

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0521-30

513
R. 07/19

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	HINOTE THOMAS C 7315 SHELBY LN PENSACOLA, FL 32526 7315 SHELBY LN COMM AT NE COR OF SEC 18 S ALG E LI OF SEC 2264 44/100 FT 89 DEG 59 MIN RT AND ALG N R/W LI OF 50 FT (Full legal attached.)	Certificate #	2018 / 4520
		Date certificate issued	06/01/2018
		Deed application number	2000468
		Account number	09-0850-065

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)
# 2018/4520	06/01/2018	602.27	30.11	632.38
→Part 2: Total*				632.38

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)
# 2019/4340	06/01/2019	600.03	6.25	30.00	636.28
Part 3: Total*					636.28

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,268.66
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	532.53
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
Total Paid (Lines 1-6)	2,176.19

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: _____

Escambia County, Florida

Date May 12th, 2020

Signature, Tax Collector or Designee

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13)
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	28994.50
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	

Sign here: _____

Date of sale 05/03/2021

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.

COMM AT NE COR OF SEC 18 S ALG E LI OF SEC 2264 44/100 FT 89 DEG 59 MIN RT AND ALG N R/W LI OF 50 FT COUNTY RD 1330 05/100 FT 90 DEG 01 MIN RT 281 11/100 FT 89 DEG 59 MIN LEFT 396 FT FOR POB CONT W 132 FT 89 DEG 59 MIN RT 297 55/100 FT 90 DEG 01 MIN RT 132 FT 89 DEG 59 MIN RT 297 55/100 FT TO POB OR 659 P 234 OR 1937 P 804

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000468

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

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

Account Number	Certificate No.	Date	Legal Description
09-0850-065	2018/4520	06-01-2018	COMM AT NE COR OF SEC 18 S ALG E LI OF SEC 2264 44/100 FT 89 DEG 59 MIN RT AND ALG N R/W LI OF 50 FT COUNTY RD 1330 05/100 FT 90 DEG 01 MIN RT 281 11/100 FT 89 DEG 59 MIN LEFT 396 FT FOR POB CONT W 132 FT 89 DEG 59 MIN RT 297 55/100 FT 90 DEG 01 MIN RT 132 FT 89 DEG 59 MIN RT 297 55/100 FT TO POB OR 659 P 234 OR 1937 P 804

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

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

04-21-2020
Application Date

Applicant's signature



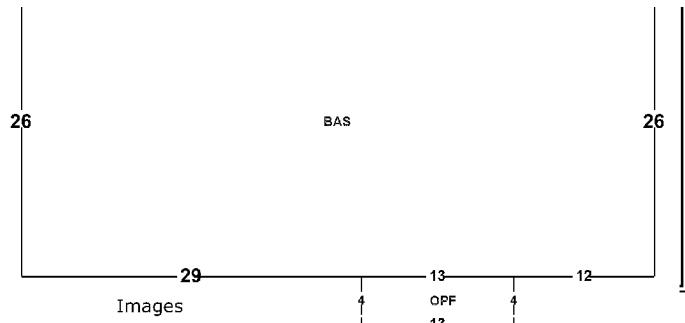
Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
◀ Navigate Mode
○ Account
○ Reference
▶
[Printer Friendly Version](#)

