

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

1220-07

513
R. 07/19

Part 1: Tax Deed Application Information

Applicant Name	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC	Application date	Apr 01, 2020
Applicant Address	PO BOX 775311 CHICAGO, IL 60677		
Property description	COKER SANDRA FAYE H 3914 W GADSDEN ST PENSACOLA, FL 32505 3914 W GADSDEN ST ALL LT 3 AND W 25 FT OF LT 4 BLK 4 OAKDALE PB 1 P 56 OR 3536 P 483 CA 158	Certificate #	2018 / 3603
		Date certificate issued	06/01/2018
		Deed application number	2000132
		Account number	07-1065-000

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)
# 2018/3603	06/01/2018	402.97	20.15	423.12
→ Part 2: Total*				423.12

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)
# 2019/3411	06/01/2019	410.81	6.25	20.54	437.60
Part 3: Total*					437.60

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)	860.72
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	353.21
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)	1,588.93

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: <u><i>Condice Lewis</i></u> Signature, Tax Collector or Designee	Escambia County, Florida Date <u>April 24th, 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.	20,795.50
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>12/07/2020</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: 2000132

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677,

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
07-1065-000	2018/3603	06-01-2018	ALL LT 3 AND W 25 FT OF LT 4 BLK 4 OAKDALE PB 1 P 56 OR 3536 P 483 CA 158

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
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677

04-01-2020
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

[Back](#)

◀ Navigate Mode Account Reference ▶

[Printer Friendly Version](#)

<p>General Information</p> <p>Reference: 342S300870030004</p> <p>Account: 071065000</p> <p>Owners: COKER SANDRA FAYE H</p> <p>Mail: 3914 W GADSDEN ST PENSACOLA, FL 32505</p> <p>Situs: 3914 W GADSDEN ST 32505</p> <p>Use Code: SINGLE FAMILY RESID </p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <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>\$6,056</td> <td>\$45,382</td> <td>\$51,438</td> <td>\$41,591</td> </tr> <tr> <td>2018</td> <td>\$6,056</td> <td>\$42,230</td> <td>\$48,286</td> <td>\$40,816</td> </tr> <tr> <td>2017</td> <td>\$6,056</td> <td>\$38,683</td> <td>\$44,739</td> <td>\$39,977</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Disclaimer</u></p> <hr/> <p style="text-align: center;"><u>Tax Estimator</u></p> <hr/> <p style="text-align: center;">> <u>File for New Homestead Exemption Online</u></p>	Year	Land	Imprv	Total	Cap Val	2019	\$6,056	\$45,382	\$51,438	\$41,591	2018	\$6,056	\$42,230	\$48,286	\$40,816	2017	\$6,056	\$38,683	\$44,739	\$39,977
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<p>Sales Data</p> <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>12/1993</td> <td>3536</td> <td>483</td> <td>\$35,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>12/1993</td> <td>3489</td> <td>105</td> <td>\$35,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>06/1987</td> <td>2419</td> <td>910</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>07/1985</td> <td>2092</td> <td>693</td> <td>\$27,500</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/1993	3536	483	\$35,000	WD	View Instr	12/1993	3489	105	\$35,000	WD	View Instr	06/1987	2419	910	\$100	QC	View Instr	07/1985	2092	693	\$27,500	WD	View Instr	<p>2019 Certified Roll Exemptions</p> <p>HOMESTEAD EXEMPTION</p> <hr/> <p>Legal Description</p> <p>ALL LT 3 AND W 25 FT OF LT 4 BLK 4 OAKDALE PB 1 P 56 OR 3536 P 483 CA 158</p> <hr/> <p>Extra Features</p> <p>FRAME GARAGE</p>
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12/1993	3536	483	\$35,000	WD	View Instr																										
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<p>Parcel Information</p> <p>Section Map Id: CA158</p> <p>Approx. Acreage: 0.2521</p> <p>Zoned: MDR</p> <p>Evacuation & Flood Information Open Report</p>	<p>Launch Interactive Map</p>
<p>View Florida Department of Environmental Protection(DEP) Data</p>	

Buildings

Address: 3914 W GADSDEN ST, Year Built: 1950, Effective Year: 1950

Structural Elements	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-1	
EXTERIOR WALL-BRICK-COMMON	
FLOOR COVER-CARPET	
FOUNDATION-SLAB ON GRADE	

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT LLC holder of Tax Certificate No. 03603, 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:

ALL LT 3 AND W 25 FT OF LT 4 BLK 4 OAKDALE PB 1 P 56 OR 3536 P 483 CA 158

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071065000 (1220-07)

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

SANDRA FAYE H COKER

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of December, which is the 7th day of December 2020.

Dated this 11th day of May 2020.

