

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000271

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154,

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

Account Number	Certificate No.	Date	Legal Description
07-3022-000	2018/3821	06-01-2018	LT 2 BLK 4 MEADOWBROOK PB 4 P 7 OR 7148 P 1084

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
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

04-02-2020
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	6.25
19. Total amount to redeem	

Sign here: _____ Date of sale 02/01/2021

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.

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes


513
R. 07/19

0221-37

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	CAZENOVIA CREEK FUNDING II LLC PO BOX 54132 NEW ORLEANS, LA 70154		Application date	Apr 02, 2020	
Property description	AGABIN JOAQUIN AGABIN JEAN 9 BENTON RD PENSACOLA, FL 32506 11 BENTON RD LT 2 BLK 4 MEADOWBROOK PB 4 P 7 OR 7148 P 1084		Certificate #	2018 / 3821	
			Date certificate issued	06/01/2018	
			Deed application number	2000271	
			Account number	07-3022-000	
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)	
# 2018/3821	06/01/2018	1,138.60	56.93	1,195.53	
→ Part 2: Total*				1,195.53	
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)
# 2019/3602	06/01/2019	1,063.56	6.25	53.18	1,122.99
Part 3: Total*					1,122.99
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)				2,318.52	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				977.50	
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)				3,671.02	
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>Candice Lewis</u> Signature, Tax Collector or Designee			Escambia County, Florida Date <u>April 20th, 2020</u>		

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

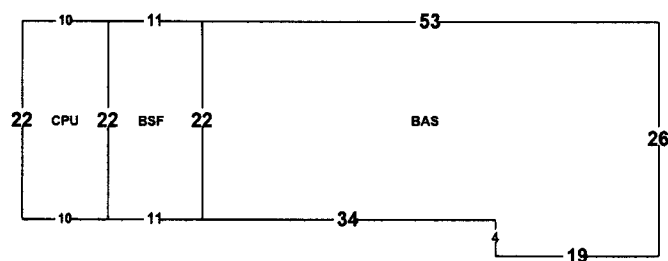
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-ROLLED ROOFING
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

 Areas - 1704 Total SF

BASE AREA - 1242

BASE SEMI FIN - 242

CARPORT UNF - 220



Images



1/10/17

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:04/29/2020 (tc.2561)



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
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[⊙ Account](#)
[○ Reference](#)
[→](#)

[Printer Friendly Version](#)

General Information

Reference: 352S306100002004
Account: 073022000
Owners: AGABIN JOAQUIN
 AGABIN JEAN
Mail: 9 BENTON RD
 PENSACOLA, FL 32506
Situs: 11 BENTON RD 32506
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$9,000	\$53,038	\$62,038	\$62,038
2018	\$9,000	\$49,250	\$58,250	\$58,250
2017	\$15,000	\$47,200	\$62,200	\$61,405

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/06/2014	7148	1084	\$25,000	WD	View Instr
02/2007	6146	1566	\$100	QC	View Instr
02/2007	6091	1490	\$100	QC	View Instr
01/2007	6080	1347	\$100	QC	View Instr
05/2002	4909	210	\$24,000	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

LT 2 BLK 4 MEADOWBROOK PB 4 P 7 OR 7148 P 1084

Extra Features

UTILITY BLDG

Parcel Information

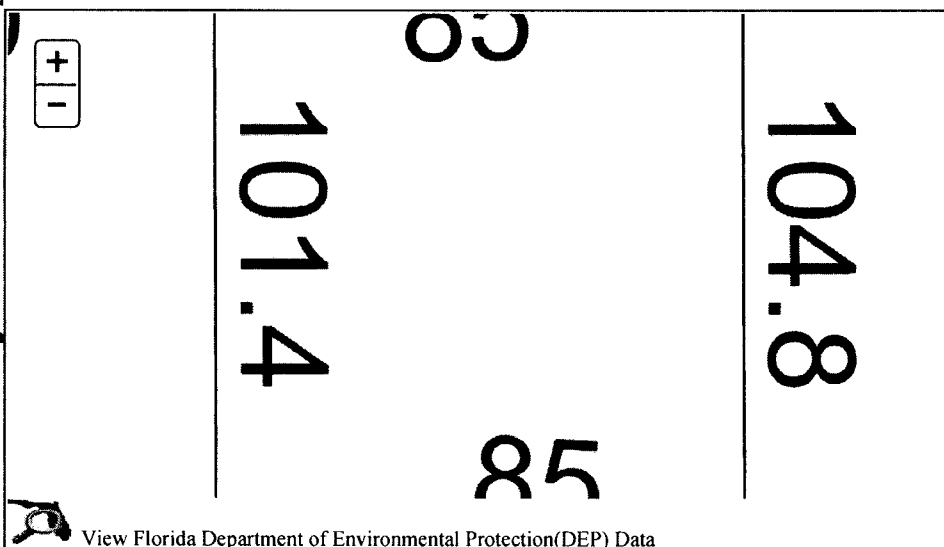
[Launch Interactive Map](#)