General Information <p>Reference: 181S311301004001 Account: 090850065 Owners: HINOTE THOMAS C Mail: 7315 SHELBY LN Situs: 7315 SHELBY LN 32526 Use Code: SINGLE FAMILY RESID </p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	Assessments <table border="1"> <thead> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th><u>Cap Val</u></th></tr> </thead> <tbody> <tr> <td>2019</td><td>\$21,375</td><td>\$64,000</td><td>\$85,375</td><td>\$57,989</td></tr> <tr> <td>2018</td><td>\$21,375</td><td>\$60,278</td><td>\$81,653</td><td>\$56,908</td></tr> <tr> <td>2017</td><td>\$21,375</td><td>\$55,061</td><td>\$76,436</td><td>\$55,738</td></tr> </tbody> </table>	Year	Land	Imprv	Total	<u>Cap Val</u>	2019	\$21,375	\$64,000	\$85,375	\$57,989	2018	\$21,375	\$60,278	\$81,653	\$56,908	2017	\$21,375	\$55,061	\$76,436	\$55,738				
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/1984</td> <td>1937</td> <td>804</td> <td>\$10,400</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>01/1972</td> <td>659</td> <td>234</td> <td>\$17,100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1972</td> <td>658</td> <td>259</td> <td>\$1,800</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/1984	1937	804	\$10,400	QC	View Instr	01/1972	659	234	\$17,100	WD	View Instr	01/1972	658	259	\$1,800	WD	View Instr	2019 Certified Roll Exemptions HOMESTEAD EXEMPTION
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	Extra Features METAL BUILDING																								
Parcel Information <p>Section Map Id: 18-1S-31</p> <p>Approx. Acreage: 0.9017</p> <p>Zoned: LDR</p> <p>Evacuation & Flood Information Open Report</p>	Launch Interactive Map <div style="border: 1px solid black; width: 150px; height: 150px; margin-bottom: 10px;"></div> <div style="display: flex; align-items: center;"> + - </div> View Florida Department of Environmental Protection(DEP) Data																								
	Buildings																								
Address: 7315 SHELBY LN, Year Built: 1972, Effective Year: 1972 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; padding: 2px;">Structural Elements</td> <td style="padding: 2px;">DECOR/MILLWORK-AVERAGE</td> </tr> <tr> <td></td> <td style="padding: 2px;">DWELLING UNITS-1</td> </tr> <tr> <td></td> <td style="padding: 2px;">EXTERIOR WALL-BRICK-FACE/VENEER</td> </tr> <tr> <td></td> <td style="padding: 2px;">FLOOR COVER-CARPET</td> </tr> <tr> <td></td> <td style="padding: 2px;">FOUNDATION-SLAB ON GRADE</td> </tr> <tr> <td></td> <td style="padding: 2px;">HEAT/AIR-CENTRAL H/AC</td> </tr> <tr> <td></td> <td style="padding: 2px;">INTERIOR WALL-DRYWALL-PLASTER</td> </tr> </table>		Structural Elements	DECOR/MILLWORK-AVERAGE		DWELLING UNITS-1		EXTERIOR WALL-BRICK-FACE/VENEER		FLOOR COVER-CARPET		FOUNDATION-SLAB ON GRADE		HEAT/AIR-CENTRAL H/AC		INTERIOR WALL-DRYWALL-PLASTER										
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NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME
 Areas - 1456 Total SF
BASE AREA - 1404
OPEN PORCH FIN - 52



4/27/16

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/14/2020 (tc.10481)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020044612 6/4/2020 8:52 AM
OFF REC BK: 8306 PG: 1456 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PLEASANT VALLEY CAPITAL LLC - 18 US BANK** holder of **Tax Certificate No. 04520**, 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:

**COMM AT NE COR OF SEC 18 S ALG E LI OF SEC 2264 44/100 FT 89 DEG 59 MIN RT AND
ALG N R/W LI OF 50 FT COUNTY RD 1330 05/100 FT 90 DEG 01 MIN RT 281 11/100 FT 89 DEG
59 MIN LEFT 396 FT FOR POB CONT W 132 FT 89 DEG 59 MIN RT 297 55/100 FT 90 DEG 01
MIN RT 132 FT 89 DEG 59 MIN RT 297 55/100 FT TO POB OR 659 P 234 OR 1937 P 804**

SECTION 18, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090850065 (0521-30)

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

THOMAS C HINOTE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of May, which is the **3rd day of May 2021**.

Dated this 3rd day of June 2020.

