



# 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

0822-68

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	IL IL IRA INVESTMENTS 3641 N.52 AVE HOLLYWOOD, FL 33021	Application date	Nov 30, 2021
Property description	NOLAN PATRICK D 403 ALBA PLENA ST PENSACOLA, FL 32506 403 ALBA PLENA ST 08-3935-000 LT 25 BLK 12 LAKEWOOD PB 2 P 30/30A OR 2232 P 52 OR 6030 P 958 CA 191	Certificate #	2018 / 4291
		Date certificate issued	06/01/2018

## 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)
# 2018/4291	06/01/2018	256.69	38.50	295.19
<b>→ Part 2: Total*</b>				<b>295.19</b>

## 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)
# 2021/3471	06/01/2021	178.61	6.25	16.07	200.93
# 2020/4446	06/01/2020	170.00	6.25	45.90	222.15
# 2019/4096	06/01/2019	167.52	6.25	75.38	249.15
<b>Part 3: Total*</b>					<b>672.23</b>

## 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)	967.42
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	134.96
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. <b>Total Paid (Lines 1-6)</b>	<b>1,477.38</b>

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 Davis</u> Signature, Tax Collector or Designee	Escambia, Florida Date December 13th, 2021
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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.	<b>Total Paid (Lines 8-13)</b>
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	13,051
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here:	Date of sale <u>08/01/2022</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.

**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: 2100701

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

IL

IL IRA INVESTMENTS

3641 N.52 AVE

HOLLYWOOD, FL 33021,

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
08-3935-000	2018/4291	06-01-2018	LT 25 BLK 12 LAKEWOOD PB 2 P 30/30A OR 2232 P 52 OR 6030 P 958 CA 191

