

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000666

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
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
09-0752-052	2018/4486	06-01-2018	N 100 FT OF S 660 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 SEC OR 613/2133 P 767/521 OR 2720 P 899 OR 3103 P 651 OR 5472 P 1586 SEC 14 T1S R31

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

08-17-2020
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. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/02/2021</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 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.

N 100 FT OF S 660 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 SEC OR 613/2133 P 767/521 OR 2720 P 899 OR 3103 P 651 OR 5472 P 1586 SEC 14 T1S R31



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

0821-56

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154	Application date	Aug 17, 2020
Property description	NELSON LORNA JOY 3300 DUNAWAY LN PENSACOLA, FL 32526 3300 BLK DUNAWAY LN 09-0752-052 N 100 FT OF S 660 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 SEC OR 613/2133 P 767/521 OR 2720 P 899 (Full legal attached.)	Certificate #	2018 / 4486
		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)
# 2018/4486	06/01/2018	1,356.27	67.81	1,424.08
→Part 2: Total*				1,424.08

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/4644	06/01/2020	1,470.65	6.25	73.53	1,550.43
# 2019/4313	06/01/2019	1,427.67	6.25	71.38	1,505.30
Part 3: Total*					3,055.73

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)	4,479.81
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	4,854.81

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: Candice Lewis Escambia, Florida
Signature, Tax Collector or Designee Date August 25th, 2020

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



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 141S314302002001
Account: 090752052
Owners: NELSON LORNA JOY
Mail: 3300 DUNAWAY LN
 PENSACOLA, FL 32526
Situs: 3300 BLK DUNAWAY LN 32526
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
2020	\$9,120	\$82,866	\$91,986	\$91,986
2019	\$9,120	\$77,340	\$86,460	\$86,460
2018	\$9,120	\$72,800	\$81,920	\$81,920

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/2004	5472	1586	\$100	WD	View Instr

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

2020 Certified Roll Exemptions

None

Legal Description

N 100 FT OF S 660 30/100 FT OF E 420 FT OF SW 1/4
 OF SE 1/4 SEC OR 613/2133 P 767/521 OR 2720 P 899
 OR 3103 P 651...

Extra Features

FRAME BUILDING
 METAL BUILDING
 METAL SHED

Parcel Information

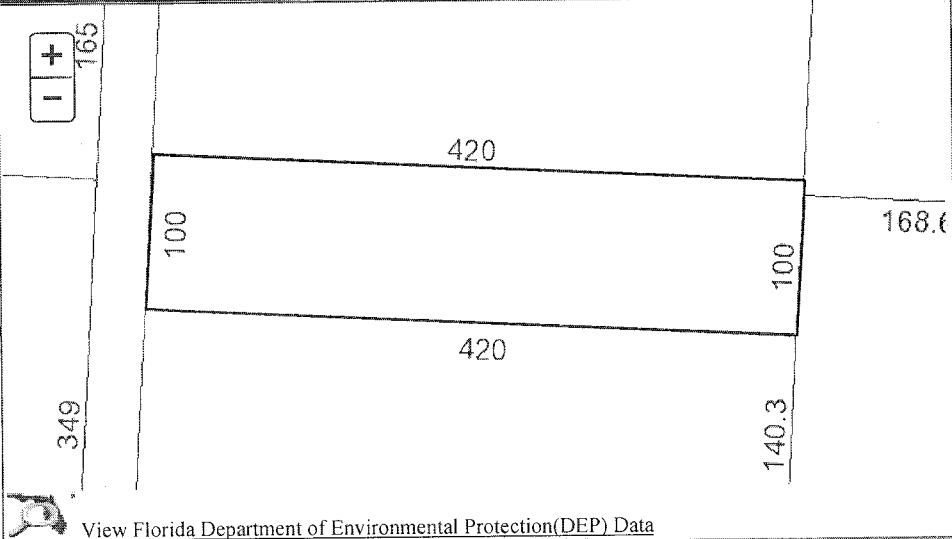
[Launch Interactive Map](#)

Section Map Id:
 14-1S-31-2

Approx. Acreage:
 0.9635

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 3300 BLK DUNAWAY LN, Year Built: 1978, Effective Year: 1978, PA Building ID#: 95219

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-SIDING-LAP.AAVG
 FLOOR COVER-CARPET
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-8

