

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

1220-29

513
R. 07/19

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677	Application date	Apr 01, 2020
Property description	RUBEN SAMUEL EST OF 6860 ADDIE GANT LN PENSACOLA, FL 32526 6860 ADDIE GANT LN BEG AT SE COR OF NE1/4 OF SE1/4 OF SEC S ALG E LI OF SEC 428 FT 90 DEG RT & WLY PARL TO S LI 660 FT (Full legal attached.)	Certificate #	2018 / 4626
		Date certificate issued	06/01/2018
		Deed application number	2000197
		Account number	09-1650-150

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)
# 2018/4626	06/01/2018	298.60	14.93	313.53
→ Part 2: Total*				313.53

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

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)	313.53
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	781.22
4. Property information report fee and Deed Application Recording and Release Fees	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,469.75

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>Condice Lewis</u>	<u>Escambia County, Florida</u>
Signature, Tax Collector or Designee	Date <u>April 24th, 2020</u>

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>12/07/2020</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS**Tax Collector (complete Parts 1-4)****Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

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

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

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

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

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

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

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

BEG AT SE COR OF NE1/4 OF SE1/4 OF SEC S ALG E LI OF SEC 428 FT 90 DEG RT & WLY PARL TO S LI 660 FT FOR POB
SLY PARL E LI OF SEC 310 FT ELY 210 FT NLY 310 FT WLY 210 FT TO POB OR 433 P 213 OR 654 P 608 OR 950 P 1

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000197

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

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

Account Number	Certificate No.	Date	Legal Description
09-1650-150	2018/4626	06-01-2018	BEG AT SE COR OF NE1/4 OF SE1/4 OF SEC S ALG E LI OF SEC 428 FT 90 DEG RT & WLY PARL TO S LI 660 FT FOR POB SLY PARL E LI OF SEC 310 FT ELY 210 FT NLY 310 FT WLY 210 FT TO POB OR 433 P 213 OR 654 P 608 OR 950 P 1

I agree to:

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

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

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

04-01-2020
Application Date

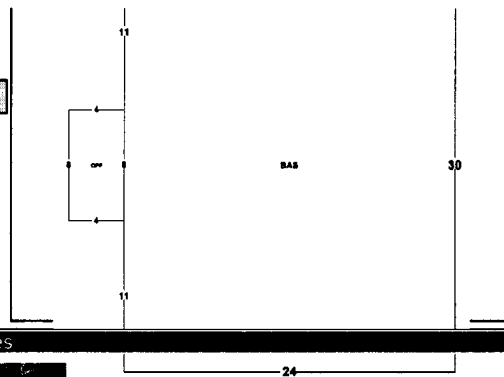
Applicant's signature

ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 752 Total SF

BASE AREA - 720

OPEN PORCH FIN - 32



9/12/19

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:05/05/2020 (tc.26141)



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 261S314401000004
Account: 091650150
Owners: RUBEN SAMUEL EST OF
Mail: 6860 ADDIE GANT LN
 PENSACOLA, FL 32526
Situs: 6860 ADDIE GANT 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
2019	\$28,500	\$19,249	\$47,749	\$47,749
2018	\$28,500	\$17,874	\$46,374	\$34,039
2017	\$28,500	\$16,327	\$44,827	\$33,339

Disclaimer

Tax Estimator

> **File for New Homestead Exemption Online**

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1975	950	1	\$1,200	WD	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

BEG AT SE COR OF NE1/4 OF SE1/4 OF SEC 5 ALG E LI
 OF SEC 428 FT 90 DEG RT & WLY PARL TO S LI 660 FT
 FOR POB...

