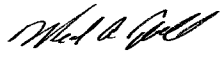
YES NO

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

MATTIE L. LETT
2359 TRUMAN AVE
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 16th day of February, 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

February 16, 2021

Tax Account #: 05-2426-100

**LEGAL DESCRIPTION
EXHIBIT "A"**

N 104 FT OF W 60 FT OF LT 9 BLK 8 BELL ACRES PB 2 P 10 OR 565 P 752

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-2426-100 (0521-42)

There is excepted from the warranties hereinafter contained any restrictions and easements of record in Escambia County, Florida, and the lien of ad valorem real property taxes for 1971 and subsequent years.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
SEP 21 1971
57.00
ESCAMBIA COUNTY
168120

SEP 20 11 13 AM '71
JOE A. FLORES, CLERK
CIRCUIT COURT

464639

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging in anywise appertaining, free from all exemptions and right of homestead.

And WE covenant that WE ARE well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that WE, OUR heirs, executors and administrators, the said grantee their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, WE have hereunto set OUR hand and seal this 17th day of September A. D. 19 71.

Signed, sealed and delivered in the presence of
Charles K. York
Catherine P. York

Rose L. Baird (SEAL)
J. A. Baird, Jr. (SEAL)
Jane Roberts Baird (SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Rose L. Baird, an unmarried widow,
J. A. Baird, Jr. and Jane Roberts Baird
his wife, known to me, and known to me to be the individuals described by said names in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of September 1971.

ESCAMBIA COUNTY
01453
FLORIDA
DEPT. OF REVENUE
SEP 21 1971
PB. 11220
DOCUMENTARY STAMP TAX
20.90

Charles K. York
Notary Public
2-23-71

OR BK 4313 P60235
Escambia County, Florida
INSTRUMENT 98-525804

NOTICE OF LIEN

RCD Oct 02, 1998 08:54 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-525804

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: LETT JOHN C JR &
MATTIE L
2359 W TRUMAN AVE
PENSACOLA FL 32505

ACCT.NO. 05 2426 100 000
AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

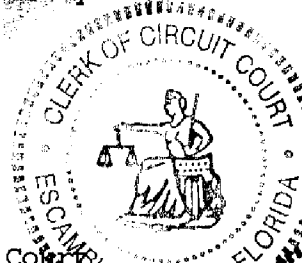
N 104 FT OF W 60 FT OF LT 9
BLK 8 BELL ACRES
PB 2 P 10
OR 565 P 752

PROP.NO. 09 2S 30 0900 090 008

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998



Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Wanda M. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Deputy Clerk