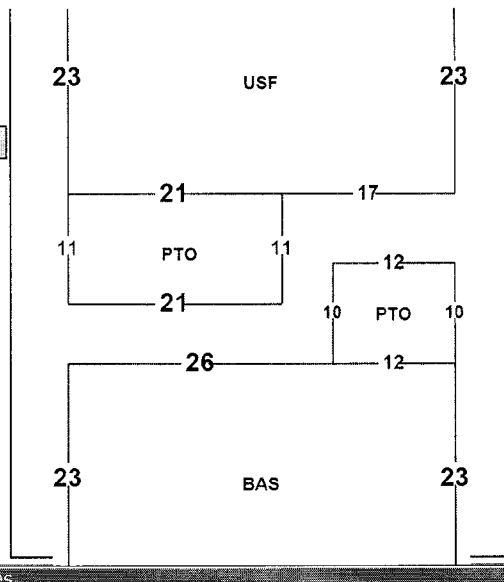
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 2450 Total SF

BASE AREA - 874

PATIO - 702

UPPER STORY FIN - 874



Images

None

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: 08/26/2020 (tc.1238)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 04486**, 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 100 FT OF S 660 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 SEC OR 613/2133 P 767/521 OR 2720 P 899 OR 3103 P 651 OR 5472 P 1586 SEC 14 T1S R31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090752052 (0821-56)

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

LORNA JOY NELSON

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

Dated this 31st day of August 2020.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8359, Page 1837, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04486, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 090752052 (0821-56)

DESCRIPTION OF PROPERTY:

N 100 FT OF S 660 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 SEC OR 613/2133 P 767/521 OR
2720 P 899 OR 3103 P 651 OR 5472 P 1586 SEC 14 T1S R31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: LORNA JOY NELSON

Dated this 10th day of May 2021.



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



**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 004486

Redeemed Date 05/10/2021

Name ZACHARY GATES 3304 DUNAWAY LANE PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$551.06	\$5,726.51
Due Tax Collector = TAXDEED	\$5,734.93	
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



**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: 090752052 Certificate Number: 004486 of 2018**

Payor: ZACHARY GATES 3304 DUNAWAY LANE PENSACOLA, FL 32526 Date 05/10/2021

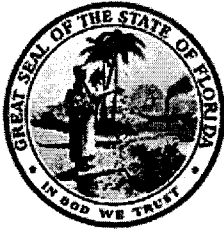
Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$551.06	\$5,726.51
Tax Collector's Total	\$5,784.93	
Postage	\$60.00	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$6,362.99	5,743.51

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

Whitney Coppage



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 090752052 Certificate Number: 004486 of 2018

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="08/17/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="08/02/2021"/>	Redemption Date	<input type="text" value="05/10/2021"/>
Months	12			9	
Tax Collector	<input type="text" value="\$4,854.81"/>			<input type="text" value="\$4,854.81"/>	
Tax Collector Interest	\$873.87			\$655.40	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$5,734.93			\$5,516.46	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	\$84.06			\$63.05	
Total Clerk	\$551.06			\$530.05	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="\$0.00"/>			<input type="text" value="\$0.00"/>	
Total Redemption Amount	\$6,362.99			\$6,063.51	-120-200 \$5743.51
		Repayment Overpayment Refund Amount		\$299.48	
Book/Page	<input type="text" value="8359"/>			<input type="text" value="1837"/>	

Recorded in Public Records 4/30/2021 2:27 PM OR Book 8520 Page 1056,
Instrument #2021047598, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 4/30/2021 12:23 PM OR Book 8520 Page 856,
Instrument #2021047531, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

NELSON, LORNA JOY
3300 DUNAWAY LN
PENSACOLA, FL 32526

Case No: CE20052170L
Location: 3300 DUNAWAY LN
PR #: 141S314302003001

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 11/10/2020.

Itemized Cost	
Daily fines	\$0.00
Fines	\$0.00
Court Cost	\$235.00
County Abatement Fees	\$0.00
Administrative Costs	\$0.00
Payments	\$0.00

Total: \$235.00

DONE AND ORDERED at Escambia County, Florida on 4-27 2021

Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY HAVE REDACTIONS AS REQUIRED BY LAW.
VISIT <https://www.esccbaclerk.com/verify> TO VALIDATE THIS DOCUMENT



Digitally signed by The Honorable Pam Childers
Date: 2021.04.30 12:31:17 -05:00
Escambia County Clerk of the Court and Comptroller
Location: 190 W Government St., Pensacola, FL 32502

BK: 8405 PG: 457 Last Page

BK: 8405 PG: 95 Last Page

Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines and costs owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.