Extra Features

None

Parcel Information

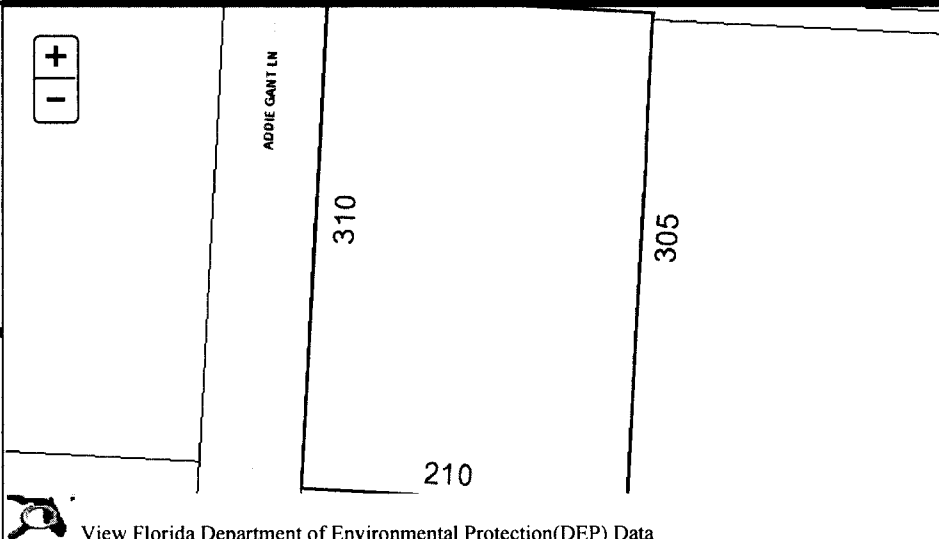
Launch Interactive Map

Section Map Id:
 26-1S-31-2

Approx. Acreage:
 1.5356

Zoned:
 LDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 6860 ADDIE GANT LN, Year Built: 1955, Effective Year: 1955

Structural Elements

DECOR/MILLWORK-MINIMUM
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-FACE/VENEER
 FLOOR COVER-PINE/SOFTWOOD
 FOUNDATION-WOOD/NO SUB FLR
 HEAT/AIR-UNIT HEATERS
 INTERIOR WALL-WOOD/WALLBOARD
 NO. PLUMBING FIXTURES-3
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FCAP AS CUSTODIAN FOR FTCFIMT LLC** holder of **Tax Certificate No. 04626**, 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:

**BEG AT SE COR OF NE1/4 OF SE1/4 OF SEC S ALG E LI OF SEC 428 FT 90 DEG RT & WLY
PARL TO S LI 660 FT FOR POB SLY PARL E LI OF SEC 310 FT ELY 210 FT NLY 310 FT WLY
210 FT TO POB OR 433 P 213 OR 654 P 608 OR 950 P 1**

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091650150 (1220-29)

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

SAMUEL RUBEN EST OF

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

Dated this 11th day of May 2020.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

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1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					313.53
2. Delinquent taxes paid by the applicant					0.00
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4. Property information report fee					200.00
5. Tax deed application fee					175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					0.00
7. Total Paid (Lines 1-6)					1,469.75
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: 			Escambia, Florida		
Signature, Tax Collector or Designee			Date July 28th, 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	
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>12/07/2020</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

6.25

Tax Collector (complete Parts 1-4)

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2020 CP 000398 - THE ESTATE OF: REUBEN, SAMUEL

SUMMARY		
Judge: KINSEY, JENNIE	Case Type: ESTATE \$1,000 OR MORE	Status: OPEN
Case Number: 2020 CP 000398	Uniform Case Number: 172020CP000398XXXXX	
Clerk File Date: 3/19/2020	Status Date: 3/19/2020	
SAO Case Number:	Total Fees Due: 0.00	
Agency:	Agency Report #:	Custody Location:

PARTIES		
TYPE	PARTY NAME	ATTORNEY
APPLICANT	MARS, RICARDO	 GANT, FREDERICK J (Main Attorney)
CLAIMANT	SPRINT SOLUTIONS	
DECEDENT	REUBEN, SAMUEL	
INTERESTED PERSON	MOORE, SANDY	 WHITE, KATHLYN M (Main Attorney)

EVENTS				
DATE	EVENT	JUDGE	LOCATION	RESULT
No Events on Case				

CASE HISTORY						
CASE NUMBER	CHARGE DESCRIPTION	CASE STATUS	DISPOSITION	OUTSTANDING AMOUNT	NEXT EVENT	ALERTS
No Additional Cases						

CASE DOCKETS	
DATE	ENTRY
6/25/2020	LAST WILL AND TESTAMENT DATED 01/07/2015 - ORIGINAL
6/25/2020	CORRESPONDENCE
5/20/2020	CLAIM ENTERED - SPRINT SOLUTIONS FOR \$1,139.97 (SENT TO BOTH ATTORNEY GANT AND ATTORNEY WHITE)
4/30/2020	COUNTER-PETITION FOR ADMINISTRATION
4/15/2020	PROOF OF SERVICE OF FORMAL NOTICE TO SANDRA R. MOORE
3/20/2020	PAYMENT \$345.00 RECEIPT #2020024411
3/20/2020	CLERK'S MEMO: DECEDENTS SSN UNKNOWN
3/20/2020	KINSEY, JENNIE: ASSIGNED
3/19/2020	NOTICE OF LIS PENDENS
3/19/2020	PETITION FOR SUMMARY ADMINISTRATION / CONTRACT AGREEMENT ATTACHED
3/19/2020	CASE FILED 03/19/2020 CASE NUMBER 2020 CP 000398
9/19/2018	CAVEAT BY CREDITOR