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

IL

IL IRA INVESTMENTS

3641 N.52 AVE

HOLLYWOOD, FL 33021

11-30-2021  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

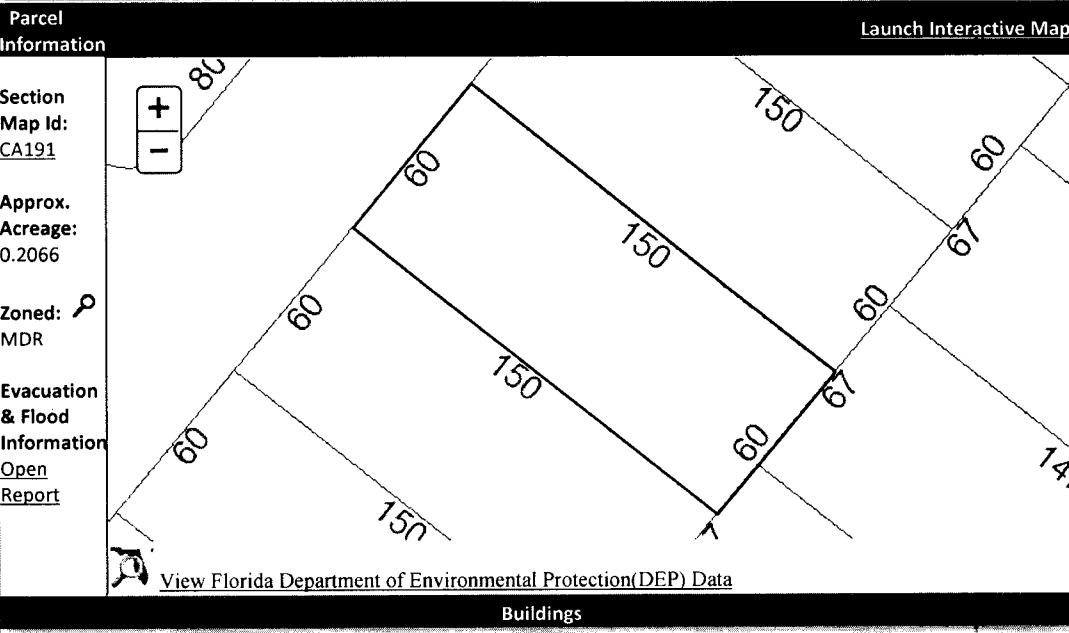
Sale List

◀ Nav. Mode Ⓐ Account ○ Parcel ID ▶

Printer Friendly Version

General Information		Assessments				
Parcel ID:	592S301000250012	Year	Land	Imprv	Total	Cap Val
Account:	083935000	2021	\$8,000	\$22,350	\$30,350	\$26,102
Owners:	NOLAN PATRICK D	2020	\$8,000	\$20,467	\$28,467	\$25,742
Mail:	403 ALBA PLENA ST PENSACOLA, FL 32506	2019	\$8,000	\$19,102	\$27,102	\$25,164
Situs:	403 ALBA PLENA ST 32507					
Use Code:	SINGLE FAMILY RESID					
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						
Sale Date	Book	Page	Value	Type	Official Records (New Window)	
08/26/2019	8153	161	\$100	OT		
08/26/2019	8152	1707	\$100	OT		
11/2006	6030	958	\$2,400	QC		
05/1986	2232	52	\$21,600	WD		
05/1986	2227	346	\$100	QC		
05/1986	2224	225	\$100	QC		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						



Address: 403 ALBA PLENA ST, Year Built: 1949, Effective Year: 1949, PA Building ID#: 90610

**Structural Elements**

**DECOR/MILLWORK-BELOW AVERAGE**

**DWELLING UNITS-1**

**EXTERIOR WALL-SIDING-BLW.AVG.**

**FLOOR COVER-HARDWOOD/PARQUET**

**FOUNDATION-WOOD/SUB FLOOR**

**HEAT/AIR-UNIT HEATERS**

**INTERIOR WALL-DRYWALL-PLASTER**

**NO. PLUMBING FIXTURES-3**

**NO. STORIES-1**

**ROOF COVER-DIMEN/ARCH SHNG**

**ROOF FRAMING-GABLE**

**STORY HEIGHT-0**

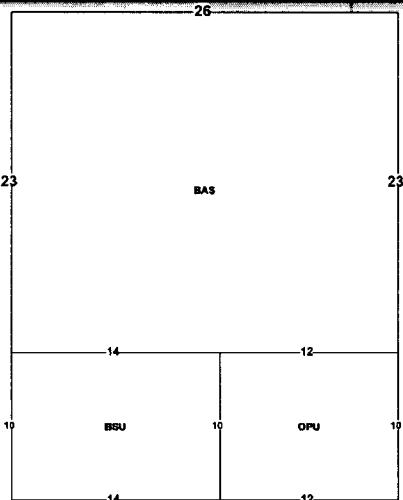
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 858 Total SF

**BASE AREA - 598**

**BASE SEMI UNF - 140**

**OPEN PORCH UNF - 120**



Images



10/24/19

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: 12/20/2021 (tc.1025)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **IL IRA INVESTMENTS LLC** holder of **Tax Certificate No. 04291**, 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 25 BLK 12 LAKEWOOD PB 2 P 30/30A OR 2232 P 52 OR 6030 P 958 CA 191**

**SECTION 59, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 083935000 (0822-68)**

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

**PATRICK D NOLAN**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday in the month of August, which is the 1st day of August 2022.**

Dated this 20th day of December 2021.

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: 083935000 Certificate Number: 004291 of 2018

Redemption	No <input checked="" type="checkbox"/>	Application Date	11/30/2021	Interest Rate	18%
		Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL
		Auction Date <input type="text" value="08/01/2022"/>			Redemption Date <input type="text" value="02/15/2022"/> 
Months	9				3
Tax Collector	<input type="text" value="\$1,477.38"/>				<input type="text" value="\$1,477.38"/>
Tax Collector Interest	<input type="text" value="\$199.45"/>				<input type="text" value="\$66.48"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>				<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$1,683.08"/>				<input type="text" value="\$1,550.11"/> 
Record TDA Notice	<input type="text" value="\$17.00"/>				<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>				<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>				<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>				<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$61.56"/>				<input type="text" value="\$20.52"/>
Total Clerk	<input type="text" value="\$517.56"/>				<input type="text" value="\$476.52"/> 
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="\$0.00"/>				<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$2,277.64"/>				<input type="text" value="\$2,043.63"/>
Book/Page	<input type="text" value="8687"/>				<input type="text" value="1735"/>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**Case # 2018 TD 004291**