You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

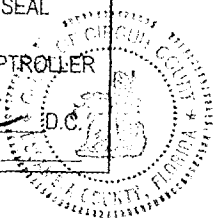
Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 10th day of November, 2020.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY:  D.C.
DATE: 11-16-2020



BK: 8405 PG: 456

BK: 8405 PG: 94

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **2/1/2021** to correct the violation and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing

Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

Remove all refuse and dispose of legally and refrain from future littering

If you fail to fully correct the violation within the time required, you will be assessed a fine of **\$15.00** per day, commencing **2/2/2021**. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs int the amount of **\$235.00** are awarded in favor of

Recorded in Public Records 11/16/2020 11:26 AM OR Book 8405 Page 455,
Instrument #2020098321, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 11/16/2020 10:45 AM OR Book 8405 Page 93,
Instrument #2020098240, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE20052170L
LOCATION: 3300 DUNAWAY LN
PR#: 141S314302003001

VS.

NELSON, LORNA JOY
3300 DUNAWAY LN
PENSACOLA, FL 32526

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent or representative, thereof, *Melissa Guter / James Carter*
as well as evidence submitted and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinance(s) has occurred and continues:

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

Sec. 42-196(d) Nuisance - (D) Overgrowth

BK: 6498 PG: 1729 Last Page

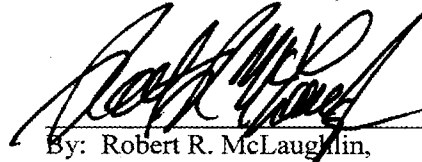
of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 6th day of August 2009 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

ESCAMBIA COUNTY, FLORIDA

Witness Shirley L. Gafford
Print Name SHIRLEY L. GAFFORD

Witness Judy H. Witterstaeter
Print Name JUDY H. WITTERSTAETER

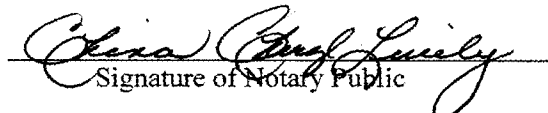


By: Robert R. McLaughlin,
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of August, 2009, by Robert R. McLaughlin, as County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He (☒) is personally known to me, or (☐) has produced current _____ as identification.

CHINA CHERYL LIVELY
Notary Public-State of FL
Comm. Exp. Sept. 29, 2011
Comm. No. DD 684413


Signature of Notary Public

(Notary Seal)

CHINA CHERYL LIVELY
Printed Name of Notary Public

Recorded in Public Records 08/24/2009 at 11:43 AM OR Book 6498 Page 1728,
Instrument #2009057988, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
6708 Plantation Rd.
Pensacola, FL 32504
(850) 471-6160

CE08-05-0364

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Lorna Joy Nelson located at 3300 Dunaway Ln. and more particularly described as:

PR# 141S314302002001

N 100 FT OF S 660 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 SEC OR 613/2133 P
767/521 OR 2720 P 899 OR 3103 P 651 OR 5472 P 1586 SEC 14 T1S R31

A field investigation by the Office of Environmental Enforcement was conducted on May 11, 2009 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a) and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$ 300.00
Administrative costs	\$ <u>18.50</u>
Total	\$ 318.50

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court

Recorded in Public Records 1/2/2018 8:53 AM OR Book 7832 Page 1230,
Instrument #2018000045, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 11/28/2017 4:00 PM OR Book 7815 Page 967,
Instrument #2017092772, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 64559005 E-Filed 11/22/2017 05:17:40 PM

IN THE COUNTY COURT FOR THE
1ST JUDICIAL CIRCUIT IN
AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2017 SC 003221

CAPITAL ONE BANK (USA), N.A.,
Plaintiff,
vs.

LORNA NELSON,
Defendant.