Prepared by:
Nathaniel Dedmond
Dedmond & Dedmond
480 East Mallory Street
Pensacola, Florida 32503

WARRANTY DEED

REC. FEE
ST. STAMP
SURTAX
TOTAL

State of Florida,

ESCAMBIA County

Route 7, Box 613
Pensacola, Florida 32506

Guarantee's Address

950 PAGE 1

Know All Men by These Presents: That IONA R. MIDDLETON, joined by
her husband, JOHN MACK MIDDLETON,

for and in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowl-
edged, do bargain, sell, convey, and grant to SAMUEL RUBEN

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

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of
Section 26, Township 1 South, Range 31 West, in Escambia
County, Florida; thence run South along the East Section
line of said section a distance of 528 feet; thence right
90° run Westerly parallel with the South line of Section a
distance of 660 feet; thence run Northerly parallel with
the East line of said Section a distance of 210 feet for
point of beginning of this description; Thence continue
Northerly a distance of 100 feet; thence run Easterly a
distance of 210 feet; thence run Southerly a distance of
100 feet; thence run Westerly a distance of 210 feet to
point of beginning of this description.

Said parcel of property being located in the Southwest corner
of the East 8 acres of the North two-fifth of the Southeast
 $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, which property is included in that
property described in Deed Book 337, Page 416, of the public
records of Escambia County, Florida.

To have and to hold, unto the said grantee his 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 our
heirs, executors and administrators, the said grantee, his 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 this 2nd day of
October, 1975

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

[Signature] (SEAL)
IONA R. MIDDLETON (SEAL)

[Signature] (SEAL)
JOHN MACK MIDDLETON (SEAL)

State of FLORIDA

County of ESCAMBIA

Before the subscriber personally appeared, IONA R. MIDDLETON, joined
by her husband, JOHN MACK MIDDLETON,

known to me to be the individual(s) described by said name(s) in and who
executed the foregoing instrument and acknowledged that he/she/they executed the
same for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of October, 1975

[Signature]
Notary Public
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES

CLERK FILE NO.

NOV 12 12 13 PM '75
FLESCA
TOLSON
ESTON
FBI
U.S. DEPT. OF JUSTICE

706841
(over)

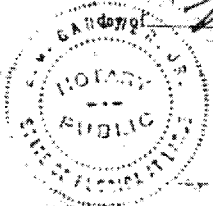
State of Florida
County of Escambia

654 PAGE 609

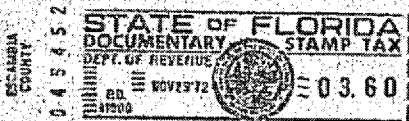
This day, before the undersigned personally appeared John Mack Middleton
+ Lana R. Middleton
to me well known to be the individual described in and who executed the foregoing Deed of Conveyance, and
acknowledged that They executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 2nd

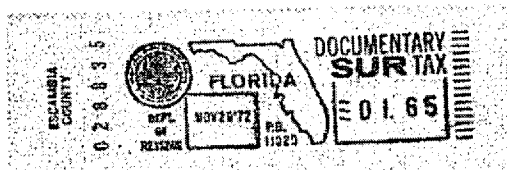
A. D., 19 72



Ed. Thompson
My Comm. Exp. 3-22-74



May 20, 1972
State of Florida
County
TO
Warranty Deed
Received this _____ day
of _____ A. D., 19 _____
at _____ o'clock _____ M
and Recorded in Volume _____ Page _____
the _____ day of _____ 19 _____
By _____ Clerk Circuit Court.
_____ D.C.
James F. Frazier, Clerk, Escambia County, Florida



518907
FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON
NOV 28 9 11 AM '72
IN BOOKS KEPT BY THE
CLERK OF THE CIRCUIT COURT

60
3.60
1.15
11.25

This Deed Prepared By Ervin Gardner
Reg. Real Estate Broker. Rt 8 Box B75-A
Pensacola, Fla.