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

**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**



By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 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: 090850065 Certificate Number: 004520 of 2018

Payor: THOMAS HINOTE & SHARRON HINOTE 7315 SHELBY LN PENSACOLA, FL 32526

Date 06/18/2020

Clerk's Check #	1173350	Clerk's Total	\$558.07	2458.54
Tax Collector Check #	1	Tax Collector's Total	\$2,606.80	
		Postage	\$60.00	
		Researcher Copies	\$40.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$3,281.87	

2475.54

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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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 004520

Redeemed Date 06/18/2020

Name THOMAS HINOTE & SHARRON HINOTE 7315 SHELBY LN PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$558.07	2458.54
Due Tax Collector = TAXDEED	\$2,606.80	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
FINANCIAL SUMMARY					
No Information Available - See Dockets					



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 090850065 Certificate Number: 004520 of 2018

Redemption No Application Date 04/21/2020 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 05/03/2021	Redemption Date 06/18/2020 
Months	13	2
Tax Collector	\$2,176.19	\$2,176.19
Tax Collector Interest	\$424.36	\$65.29
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,606.80	\$2,247.73 
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$91.07	\$14.01
Total Clerk	\$558.07	\$481.01 
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$3,281.87	\$2,745.74
	Repayment Overpayment Refund Amount	\$536.13
Book/Page	8306	1456

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8306, Page 1456, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04520, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 090850065 (0521-30)

DESCRIPTION OF PROPERTY:

COMM AT NE COR OF SEC 18 S ALG E LI OF SEC 2264 44/100 FT 89 DEG 59 MIN RT AND
ALG N R/W LI OF 50 FT COUNTY RD 1330 05/100 FT 90 DEG 01 MIN RT 281 11/100 FT 89 DEG
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SECTION 18, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: THOMAS C HINOTE

Dated this 18th day of June 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C.
Effective 07/19
Page 1 of 2

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
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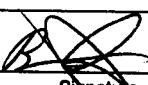
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7. Total Paid (Lines 1-6)	2,176.19

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: 
Signature, Tax Collector or Designee

Escambia, Florida
Date August 25th, 2020

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
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16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Signature, Clerk of Court or Designee	
Date of sale <u>05/03/2021</u>	

INSTRUCTIONS +6.25

Tax Collector (complete Parts 1-4)

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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 #: 09-0850-065

CERTIFICATE #: 2018-4520

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: December 18, 1972 to and including February 16, 2021 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell".

Michael A. Campbell,

As President

Dated: February 17, 2021

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

February 17, 2021

Tax Account #: 09-0850-065

1. The Grantee(s) of the last deed(s) of record is/are: **THOMAS C. HINOTE**

By Virtue of Warranty Deed recorded 12/18/1972 – OR 659/234 and Quit Claim Deed recorded 7/13/1984 – OR 1937/804

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 Harvesters Federal Credit Union recorded 10/10/2013 – OR 7087/628**
4. Taxes:

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

Tax Account #: 09-0850-065

Assessed Value: \$59,322

Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: MAY 3, 2021

TAX ACCOUNT #: 09-0850-065

CERTIFICATE #: 2018-4520

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.

THOMAS C. HINOTE
7315 SHELBY LN
PENSACOLA, FL 32526

HARVESTERS FEDERAL CREDIT UNION
POST OFFICE BOX 5
CANTONMENT, FL 32533

THOMAS C. HINOTE
11618 WAKEFIELD DR.
PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 17th day of February, 2021.

PERDIDO TITLE & ABSTRACT, INC.