DEFAULT FINAL JUDGMENT

THIS CAUSE, having come before the Court for a Pre-Trial Conference and the Court
having reviewed the pleadings and being otherwise duly advised in the premises,

IT IS ADJUDGED that Plaintiff, CAPITAL ONE BANK (USA), N.A., 1680 CAPITAL
ONE DRIVE, MCLEAN VA 22102, recover from the Defendant(s), LORNA NELSON, 3300
DUNAWAY LN, PENSACOLA FL 32526-9398, [REDACTED] the sum of \$1089.66 on principal
and \$256.48 for costs for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the defendant(s) shall complete the
Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to RAS LaVrar,
LLC, 1133 S. University Drive, 2nd Floor, Plantation, FL 33324, within 45 days from the date of
this final judgment, unless the final judgment is satisfied or notice of appeal is filed. Jurisdiction
of this case is retained to enter further orders that are proper to compel the defendant(s) to
complete Form 7.343 and return it to RAS LaVrar, LLC

ORDERED in ESCAMBIA County, Florida, this 22nd day of Nov, 2017.

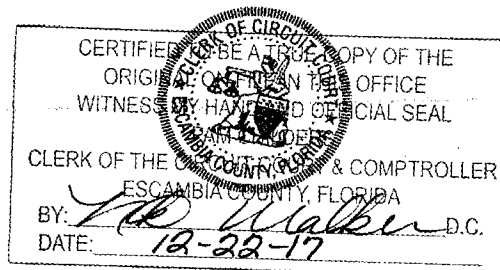

Escambia County Court Judge Pat Kinsey
on 11/22/2017 15:04:19 vjKM249

Copies furnished to:

RAS LaVrar, LLC, 1133 S. University Drive, 2nd Floor, Plantation, FL 33324.

LORNA NELSON, 3300 DUNAWAY LN, PENSACOLA FL 32526-9398.

Account No: [REDACTED]
File No: 3000659677.001



OR 3013 PG 652

State of Florida
County of Essex

This day, before the undersigned Notary Public, personally appeared Gary A Spence
Claudette Marie Spence
to me well known to be the individual described in and who executed the foregoing Quit Claim Deed,
and acknowledged that They executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this
15 day of September, 1990.

Gary E. Henderson
Notary

My commission expires: April 4, 1992

FILED IN
THE PUBLIC RECORDS OF
FLORIDA
JUN 4 12 44 PM '91

879863

OR 902 3013PG 651

Notary Form 123
PRINTED AND FOR SALE BY
MAYES PRINTING COMPANY
PENSACOLA, FLA.
16572

QUIT CLAIM DEED

State of Florida,

Escambia County

KNOW ALL MEN BY THESE PRESENTS, That

Gary Alan Spence and Claudette Marie Spence, Husband and Wife

for and in consideration of one dollar and other good and valuable
considerations, _____ DOLLARS,

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto

✓ Henry E. Nelson and Lorna Joy Nelson, Husband and Wife

✓ 3300 Dunaway Lane
Pensacola, FL 32526

their heirs, executors, administrators and assigns, forever, the following described property, situated
in the County of Escambia State of Florida to-wit:

The South one acre more or less of the North three acres more or
less, less the East 20.00 feet thereof, of the following
described property: The North 927.00 feet of the South
960.00 feet of the East 420.00 feet, less the North 387.00
feet of the South 420.00 feet of the East 315.00 feet of the
Southwest Quarter of the Southeast Quarter of Section 14,
Township 1 South Range 31 West, Escambia County, Florida.

O.S. PD. 78.40
DATE 10-8-91
JOE A. FLOWERS, COMPTROLLER
BY: [Signature] D.C.
CERT. NO. 59-2043320-27.01

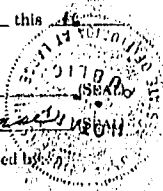
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in
anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, _____ have hereunto set _____ hand and seal this 11
day of September A.D. 1991.

Signed, sealed and delivered in the presence of

[Signature]
[Signature]
[Signature]

This instrument was prepared by
Lorna Joy Nelson
3300 Dunaway Lane
Pensacola, Florida, 32526



PREPARED BY:
Ray P. Pope
OF CORDOVA LAW CENTER
PENSACOLA, FLORIDA 32503
(904) 477-8089

QUITCLAIM DEED

BOOK 2720PC 899
CLC File No. P707-1
541 Rec. Fee
85 St. Stp.
6.05 Surtax
Total

State of Florida

Escambia County

3300

Dunaway Ln Pensacola FL

Grantees' Address

32526

Know All Men by These Presents: That

Hollis D. Pate, a/k/a Doug Pate

for and in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, do remise, release, and quitclaim to Henry E. Nelson and Lorna Joy Nelson, Husband and Wife their heirs, executors, administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:

The North 311.14 feet of the following described: The North 927 feet of the South 960 feet of the East 420 feet, LESS the North 387 feet of the South 420 feet of the East 315 feet, all of the Southwest 1/4 of the Southeast 1/4 of Section 14, Township 1 South, Range 31 West, Escambia County, Florida

D.S. PD. \$ 1.55
DATE 6-28-89
JOE A. FLOWERS, COMPTROLLER
BY: [Signature]
CERT. REG. #59-2043328-27-01

To have and to hold, unto the said grantee s their heirs and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23 day of June, 1989.