WARRANTY DEED

State of Florida,

ESCAMBIA

County

RV. 7 Box 612 3506

Printed and For Sale by
Mayes Printing Company
Pensacola, Florida
Major: Form D-1 - No. 119

654 PAGE 608

KNOW ALL MEN BY THESE PRESENTS: THAT Iona R. Middleton, joined by her husband,
John Mack Middleton

for and in consideration of the sum of Ten dollars and other good and valuable consideration

DOLLARS

to in hand paid by Samuel Reuben

the receipt whereof is hereby

acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey
unto the said Samuel Reuben

his

heirs and assigns forever, the following described real estate, situate, lying and being in

County of Escambia

State of Florida

to-wit:

Commence at the Southeast corner of the NE 1/4 of the SE 1/4 of Section 26, Township
1 South Range 31 West, in Escambia County Florida; thence run South along the
East Section line of said section a distance of 520 feet; thence right 90° run
Westerly parallel with South line of Section a distance of 450 feet for P. O. B;
thence continue Westerly along line, last run a distance of 210 feet; thence right
90° run Northerly parallel with East line of Section a distance of 210 feet,
thence, right 90° run Easterly parallel with South line of Section a distance of
210 feet, thence right 90° run Southerly parallel with East line of Section a
distance of 210 feet to Point of Beginning. All lying and being in Section 26
Township 1 South Range 31 West, Escambia County, Florida.

This is a corrective deed given to correct the legal description in that deed
recorded in O. R. Book 433, Page 213 of the records of this County.

Together with the improvements thereon, and the hereditaments and appurtenances thereunto belonging or in
anywise appertaining: To HAVE AND TO HOLD the above described premises unto the said

Samuel Reuben

heirs and assigns, forever, free from all exemption of homestead right or claim of the said
grantor^S if any such right or claim ^{WE} possess: And ^{WE} the said grantor^S, for
us and our heirs, do covenant with the said grantee, his heirs and
assigns, that we are well seized of the property, and have a good right to convey the same; that
it is free from any lien or incumbrance in law or equity, and that said grantor^S shall and will warrant
and by these presents forever defend the said premises unto the said grantee, his heirs and
assigns, against the lawful claims of all and every person or persons whomsoever.

IN TESTIMONY WHEREOF, ^{WE} have hereunto set ^{OUR} hand, ^S and seal ^S this
day of 1972.

Signed, sealed and delivered in the presence of

Thomas R. Middleton
Ellen R. Middleton
Ervin Gardner

Iona R. Middleton (SEAL)
John Mack Middleton (SEAL)
(SEAL)
(SEAL)

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

PROPERTY INFORMATION REPORT

September 29, 2020

Tax Account #: 09-1650-150

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT SE COR OF NE1/4 OF SE1/4 OF SEC S ALG E LI OF SEC 428 FT 90 DEG RT & WLY
PARL TO S LI 660 FT FOR POB SLY PARL E LI OF SEC 310 FT ELY 210 FT NLY 310 FT WLY
210 FT TO POB OR 433 P 213 OR 654 P 608 PR 950 P 1**

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-1650-150 (1220-29)

**ABTRACTOR'S NOTE: WE FIND THE LEGAL DESCRIPTION ON THE TAX ROLL IS
INCORRECT. THE CORRECT LEGAL MAY NEED TO READ:**

**BEG AT SE COR OF NE1/4 OF SE1/4 OF SEC S ALG E LI OF SEC 528 FT 90 DEG RT & WLY
PARL TO S LI 660 FT FOR POB NLY PARL E LI OF SEC 310 FT ELY 210 FT SLY 310 FT WLY
210 FT TO POB OR 433 P 213 OR 654 P 608 PR 950 P 1**

WITHOUT A SURVEY ARE UNABLE TO CERTIFY THE LEGAL AS WRITTEN.

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: December 7, 2020

TAX ACCOUNT #: 09-1650-150

CERTIFICATE #: 2018-4626

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2019 tax year.

SAMUEL RUBEN
A/K/A SAMUEL REUBEN
6860 ADDIE GANT LN
PENSACOLA, FL 32526

SANDY MOORE
8686 BLAKE EVANS CIRCLE
PENSACOLA, FL 32526

MELLISA JONES
8779 PROWLER CT.
PENSACOLA, FL 32506

ANDREW WASHINTON
ADDRESS UNKNOWN

Certified and delivered to Escambia County Tax Collector, this 29 day of September, 2020.
PERDIDO TITLE & ABSTRACT, INC.