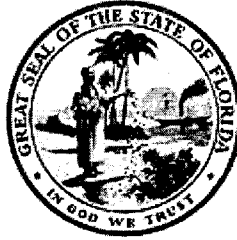
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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
 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

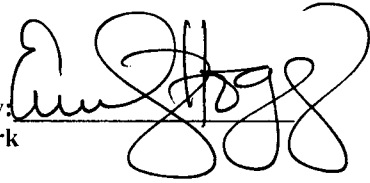
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 071065000 Certificate Number: 003603 of 2018

Payor: SANDRA FAYE H COKER 3914 W GADSDEN ST PENSACOLA, FL 32505 **Date**
 05/18/2020

Clerk's Check #	1	Clerk's Total	\$523.04	1773.02
Tax Collector Check #	1	Tax Collector's Total	\$1,785.85	
		Postage	\$60.00	
		Researcher Copies	\$40.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$2,425.89	

\$ 1790.02

PAM CHILDERS
 Clerk of the Circuit Court

Received By: 
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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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 # 2018 TD 003603

Redeemed Date 05/18/2020

Name SANDRA FAYE H COKER 3914 W GADSDEN ST PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$523.04	1773.02
Due Tax Collector = TAXDEED	\$1,785.85	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 071065000 Certificate Number: 003603 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/07/2020"/>	Redemption Date <input type="text" value="05/18/2020"/>
Months	8	1
Tax Collector	<input type="text" value="\$1,588.93"/>	<input type="text" value="\$1,588.93"/>
Tax Collector Interest	\$190.67	\$23.83
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,785.85	<input type="text" value="\$1,619.01"/> 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	\$56.04	\$7.01
Total Clerk	\$523.04	<input type="text" value="\$474.01"/> 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	\$2,425.89	\$2,110.02
	Repayment Overpayment Refund Amount	\$315.87
Book/Page	<input type="text" value="8294"/>	<input type="text" value="344"/>

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 8294, Page 344, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03603, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **071065000 (1220-07)**

DESCRIPTION OF PROPERTY:

ALL LT 3 AND W 25 FT OF LT 4 BLK 4 OAKDALE PB 1 P 56 OR 3536 P 483 CA 158

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: SANDRA FAYE H COKER

Dated this 18th day of May 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	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677	Application date	Apr 01, 2020		
Property description	COKER SANDRA FAYE H 3914 W GADSDEN ST PENSACOLA, FL 32505 3914 W GADSDEN ST 07-1065-000 ALL LT 3 AND W 25 FT OF LT 4 BLK 4 OAKDALE PB 1 P 56 OR 3536 P 483 CA 158	Certificate #	2018 / 3603		
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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)	
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→Part 2: Total*				423.12	
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)
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Part 3: Total*					437.60
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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)				860.72	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				353.21	
4. Property information report fee				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. Total Paid (Lines 1-6)				1,588.93	
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:				<u>Escambia, Florida</u>	
Signature, Tax Collector or Designee			Date <u>July 28th, 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.	20,795.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/07/2020</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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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 #: 07-1065-000 CERTIFICATE #: 2018-3603

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: October 10, 1994 to and including September 11, 2020 Abstractor: Stacie Wright

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell". The signature is written in a cursive, flowing style.

Michael A. Campbell,
As President

Dated: September 20, 2020

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 14, 2020

Tax Account #:

1. The Grantee(s) of the last deed(s) of record is/are: **SANDRA FAYE H. COKER**
By Virtue of Warranty Deed recorded October 10, 1994 Official Records Book 3536 Page 483.
2. The land covered by this Report is: **See Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Hospital Lien in favor of West Florida Hospital recorded 06/04/2001 OR 4715/221.**
 - b. **Notice of Lien in favor of Emerald Coast Utilities Authority recorded 03/09/2010 OR 6567/1685.**
4. Taxes:
Taxes for the year(s) 2017-2019 are delinquent.
Tax Account #: 07-1065-000
Assessed Value: \$51,438
Exemptions: HOMESTEAD
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: DEC 7, 2020

TAX ACCOUNT #: 07-1065-000

CERTIFICATE #: 2018-3603

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 2019 tax year.

SANDRA FAYE H. COKER
3914 W. GADSDEN STREET
PENSACOLA, FL 32505

WEST FLORIDA HOSPITAL
8383 NORTH DAVID HIGHWAY
PENSACOLA, FL

SUPERIOR INSURANCE
P O BOX 30536
TAMPA, FL 33630

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 14th day of September, 2020.