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

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

PROPERTY INFORMATION REPORT

February 17, 2021

Tax Account #: 09-0850-065

**LEGAL DESCRIPTION
EXHIBIT "A"**

COMM AT NE COR OF SEC 18 S ALG E LI OF SEC 2264 44/100 FT 89 DEG 59 MIN RT AND ALG N R/W LI OF 50 FT COUNTY RD 1330 05/100 FT 90 DEG 01 MIN RT 281 11/100 FT 89 DEG 59 MIN LEFT 396 FT FOR POB CONT W 132 FT 89 DEG 59 MIN RT 297 55/100 FT 90 DEG 01 MIN RT 132 FT 89 DEG 59 MIN RT 297 55/100 FT TO POB OR 659 P 234 OR 1937 P 804

SECTION 18, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0850-065 (0521-30)

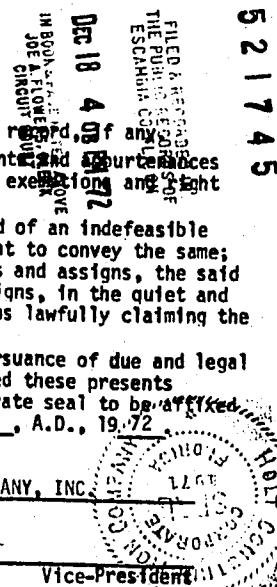
11-30
51-25
1974
STATE OF FLORIDA
COUNTY OF ESCAMBIA

PREPARED BY: DARRIE J. MORAIN
Attorney - At - Law
113 N. Palafox Street
CORPORATION WARRANTY DEED

659 PAGE 234

KNOW ALL MEN BY THESE PRESENTS, That HOLT CONSTRUCTION COMPANY, INC., a corporation, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations DOLLARS the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto THOMAS C. HINOTE and BERTHA IRENE HINOTE, husband and wife, their heirs, executors, administrators, and assigns, forever, the following-described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

A parcel of land lying in a portion of Section 18, Township 1 South, Range 31 West, described as follows: Commencing at the Northeast corner of Section 18, Township 1 South, Range 31 West, Escambia County, Florida; thence run South along the East line of said Section for 2264.44 feet; thence 89°59' right and along the North right-of-way line at a 50-foot County right-of-way for 1330.05 feet; thence 90°01' right for 281.11 feet; thence 89°59' left for 396.0 feet and the point of beginning; thence continue Westerly along a projection of last course for 132.0 feet; thence 89°59' right for 297.55 feet; thence 90°01' right for 132.0 feet; thence 89°59' right for 297.55 feet and the point of beginning.



Subject to taxes for 1972 and easements and restrictions of record, if any. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all encumbrances and right of homestead.

And the said corporation covenants that it is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free from encumbrances, and that it, its successors and assigns, the said grantee, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, the said corporation, grantor, in pursuance of due and legal action of its stockholders and Board of Directors, has executed these presents causing its name to be signed by its President, and its corporate seal to be affixed hereto this 18th day of December, A.D., 1972.

Signed, sealed and delivered
in the presence of:

X _____
X _____

HOLT CONSTRUCTION COMPANY, INC.

By C. P. Holt
C. P. HOLT

Vice-President

STATE OF FLORIDA
COUNTY OF ESCAMBIA

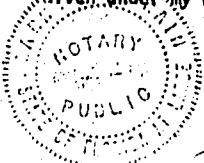
(CORPORATE SEAL)

Before the subscriber, duly commissioned, qualified and acting as Notary Public, in and for said State and County, personally appeared C. P. HOLT

known to me to be the individual described by said name who executed the foregoing instrument, and to be the ~~President~~ Vice-President of
HOLT CONSTRUCTION COMPANY, INC.

a corporation, and acknowledged and declared that he, as ~~President~~ Vice-President of said corporation, and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed.

Given under my hand and seal official this 18th day of December, 1972.



Vicki Campbell
Notary Public

My commission expires: 2/17/76

33 1937 K. 804

SYIT CLAIM DEED

State of Florida.