**Redeemed Date 02/15/2022**

**Name SKYLER WARD 5606 TURKEY RD PENSACOLA FL 32526**

Clerk's Total = TAXDEED	\$517.56	\$1706.63
Due Tax Collector = TAXDEED	\$1,683.08	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 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: 083935000 Certificate Number: 004291 of 2018**

**Payor: SKYLER WARD 5606 TURKEY RD PENSACOLA FL 32526 Date 02/15/2022**

Clerk's Check #	1	Clerk's Total	\$617.56
Tax Collector Check #	1	Tax Collector's Total	\$1,683.08
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,277.64

*\$1723.63*

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:  
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

## 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 8687, Page 1735, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04291, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 083935000 (0822-68)

### DESCRIPTION OF PROPERTY:

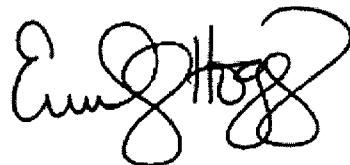
LT 25 BLK 12 LAKEWOOD PB 2 P 30/30A OR 2232 P 52 OR 6030 P 958 CA 191

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: PATRICK D NOLAN

Dated this 15th day of February 2022.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



Recorded in Public Records 10/12/2005 at 04:44 PM OR Book 5752 Page 1269,  
Instrument #2005431926, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 09/06/2005 at 03:35 PM OR Book 5722 Page 952,  
Instrument #2005416544, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT, IN THE  
FIRST JUDICIAL CIRCUIT, IN AND  
FOR ESCAMBIA COUNTY, FLORIDA  
CASE NO.: 2005-CC-3375  
DIVISION:



Certified to be a true copy of  
the original on file in this office  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
By: Robert Clark D.C.  
Date: October 12 - 2005

COMMONWEALTH FINANCIAL SYSTEMS, INC., AS ASSIGNEE OF FIRST USA BANK,  
NA,

Plaintiff,  
vs.

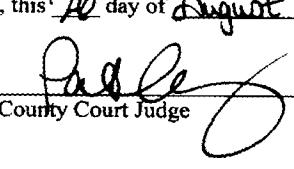
PATRICK D. NOLAN,  
an Individual,  
Defendant.

**FINAL JUDGMENT**

This Cause, came on to be heard upon the Plaintiff's Motion for Final Judgment, and the Court finds that the Defendant, Patrick D. Nolan, is indebted to plaintiff, Commonwealth Financial Systems, Inc. as assignee of First USA Bank, NA, in the principal sum of \$11,902.16, referral interest in the sum of \$3,584.75 through September 26, 2004, and prejudgment interest in the sum of \$1,949.36. The Court further finds that plaintiff is entitled to recover its taxable costs in the amount of \$275.00.

It is ORDERED and ADJUDGED that the plaintiff, Commonwealth Financial Systems, Inc., as Assignee of First USA Bank, NA, recover from Defendant, Patrick D. Nolan, whose Social Security Number(s) is [REDACTED], the principal sum of \$11,902.16, plus referral interest of \$3,584.75 through September 26, 2004, prejudgment interest of \$1,949.36 plus costs herein taxed at \$275.00, for a total sum of \$17,711.27 that shall bear interest at the rate of 7 % for all of which let execution issue.

ORDERED at Escambia County, Florida, this 26 day of August, 2005.

  
County Court Judge

Copies To:

Patrick D. Nolan, 403 Alba Plena Street, Pensacola, FL 32507

Hiday & Ricke, P.A., Post Office Box 550858, Jacksonville, FL 32255

Pursuant to F.S. 55.10; Plaintiff's name and address is Commonwealth Financial Systems, Inc., as Assignee of First USA Bank, NA, 120 North Keyser Avenue, Scranton, PA 18504

200413421/FJ



**SCHEDULE A**  
**LEGAL DESCRIPTION**

LT 65 Blk 12 lakewood PB 2 P 30/30A  
or 2232 P 52 or 6030 P 958 or 8152 P 1707  
or 8153 P 161 CA 191

BK: 8723 PG: 66

IN WITNESS WHEREOF, the second party has caused these presents to be executed in his or her name this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Wit.) \_\_\_\_\_