Section Map Id:
 35-2S-30-2

Approx. Acreage:
 0.1855

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 11 BENTON RD, Year Built: 1956, Effective Year: 1956

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-STUCCO OV BLOCK
FLOOR COVER-CARPET

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 03821**, 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:

LT 2 BLK 4 MEADOWBROOK PB 4 P 7 OR 7148 P 1084

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073022000 (0221-37)

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

JOAQUIN AGABIN and JEAN AGABIN

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 February, which is the **1st day of February 2021**.

Dated this 29th day of April 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>02/01/2021</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

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

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Clerk of Court (complete Part 5)

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Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.



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

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		Date certificate issued	06/01/2018		
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7. Total Paid (Lines 1-6)				3,671.02	
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 July 29th, 2020		

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

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 8287, Page 1004, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03821, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 073022000 (0221-37)

DESCRIPTION OF PROPERTY:

LT 2 BLK 4 MEADOWBROOK PB 4 P 7 OR 7148 P 1084

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: JOAQUIN AGABIN and JEAN AGABIN

Dated this 30th day of October 2020.



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: 073022000 Certificate Number: 003821 of 2018

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/02/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="02/01/2021"/>	Redemption Date	<input type="text" value="10/30/2020"/>
Months	10			6	
Tax Collector	<input type="text" value="\$3,671.02"/>			<input type="text" value="\$3,671.02"/>	
Tax Collector Interest	\$350.65			\$330.39	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$4,227.92			\$4,007.66	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	\$70.05			\$42.03	
Total Clerk	\$537.05			\$509.03	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	\$4,881.97			\$4,533.69	-120-200 \$4,213.69
		Repayment Overpayment Refund Amount		\$348.28	
Book/Page	<input type="text" value="8287"/>			<input type="text" value="1004"/>	

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: 073022000 Certificate Number: 003821 of 2018**

Payor: JEAN AGABIN 9 BENTON RD PENSACOLA, FL 32506 Date 10/30/2020

Clerk's Check #	450706736	Clerk's Total	\$537.05
Tax Collector Check #	1	Tax Collector's Total	\$4,227.92
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,841.97
			\$4,213.69

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: *Whitney Coppage*
Deputy Clerk

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

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 003821

Redeemed Date 10/30/2020

Name JEAN AGABIN 9 BENTON RD PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$537.05	\$4,196.69
Due Tax Collector = TAXDEED	\$4,227.92	
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

In the County Court,
In and for Escambia County, Florida

Case No.: 2008 CC 259
Division: Civil

Unifund CCR Partners,
Plaintiff,

vs.

Jean Agabin,
Defendant,

and

Bank of America Corporation,
Garnishee.

FINAL JUDGMENT IN GARNISHMENT

On consideration of Defendant's Claim of Exemption and Plaintiff's Motion for Final Judgment in Garnishment, the Court orders:

1. Defendant's claim of exemption is denied.
2. Plaintiff recovers against Garnishee, Bank of America Corporation, the sum of \$1,044.37, for all of which let execution issue ~~forthwith~~.
3. The Clerk shall pay the \$100.00 statutory fee deposit to Bank of America Corporation, Garnishee, c/o Ana Diaz Noa, Esq., P.O. Box 652112, Miami, Florida 33265.

Ordered on September 2, 2010 in Escambia County, Florida.



Judge Patricia A. Kinsey

I certify that copies were furnished to: Jacobson, Sobo & Moselle, Post Office Box 19359, Plantation, Florida 33318 (Our File #: 165648); Jean Agabin, 10 BENTON RD, Pensacola, FL. 32506; Bank of America Corporation, Garnishee, c/o Ana Diaz Noa, Esq., P.O. Box 652112, Miami, Florida 33265.

By: _____ on _____

Case: 2008 CC 000259


00005477387

Dkt: CC1036 Pg#:

8/11/2010

3. Jurisdiction of this case is retained to enter further orders that are proper to compel Jean Agabin to complete the Fact Information Sheet including all required attachments, and serve it on Jacobson, Sobo & Moselle.

Done and ordered on December 16, in Escambia County, Florida.