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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 29, 2020

Tax Account #: 09-1650-150

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF SAMUEL RUBEN A/K/A SAMUEL REUBEN, DECEASED**
2. **By Virtue of Warranty Deed recorded 11/28/1972 – OR 654/608 and Warranty Deed recorded 11/12/1975 -OR 950/1 and Probate CASE # 2020-CP-000398)**
3. The land covered by this Report is: See attached Exhibit “A”
4. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **NONE**
5. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.
Tax Account #: 09-1650-150
Assessed Value: \$47,749
Exemptions: NONE
6. 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 #: 09-1650-150 CERTIFICATE #: 2018-4626

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

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

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

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

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

Period Searched: November 12, 1975 to and including September 28, 2020 Abstractor: LaChelle Floyd

BY

Michael A. Campbell,
As President

Dated: September 29, 2020

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8294, Page 392, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04626, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 091650150 (1220-29)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF NE1/4 OF SE1/4 OF SEC S ALG E LI OF SEC 428 FT 90 DEG RT & WLY
PARL TO S LI 660 FT FOR POB SLY PARL E LI OF SEC 310 FT ELY 210 FT NLY 310 FT WLY
210 FT TO POB OR 433 P 213 OR 654 P 608 OR 950 P 1

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: SAMUEL RUBEN EST OF

Dated this 21st day of October 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
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: 091650150 Certificate Number: 004626 of 2018**

Payor: SANDY MOORE 8686 BLAKE EVAN CIR PENSACOLA, FL 32526 Date 10/21/2020

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$523.04 \$2,077.31
Tax Collector's Total	\$1,652.37
Postage	\$17.25
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,209.66 \$2,111.56

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: *Whitney Copeage*
Deputy Clerk

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 091650150 Certificate Number: 004626 of 2018

Redemption

Application Date

Interest Rate

Final Redemption Payment ESTIMATED

Redemption Overpayment ACTUAL

Auction Date

Redemption Date

Months

8

6

Tax Collector

Tax Collector Interest

\$176.37

\$132.28

Tax Collector Fee

Total Tax Collector

\$1,652.37

\$1,608.28 T.C.

Record TDA Notice

Clerk Fee

Sheriff Fee

-40.00

Legal Advertisement

App. Fee Interest

\$56.04

\$42.03

Total Clerk

\$523.04

\$509.03 C.H.

Release TDA Notice (Recording)

Release TDA Notice (Prep Fee)

Postage

Researcher Copies

Total Redemption Amount

\$2,209.66

\$2,151.56 -40.00

Repayment Overpayment Refund Amount

\$58.10 \$2,111.56

Book/Page

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
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 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 004626

Redeemed Date 10/21/2020

Name SANDY MOORE 8686 BLAKE EVAN CIR PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$523.04	\$2,077.31
Due Tax Collector = TAXDEED	\$1,652.37	
Postage = TD2	\$17.25	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04626 of 2018

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 22, 2020, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

SAMUEL RUBEN EST OF 6860 ADDIE GANT LN PENSACOLA, FL 32526	MELLISA JONES 8779 PROWLER CT PENSACOLA FL 32506
--	--

SANDY MOORE 8686 BLAKE EVANS CIRCLE PENSACOLA FL 32526	ANDREW WASHINGTON ADDRESS UNKNOWN
--	--------------------------------------

WITNESS my official seal this 22th day of October 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 7, 2020, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT LLC holder of Tax Certificate No. 04626, 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:

BEG AT SE COR OF NE1/4 OF SE1/4 OF SEC S ALG E LI OF SEC 428 FT 90 DEG RT & WLY PARL TO S LI 660 FT FOR POB SLY PARL E LI OF SEC 310 FT ELY 210 FT NLY 310 FT WLY 210 FT TO POB OR 433 P 213 OR 654 P 608 OR 950 P 1

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091650150 (1220-29)

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

SAMUEL RUBEN EST OF

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

Dated this 9th day of October 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

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Post Property:

6860 ADDIE GANT LN 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Dated this 9th day of October 2020.

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Personal Services:

SAMUEL RUBEN EST OF
6860 ADDIE GANT LN
PENSACOLA, FL 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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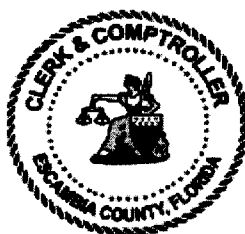
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Dated this 9th day of October 2020.