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

September 14, 2020

Tax Account #: 07-1065-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

ALL LT 3 AND W 25 FT OF LT 4 BLK 4 OAKDALE PB 1 P 56 OR 3536 P 483 CA 158

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-1065-000 (1220-07)

541
24500
251.00

✓ P.O. Box 15146
Pensacola FL 32514

OR BOOK 3489PC 105

OR BOOK 3536PC 483

Mar 10 2 23 PM '94

IN BOOK & PAGE NOTED
ABOVE-RECORD VERIFIED
JOE A. FLOWERS
COMPTROLLER
ESCAMBIA COUNTY

FILED & RECORDED IN
PUBLIC RECORDS OF
ESCAMBIA CO. FL ON

111960

STATE OF FLORIDA
ESCAMBLIA COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Dorothy L. Reynolds (a single women) for and consideration of Ten and no/100 (\$ 10.00) DOLLARS and all other Good and Valuable considerations.

The receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Sandra Rave H. Coker, heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

BLK 45FHC

Lot 3 & the West 1/2 of Lot 4, Oakdale Subdivision according to the plat of said Oakdale Subdivision on file in the official records of Escambia County Florida, plat book 1, page 56.

IN WITNESS WHEREOF, I _____ have hereunto set MY hands and seals this 21 day of DEC, A.D. 19 93.

Signed, sealed and delivered in the presence of :

Dorothy G. Bishop
DOROTHY G. BISHOP
Patricia Legg
PATRICIA LEGG

Dorothy L. Reynolds
DOROTHY L. REYNOLDS
4375 W. Jackson St
Pensacola FL 32506

Before the subscriber personally appeared DOROTHY L REYNOLDS and _____, known to me to be the individuals described by said names in and who executed the foregoing instrument, and acknowledged that SHE executed the same for the uses and purposes therein set forth. WHO PRODUCED A FLORIDA DRIVERS LICENSE.

STATE OF FLORIDA
ESCAMBLIA COUNTY

The foregoing instrument was acknowledged before me this 21 day of DEC, 19 93 by DOROTHY L REYNOLDS, who produced FLORDIA DRIVERS LICENSE as identification and who did not take an oath.

Given under my hand and official seal this 21 day of DECEMBER, 1993

Dorothy G. Bishop
DOROTHY G BISHOP CC143165 NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-6-95

This instrument was prepared by:
Tammie M. Vega
2978 Meredith Dr.
Pensacola FL 32504

Tammie M. Vega

Date 12/10/93

092673

FILED & RECORDED
PUBLIC RECORDS
ESCAMBIA CO FL ON

Dec 21 2 24 PM

IN BOOK & PAGE NOTED
ABOVE-RECORD VERIFIED
JOE A. FLOWERS
COMPTROLLER
ESCAMBIA COUNTY

D.S. PD. \$ 24500
DATE 12-21-93
JOE A. FLOWERS, COMPTROLLER
BY: J. Cantrell D.C.
CERT. REG. #59-2043328-27-01

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Beverly Williamson, being duly sworn says on oath that:


1. She is the Business Office Manager of the West Florida Hospital and her address and the address of said hospital is 8383 North Davis Highway in Pensacola, Florida.

2. That said hospital claims a lien as a result of care, treatment, and maintenance rendered to COKER, SANDRA F. from his/her date of admission, 03-01-01 to his/her date of discharge, 03-01-01 in the amount of \$592.75 for A/R# 102826938.

3. That to the best knowledge of affiant, the names and addresses of all persons, firms or corporation claimed by said COKER, SANDRA F. to be liable for the account of injuries for which treated is/are

- a) SUPERIOR INSURANCE
P.O. BOX 30536
TAMPA, FL 33630
- b) SANDRA F. COKER
3914 W. GADSDEN STREET
PENSACOLA, FL 32505

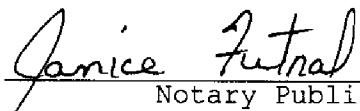
Copies of this document have been sent by certified mail to all of the above named parties.


BEVERLY WILLIAMSON
BUSINESS OFFICE MANAGER

The foregoing instrument was acknowledged before me this (date) 04-13-01 by BEVERLY WILLIAMSON who is personally known to me or who has produced a Florida Driver License as identification and who did not take an oath.

This Instrument was prepared by:
JANICE F. FUTRAL
West Florida Hospital
8383 North Davis Hwy.
Pensacola, Florida 32514




Notary Public
State of Florida at Large

RCD Jun 04, 2001 09:04 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-848127

This Instrument Was Prepared
By And Is To Be Returned To:
CATHERINE MATTHEWS,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:
ALL LT 3 AND W 25 FT OF LT 4 BLK 4 OAKDALE PB 1 P 56 OR 3536 P 483...

Customer: SANDRA F COKER

Account Number: 129778-10290

Amount of Lien: \$ 1201.55, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 3-3-10

EMERALD COAST UTILITIES AUTHORITY

BY: Catherine Matthews

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 3rd day of MARCH, 20 10, by Catherine Matthews of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Suzanne Coffey
Notary Public - State of Florida