Judge Patricia A. Kinsey

I hereby certify that copies were furnished to: Jacobson, Sobo & Moselle, Post Office Box 19359, Plantation, Florida 33318 (Our File #: 165648); Jean Agabin, 10 BENTON RD, Pensacola, FL. 32506

By: _____ on _____.

Recorded in Public Records 12/30/2008 at 01:15 PM OR Book 6410 Page 1556,
Instrument #2008094634, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

In the County Court
In and for Escambia County, Florida

Case No.: 2008 CC 259
Division: Civil

Unifund CCR Partners,
Plaintiff,

vs.

Jean Agabin,
Defendant.

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2008 DEC 17 A 10:32

COUNTY CIVIL DIVISION
FILED & RECORDED

Final Judgment

This cause having come on to be heard on Plaintiff's Motion for Final Judgment and Plaintiff's Motion for Summary Judgment having been granted against Defendant and the Court being fully advised in the premises, finds that Defendant is indebted to Plaintiff.

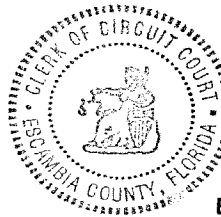
Therefore it is ordered and adjudged that:

1. Plaintiff, Unifund CCR Partners, Post Office Box 19359, Plantation, Florida 33318, recover from Defendant, Jean Agabin,

Principal	\$5,412.58
Costs	\$275.00
Prejudgment Interest	\$1,614.79
Attorneys Fees	\$ <u>900.00</u>
Credit for Payments	(\$600.00)
Total	\$ <u>6,602.37</u>

all of which shall bear interest at the ^{11%} ~~statutory~~ rate and for all of which let execution issue.

2. It is further ordered and adjudged that the Jean Agabin shall complete under oath the Fact Information Sheet, including all required attachments, and the additional Spouse Related Portion of the Fact Information Sheet, if appropriate, and serve it on Jacobson, Sobo & Moselle, within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed.



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"
BY: [Signature] D.C.

Case: 2008 CC 000259

00083873108
Dkt: CC1033 Pg#: 2

TO HAVE AND TO HOLD the same with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns, in fee simple forever, subject to restrictions, covenants and encumbrances noted above. And I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in Fee Simple; have a good and lawful right to convey it, and the same is free and unencumbered except as set out above, and except easements, restrictions and reservations of record and taxes for the current year and subsequent years.

AND I DO covenant and bind myself and my heirs and representatives to warrant and forever defend the title to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whosoever, and I bind my heirs by the above covenants.

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:

Susan M. Heyder
Witness

Jennifer N. Gynett
Witness

Cynthia A. Johnson Trustee
GRANTOR: CYNTHIA A. JOHNSON, Trustee of
The Rebecca L. Hale Revocable Trust
Agreement dated August 29, 2006
13243 Highway 127 North, Crossville, TN 38571

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Cynthia A. Johnson**, Trustee of **The Rebecca L. Hale Revocable Trust Agreement dated August 29, 2006**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be Trustee of **The Rebecca L. Hale Revocable Trust Agreement dated August 29, 2006**, and that as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust as Trustee.

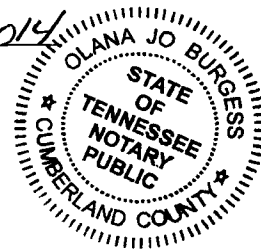
Witness my hand and seal at office in Crossville, Tennessee this 16 day of March, 2014.

Olana Jo Burgess
NOTARY PUBLIC
My commission expires: 8/4/2014

ADDRESS OF NEW OWNER:

Joaquin Agabin and Jean Agabin
9 Benton Road
Pensacola, Florida 32506

Document Stamps: \$175.00
Recording Fee: \$18.50



Consideration: \$25,000.00
Parcel #: 35-2s-30-6100-002-004

THIS INSTRUMENT PREPARED BY:

Olana J. Burgess, Esq.
Patton & Hyder, PLLC
645 South Main Street, Suite 104
Crossville, Tennessee 38555
(931) 787-1333

MAIL RECORDED DEED TO:

Patton & Hyder, PLLC
645 South Main Street, Suite 104
Crossville, Tennessee 38555

GENERAL WARRANTY DEED

This indenture, made this 6 day of March, A.D. 2014, between **Cynthia A. Johnson, Trustee of The Rebecca L. Hale Revocable Trust Agreement dated August 29, 2006**, whose address is 13243 Highway 127 North, Crossville, Tennessee 38555 (**Grantor**), and **Joaquin Agabin and wife, Jean Agabin**, whose address is 9 Benton Road, Pensacola, Florida 32506 (**Grantees**);

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, releases, conveys and confirms to the Grantee, their heirs and assigns forever, the following described land, located in Broward County, Florida, to wit:

Lot No. 2, Block No. 4, Meadowbrook, being a portion of Section 35, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 4, Page 7, of the public records of said County.