Escambia County }

Know All Men By These Presents, That L. Bertha Irene Kinote, a divorced
unremarried woman,

to and in consideration of One thousand dollars and other good and valuable
considerations.

the receipt whereof I, herein acknowledge, do remise, release, and quit claim unto Thomas C. Moore, whose address is, Route 8, Box 7911, Basileah, Florida

3254

hls heirs executors administrators and assigns, forever the following described property situated in the County of Escambia State of Florida to-wit.
A parcel of Land in Section 18, Township 1 South, Range 31 West, Escambia County, Florida, described as follows: Commencing at the Northeast corner of said Section 18; thence South along the East line of said Section for 2264.44 feet, thence $89^{\circ}59'$ right and along the North right of way line of a 50 foot County Road, 1330.5 feet; thence $90^{\circ}01'$ right, 281.11 feet, thence $89^{\circ}59'$ left, 396.0 feet for the Point of Beginning, thence continue westerly along the projections of the last course 132.0 feet; thence $89^{\circ}59'$ right, 297.55 feet; thence $90^{\circ}01'$ right, 132.0 feet, thence $89^{\circ}59'$ right, 297.55 feet to the Point of Beginning.

STATE OF FLORIDA

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, I have hereunto set my hand and seal this 9th day of July, A.D. 1884.

Signed, sealed and delivered in the presence of

Parrot Bill 18

This ~~is~~ ^{was} prepared by

188

Address

State of Florida)
County of Escambia)

1937 RE 895

This day before the undersigned Notary Public personally appeared Bertha Irene
Hinote,

to me well known to be the individual described in and who executed the foregoing Quit Claim Deed,
and acknowledged that she 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

19 day of July, 1937.

Notary

My commission expires 1/24/87

LO
LO
LO
LO

Recorded in Public Records 10/10/2013 at 02:44 PM OR Book 7087 Page 628,
Instrument #2013077699, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

212080-L01

OR B. 5238 PG 1904
Escambia County, Florida
INSTRUMENT 2003-146191

IN THE COUNTY COURT, IN AND
FOR ESCAMBIA COUNTY, FLORIDA

HARVESTERS FEDERAL CREDIT
UNION,

CASE NO. 2002-CC-004824

Plaintiff,

OR BK 5259 PG 1653
Escambia County, Florida
INSTRUMENT 2003-157409

vs.

ELIZABETH A. HINOTE AND
THOMAS C. HINOTE, JR.,

Defendants.

SUMMARY FINAL JUDGMENT

THIS ACTION was tried before the Court on a Motion for Summary Judgment. On the
evidence presented, it is

ORDERED AND ADJUDGED that Plaintiff, HARVESTERS FEDERAL CREDIT
UNION, recover from Defendants, ELIZABETH A. HINOTE AND THOMAS C. HINOTE, JR.,
the principal amount of \$7,501.27, interest in the amount of \$779.56, attorneys' fees in the
amount of \$1,050.00, costs in the amount of \$135.50, and late charges in the amount of \$0.00,
making a total of \$9,466.33 that shall bear interest at the rate of 6.00% per annum, for all of
which let execution issue. It is further

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this 10th
day of September, 2003.


COUNTY JUDGE

Plaintiff: Harvesters Federal Credit Union
Post Office Box 5
Cantonment, FL 32533

"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: U. Lender D.C.

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
COUNTY CIVIL DIVISION
RECD & RECORDED
2003 SEP 10 P 2:53



BK: 7087 PG: 629 Last Page

OR B 5238 PG1905
Escambia County, Florida
INSTRUMENT 2003-146191

Copies furnished to:

James E. Sorenson, Esquire,
D. Tyler Van Leuven, Esquire and
F. Palmer Williams, Esquire
Williams, Gautier, Gwynn & DeLoach, P.A.
Post Office Box 4128
Tallahassee, FL 32315-4128

RCD Sep 12, 2003 01:13 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-146191

Attorneys for Plaintiff

Elizabeth A. Hinote
11618 Wakefield Drive
Pensacola, FL 32514

OR BK 5259 PG1654
Escambia County, Florida
INSTRUMENT 2003-157409

RCD Oct 08, 2003 02:35 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-157409

Thomas C. Hinote, Jr.
11618 Wakefield Drive
Pensacola, FL 32514

Defendants