Signed, sealed and delivered in the presence of

[Signature]
Cherie Stephens

[Signature]
HOLLIS D. PATE, a/k/a
DOUG PATE

(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of FLORIDA
County of ESCAMBIA

The foregoing instrument was acknowledged before me this 23rd

day of June, 1989, by

HOLLIS D. PATE

[Signature]
Notary Public
My commission expires 6-27-90

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON
JUN 28 12 20 PM '89
CLERK

OR BK 5472 PG 1587
Escambia County, Florida
INSTRUMENT 2004-272708

RCD Aug 09, 2004 04:12 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-272708

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Michele Stearns
Witness

Michele Stearns
Printed Name

Emily Goforth
Witness

Emily Goforth
Printed Name

Lorna Joy Nelson
LORNA JOY NELSON
Surviving Spouse of Henry E. Nelson, Jr.

STATE OF FLORIDA)
COUNTY OF Escambia)

The foregoing instrument was hereby acknowledged before me this 21st day of June, 2004, by LORNA JOY NELSON, who is personally known to me or who has produced Florida Drivers License as identification, and who signed this instrument willingly.



Michele Stearns
My Commission DD167386
Expires December 18, 2006

Michele Stearns
Notary Public
My commission expires: 12-18-06

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

Prepared by:
William E. Curphey & Assoc.
2605 Enterprise Road, East
Suite 155
Clearwater, Florida 33759

OR BK 5472 PG1586
Escambia County, Florida
INSTRUMENT 2004-272708

DEED DOC STAMPS PD & ESC CO \$ 0.70
08/09/04 ERNIE LEE WAGANA, CLERK

After Recording Return to:
Lenders First Choice
3803 Parkwood Blvd., Ste. 100
Frisco, TX 75034
Attn: Recording/Policy Dept.

Mail Tax Statements to:
Lorna Joy Nelson
3300 Dunaway Lane
Pensacola, FL 32526

Property Tax ID#: 09-752-050

WARRANTY DEED

This WARRANTY DEED, executed this 21st day of June 2004, 2004, by, LORNA JOY NELSON, a now widowed woman, and surviving spouse of HENRY E. NELSON, JR., deceased, hereinafter called GRANTORS, grant to LORNA JOY NELSON, a widow, whose address is 3300 Dunaway Lane, Pensacola, FL 32526, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTORS" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTORS, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Escambia County, Florida, viz:

THE NORTH 927 FEET OF THE SOUTH 960 FEET OF THE EAST 420 FEET,
LESS THE NORTH 387 FEET OF THE SOUTH 420 FEET OF THE EAST 315
FEET, ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA.

SOURCE OF TITLE: BOOK 2133 PAGE 521 (RECORDED: 10/22/1985)

TAX PARCEL ID#: APN: 09-0752-050 (14-1S-31-4302-000-001)

PROPERTY ADDRESS: 3300 Dunaway Lane, Pensacola, FL 32526

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

500
550

PREPARED BY
M. J. Menge
OF SHELL FLEMING DAVIS & MENGE
309 FIRST BANK BUILDING
PENSACOLA, FLORIDA

ORBOOK 2133PG 521

S.F.D. & M. File No. **M-780**

WARRANTY DEED

State of **Florida**,
County of **Escambia**

REC FEE
ST. STAMP
SURTAX
TOTAL

Re **7 Box 389-A Panama 32506**
Grantees' Address

Know All Men by These Presents: That **Henry E. Nelson, Sr. and Elozy Nelson, husband and wife,**

for and in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant to **Henry E. Nelson, Jr. and Lorna Joy Nelson, husband and wife,**

their administrators, successors and assigns, forever, the real property in **Escambia** County, Florida, described as

The North 927 feet of the South 960 feet of the East **420** feet, less the North 387 feet of the South 420 feet of the East 315 feet, all of the Southwest Quarter of the Southeast Quarter of Section 14, Township 1 South, Range 31 West, Escambia County, Florida.