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Post Property:

6860 ADDIE GANT LN 32526



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
2020 OCT 19 AM 10:13
ESCAMBIA COUNTY
SHERIFF'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1220-29

Document Number: ECSO20CIV028000NON

Agency Number: 21-000611

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04626 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: SAMUEL RUBEN EST OF
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/19/2020 at 10:13 AM and served same at 7:53 AM on 10/20/2020 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

S.D. Stine 1224
S. STINE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 7, 2020, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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SECTION 26, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091650150 (1220-29)

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SAMUEL RUBEN EST OF

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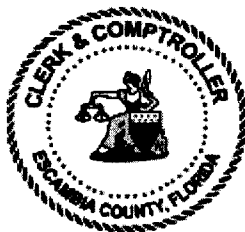
Dated this 9th day of October 2020.

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.

Personal Services:

SAMUEL RUBEN EST OF
6860 ADDIE GANT LN
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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PARL TO S LI 660 FT FOR POB SLY PARL E LI OF SEC 310 FT ELY 210 FT NLY 310 FT WLY
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SECTION 26, TOWNSHIP 1 S, RANGE 31 W

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Dated this 9th day of October 2020.

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Personal Services:

SAMUEL RUBEN EST OF
6860 ADDIE GANT LN
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
2020 OCT 19 AM 10:13
ESCAMBIA COUNTY
SHERIFF'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1220-29

Document Number: ECSO20CIV027996NON

Agency Number: 21-000610

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04626 2018

Attorney/Agent:

PAM CHILDERS

CLERK OF COURT

TAX DEED

Plaintiff: RE: SAMUEL RUBEN EST OF

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

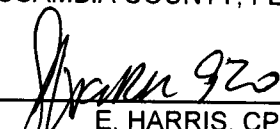
Non-Executed

Received this Writ on 10/19/2020 at 10:13 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for SAMUEL RUBEN EST OF , Writ was returned to court UNEXECUTED on 11/13/2020 for the following reason:

MADE NUMEROUS ATTEMPTS TO SERVE SUBJECT AT 6860 ADDIE GANT LANE; HOWEVER, UNABLE TO MAKE CONTACT WITH SUBJECT PRIOR TO SERVE BY DATE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



E. HARRIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

SAMUEL RUBEN EST OF [1220-29]
6860 ADDIE GANT LN
PENSACOLA, FL 32526

9171 9690 0935 0128 0920 52

MELLISA JONES [1220-29]
8779 PROWLER CT
PENSACOLA FL 32506

9171 9690 0935 0128 0920 07

SANDY MOORE [1220-29]
8686 BLAKE EVANS CIRCLE
PENSACOLA FL 32526

9171 9690 0935 0128 0920 14

ANDREW WASHINGTON [1220-29]
ADDRESS UNKNOWN

Redeemed

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

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TAX ACCOUNT NUMBER 091650150 (1220-29)
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SAMUEL RUBEN EST OF

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

Dated this 15th day of October 2020.
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR11/4-11/25TD

Before the undersigned authority personally appeared Bridget Roberts who under oath says that she is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2018 TD 04626 in the Escambia County Court was published in said newspaper in and was printed and released on November 4, 2020, November 11, 2020, November 18, 2020 and November 25, 2020.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

x Bridget Roberts

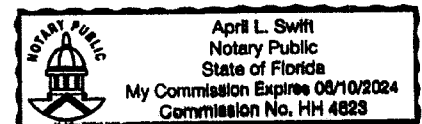
BRIDGET ROBERTS, LEGAL ADMINISTRATOR FOR
THE SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me,
APRIL SWIFT, this 2nd day of December, 2020, by
Bridget Roberts, who is personally known to me.

x April L. Swift

APRIL SWIFT, NOTARY PUBLIC



Clerk of the Circuit Court & Comptroller
Official Records

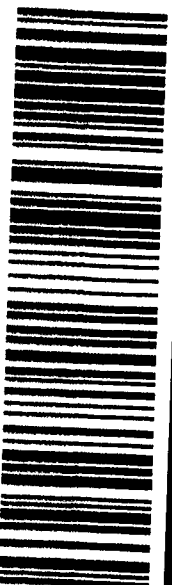
221 Palafox Place, Suite 110
Pensacola, FL 32502

2020 NOV 20 A 2: 22

~~ALABAMA~~ COUNTY, FL

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Pam Childers
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10/15/2020
US POSTAGE \$005.75



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SANDY MOORE [1220-29]
8686 BLAKE EVANS CIRCLE
PENSACOLA FL 32526

SET FOR TO SEND
PENSACOLA FL 32526
NOV 30 2020

Handwritten signature and date: 11/18/21

32526-6686
PENSACOLA, FL 32526
NOV 30 2020
PENSACOLA COUNTY, FL