(Grantee) Skyler Ward  
Skyler Ward

(Wit.) \_\_\_\_\_

(Grantee) \_\_\_\_\_

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ }

The foregoing instrument is acknowledged before me by means of  physical presence  
or  online notarization on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by  
\_\_\_\_\_, the second party.  
and \_\_\_\_\_ and \_\_\_\_\_ as witness(es)  
is/are personally known to me or who has/have produced  
\_\_\_\_\_ as identification and did take an oath

Witness my signature and official seal in the aforesaid state and county.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_  
(Affix Notary Seal)

Recorded in Public Records 2/15/2022 9:40 AM OR Book 8723 Page 65,  
 Instrument #2022015782, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$27.00 Deed Stamps \$0.70

Prepared by:

Record and Return to:

Skyler N. Ward

5606 Turkey Rd Pensacola FL 32506

**Quit Claim DEED**

This Quit Claim Deed made on the 15<sup>th</sup> day of February, 2022  
 Between Patrick D. Nolan  
 Whose mailing address is: 403 Alton Plaza St Pensacola FL 32507  
 Hereinafter called the first party,

and Skyler N. Ward

Whose mailing address is: 5606 Turkey Rd Pensacola FL 32506  
 Hereinafter called the second party.

**WITNESSETH**, that the first party, for and in consideration of the sum of \$ 0.00  
 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby  
 remise, release, and quit-claim unto the said second party forever,

as joint tenants with right of survivorship [check and initial this line **ONLY**  
 if creating a right of survivorship]

all the right, title, interest, claim and demand which the said first party has in and to the  
 following described lot, piece or parcel of land, situate, lying and being in the County of  
Escambia, State of FLORIDA to wit:

SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED.

Subject to covenants, restrictions, easements of record and taxes for the current year.

**TAX FOLIO NUMBER:** \_\_\_\_\_

To have and to hold the same together with all and singular the appurtenances thereunto belonging  
 or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim  
 whatsoever of the said first party either in law or equity, to the only proper use, benefit and  
 behoof of the said second party.

IN WITNESS WHEREOF, the first party has caused these presents to be executed in his or her  
 name this 10<sup>th</sup> day of February, 2022.

(Wit.) Ashley Danner

(Grantor) Patrick D. Nolan

(Wit.) Ashley Danner

(Grantor) \_\_\_\_\_

State of Florida  
 County of Escambia

The foregoing instrument is acknowledged before me by means of  physical presence or  
 online notarization on this 15<sup>th</sup> day of February, 2022 by  
Patrick D. Nolan, the first party, and  
Ashley Danner and Katmy Styron, as Witnesses, who is/are  
 personally known to me or who has/have produced FL DL as  
 identification and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

Ashley Danner  
 Notary Public

My commission expires \_\_\_\_\_  
 (Affix Notary Seal)



**PROPERTY INFORMATION REPORT**

**May 3, 2022**  
**Tax Account #:08-3935-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 25 BLK 12 LAKEWOOD PB 2 P 30/30A OR 8723 P 65 CA 191**

**SECTION 59, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-3935-000(0822-68)**

**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:** AUGUST 1, 2022

**TAX ACCOUNT #:** 08-3935-000

**CERTIFICATE #:** 2018-4291

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**

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2021 tax year.

**SKYLER N WARD**  
5606 TURKEY RD  
PENSACOLA, FL 32562

**COMMONWEALTH FINANCIAL SERVICES INC**  
AS ASSIGNEE OF FIRST USA BANK, NA  
120 NORTH KEYSER AVE  
SCRANTON, PA 18504

**PATRICK D NOLAN AND**  
**SKYLER N WARD**  
403 ALBA PLENA ST  
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 3<sup>rd</sup> day of May, 2022.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

May 4, 2022  
Tax Account #: **08-3935-000**

1. The Grantee(s) of the last deed(s) of record is/are: **SKYLER N. WARD**

**By Virtue of Quit Claim Deed recorded 2/15/2022 in OR 8723/65**

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. **Judgment in favor of Commonwealth Financial Systems, Inc. as assignee of First USA Bank recorded 10/12/2005 – OR 5752/1269**
4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 08-3935-000**

**Assessed Value: \$26,102.00**

**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.



## 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 #: 08-3935-000 CERTIFICATE #: 2018-4291

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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

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

Period Searched: May 2, 2002 to and including May 2, 2022 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: May 3, 2022