This is a corrective warranty deed executed by the grantors hereof to correct that certain warranty deed dated October 10, 1970, and recorded in Official Record Book 510 at Page 635 of the public records of Escambia County, Florida.

D S PD. \$ 50
DATE **10-22-85**
JOE A. FLOWERS, COMPTROLLER
BY: **Joe A. Flowers**
CERT. REG. #59-2043328-27-01

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed

To have and to hold, unto the said grantee **us**, **their** heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. 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 any lien or encumbrance not shown above, and that **we, our** heirs, executors and administrators, the said grantee **us**, **their** heirs, executors, administrators, successors, 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 **us** and seal **us** this **24th** day of **May**, 19 **71**.

Signed, sealed and delivered in the presence of

Elaine P. McCaie
Frank F. Wolter

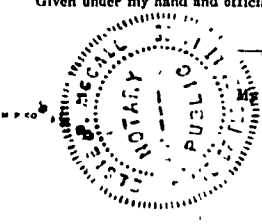
Henry E. Nelson (SEAL)
HENRY E. NELSON (SEAL)
Elozy Nelson (SEAL)
ELOZY NELSON (SEAL)

State of **Florida**
County of **Escambia**

Before the subscriber personally appeared **Henry E. Nelson** and **Elozy Nelson**

his wife, known to me to be the individual **us** described by said name **us** in said deed, who executed the foregoing instrument and acknowledged that **she** executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this **24** day of **May**, 19 **85**
Elaine P. McCaie



Notary Public
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION EXPIRES MAR. 2, 1974
BORN FEBRUARY 2, 1928

CLERK FILE NO.
405612
OCT 22 2 23 PM '85
FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA. 21

PREPARED BY:
M. J. Menge
OF SHELL FLEMING, DAVIS & McJEE
300 FIRST BANK BUILDING
PENSACOLA, FLORIDA

S.F.D. & M. File No. M-780

WARRANTY DEED

State of Florida,
Escambia County

REC. FEE
ST. STAMP
SURTAX
TOTAL
613 PAGE 767

RE. 7, Box 389-A

Grantee's Address

32506

Know All Men by These Presents: That Henry E. Nelson, Sr. and Elozy Nelson, husband and wife,

for and in consideration of one dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant to Henry E. Nelson, Jr. and Lorna Joy Nelson, husband and wife,

their heirs, executors, administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:

The North 927 feet of the South 960 feet of the East 420 feet, Less the North 387 feet of the South 420 feet of the East 315 feet, all of the Southwest Quarter of the Southeast Quarter of Section 14, Township 1 South, Range 31 West, Escambia County, Florida.

This is a corrective warranty deed executed by the grantors hereof to correct that certain warranty deed dated October 10, 1970, and recorded in Official Record Book 510 at Page 635 of the public records of Escambia County, Florida.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed.

To have and to hold, unto the said grantee S, their heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 any lien or encumbrance not shown above, and that we, our heirs, executors and administrators, the said grantee S, their heirs, executors, administrators, successors, 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 hands and seal S this 24th day of May, 19 71.

Signed, sealed and delivered in the presence of:

Elsie P. McCall
Frank F. Wales

Henry E. Nelson (SEAL)
HENRY E. NELSON (SEAL)
Elozy Nelson (SEAL)
ELOZY NELSON (SEAL)

State of Florida
County of Escambia

Before the subscriber personally appeared Henry E. Nelson
and Elozy Nelson

his wife, known to me to be the individual S described by said name S in and who executed the foregoing instrument and acknowledged that the y executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of May, 19 71.

Elsie P. McCall
Notary Public
My Commission expires MAY 2, 1974

CLERK FILE NO.

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON
MAY 24 2 17 PM '72
IN BOOK & PAGE NOTED ABOVE
FOR A FLOWERS, CLERK
CIVIL COURT

494087

530
MAY 25 1972
11000

PREPARED BY
M. J. Menge
OF HOTEL FLEMING, DAVIS & MENGE
308 FIRST BANK BUILDING
PENSACOLA, FLORIDA

S.F.D. & M. File No. M-780

State of Florida,

Escambia County

WARRANTY DEED

4.00 REG. FEE
30 ST. STAMP
55 SURTAX
4.85 TOTAL

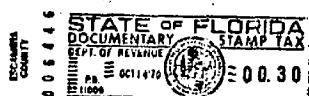
2017 Pearock Dr., Pensacola, Florida
Grantee's Address

5111 PM 635

Know All Men by These Presents: That Henry E. Nelson, Sr. and Elozy Nelson, husband and wife,

for and in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant to Henry E. Nelson, Jr. and Lorna Joy Nelson, husband and wife, their heirs, executors, administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:

The North 927 feet of the South 960 feet of the East 405 feet, Less the North 387 feet of the South 420 feet of the East 315 feet, all of the Southwest Quarter of the Southeast Quarter of Section 14, Township 1 South, Range 11 West, Escambia County, Florida.