Subject To covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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

Being the same property conveyed unto Cynthia A. Johnson, Trustee of The Rebecca L. Hale Revocable Trust from Rebecca L. Hale, by virtue of a Corrected Quitclaim Deed dated the 12th day of February, 2007, of record at Book 6146, Page 1566, Register's Office, Escambia County, Florida. Also being the same property conveyed unto The Rebecca L. Hale Revocable Trust from Rebecca L. Hale, by virtue of a Quitclaim Deed dated the 12th day of February, 2007, of record at Book 6091, Page 1490, Register's Office, Escambia County, Florida. Also being the same property conveyed unto Rebecca L. Hale, Trustee or his successors in trust under the Rebecca L. Hale Living Trust, dated August 29, 2006, from Rebecca L. Hale, by virtue of a Quitclaim Deed dated the 27th day of January, 2007, of record at Book 6080, Page 1347, Register's Office, Cumberland County, Tennessee. Also being the same property conveyed unto Rebecca Lee Hale, an unmarried woman from Winston J. Jones and Beatrice J. Jones, husband and wife, by virtue of a Warranty Deed dated the 22nd day of May, 2002, of record at Book 4909, Page 0210, Register's Office, Escambia County, Florida.

Buyers assume property taxes for the year 2014, and each year thereafter.

PROPERTY INFORMATION REPORT

November 30, 2020

Tax Account #: 07-3022-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 2 BLK 4 MEADOWBROOK PB 4 P 7 OR 7148 P 1084

SECTION 35, TOWNSHIP 2 S, RANGE 30W

TAX ACCOUNT NUMBER 07-3022-000 (0221-37)

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: FEB 1, 2021

TAX ACCOUNT #: 07-3022-000

CERTIFICATE #: 2018-3821

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.

JOAQUIN AGABIN
JEAN AGABIN
9 BENTON ROAD
PENSACOLA, FL 32506

JOAQUIN AGABIN
JEAN AGABIN
10 BENTON ROAD
PENSACOLA, FL 32506

UNIFUND CCR PARTNERS
PO BOX 19359
PLANTATION, FL 33318

Certified and delivered to Escambia County Tax Collector, this 25th day of November, 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
CONTINUATION PAGE

November 30, 2020

Tax Account #: 07-3022-000

1. The Grantee(s) of the last deed(s) of record is/are: **JOAQUIN AGABIN AND JEAN AGABIN**

By Virtue of General Warranty Deed dated March 6, 2014 recorded March 24, 2014 Official Records Book 7148 Page 1084.
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. **Certified Final Judgment in favor of Unifund CCR Partners recorded 01/21/2009 OR 6417/227 together with Final Judgment in Garnishment in favor of Unifund CCR Partners recorded 09/09/2010 OR 6633/1537.**
4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.
Tax Account #: 07-3022-000
Assessed Value: \$65,827.00
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 #: 07-3022-000 CERTIFICATE #: 2018-3821

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: November 24, 2000 to and including November 24, 2020 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President

Dated: November 30, 2020



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

Date: January 20, 2022

Tax Cert 208 TP 03821

Cazenovia Creek Funding II LLC
PO Box 645040
Cincinnati OH 45264

To Whom it May Concern,

Our records indicate that a check was mailed to you in relation to a Tax Deed case. The property was either sold or redeemed. The Escambia County check #90031370 in the amount of \$509.03 has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. To claim your property, you will be asked to sign an affidavit. Please check the appropriate box below, sign in the space provided, and return this to us no later than two weeks from the date of this letter.

- ☐ I do not wish to claim the monies.
- ☐ Please reissue the check and mail to the following address:

- ☐ The original check has been found and is being returned to your office. Once the check is received, a new check will be issued to me.
- ☐ Other (please provide an explanation below or attach a separate explanation).

Signature

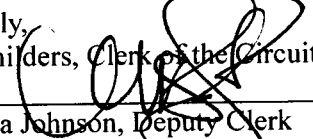
Date

Your prompt attention and assistance is appreciated. Please return to the following address:

Clerk of the Circuit Court
Official Records/ Attn Mylinda
221 Palafox Place, Ste 110
Pensacola, FL 32502

Or email me at mjohnson@escambiaclerk.com

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,
Pam Childers, Clerk of the Circuit Court
By: 
Mylinda Johnson, Deputy Clerk