Subject to taxes for current year and to valid assessments and restrictions of record affecting the above property, if any, which are not hereby relinquished.

To have and to hold, unto the said grantees their heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 any lien or encumbrance not shown above, and that we, our heirs, executors and administrators, the said grantees their heirs, executors, administrators, successors, 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 at this 10th day of October, 1970.

Signed, sealed and delivered in the presence of:

Henry E. Nelson, Sr.

Henry E. Nelson, Sr.

HENRY E. NELSON, SR. (REAL)

M. J. Menge

Elozy Nelson

ELOZY NELSON (REAL)

State of Florida

County of Escambia

Before the subscriber personally appeared Henry E. Nelson, Sr. and Elozy Nelson

his wife, known to me to be the individual as described by said name as in and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of October, 1970.



M. J. Menge
Notary Public
My Commission expires Feb. 23, 1973

CLERK FILE NO.
OCT 13 1 30 PM '70
RECEIVED
ESCAMBIA COUNTY
CLERK OF COURTS

430475

PROPERTY INFORMATION REPORT

May 14, 2021

Tax Account #: 09-0752-052

**LEGAL DESCRIPTION
EXHIBIT "A"**

**N 100 FT OF S 660 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 SEC OR 613/2133 P 767/521 OR 2720
P 899 OR 3103 P 651 OR 5472 P 1586 SEC 14 T1S R31**

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0752-052

**ABTRACTOR'S NOTE: ABOVE HIGHLIGHTED PORTION OF RECORDED TAX ROLL LEGAL
IS INCORRECT – SHOULD READ 3013**

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: AUG 2, 2021

TAX ACCOUNT #: 09-0752-052

CERTIFICATE #: 2018-4486

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.

LORNA JOY NELSON	CAPITAL ONE BANK (USA) N.A.
3300 DUNAWAY LN	1680 CAPITAL ONE DRIVE
PENSACOLA, FL 32526	MCLEAN, VA 22102

ESCAMBIA COUNTY CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 14th day of May, 2021.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 14, 2021

Tax Account #: 09-0752-052

1. The Grantee(s) of the last deed(s) of record is/are: **LORNA JOY NELSON**

By Virtue of Warranty Deed recorded 10/10/1970 – OR 510/635, Corrective Warranty Deed recorded 5/24/1972 – OR 613/767 and recorded 10/22/1985 – OR 2133/521, Warranty Deed recorded 8/9/2004 – OR 5472/1586, Quit Claim Deed recorded 6/28/1989 – OR 2720/899 and Quit Claim Deed recorded 6/4/1991 – OR 3013/651

2. The land covered by this Report is: **See Attached Exhibit “A”**

ABTRACTOR’S NOTE: ACCESS TO SUBJECT PROPERTY IS BY WAY OF PRIVATE EASMENT PURSUANT TO DOCUMENTS RECORDED IN OR 2377/889; OR 2342/263; OR 2429/863 AND DEEDED TO OUR OWNER IN OR 2749/244 – COPIES INCLUDED FOR YOUR REVIEW.

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Judgment in favor of Capital One Bank (USA), N.A. recorded 1/2/2018 – OR 7832/1230**
 - b. **Notice of Nuisance Abatement Lien in favor of Escambia County recorded 8/24/2009 – OR 6498/1728**
 - c. **Order of Code Enforcement in favor of Escambia County recorded 11/16/2020 – OR 8405/455 together with Cost Order recorded 4/30/2021 – OR 8520/1056**

4. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.

Tax Account #: 09-0752-052

Assessed Value: \$91,986

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 #: 09-0752-052 CERTIFICATE #: 2018-4486

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, 1970 to and including May 12, 2021 Abstractor: Vicki Campbell

BY

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

Michael A. Campbell,
As President
Dated: May 14, 2021