

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0621-40

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 | HALFACRE DONALD T & HALFACRE CHAINA M PO BOX 825 CANTONMENT, FL 32533 528 CARMODY HILL RD BEG AT SE COR OF SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC (Full legal attached.) | Certificate # | 2018 / 7117 |
| | | Date certificate issued | 06/01/2018 |
| | | Deed application number | 2000510 |
| | | Account number | 11-4388-256 |

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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2018/7117 | 06/01/2018 | 5,235.01 | 261.75 | 5,496.76 |
| →Part 2: Total* | | | | 5,496.76 |

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) |
|--------------------------------|--|--|---------------------------------|----------------------|---|
| # 2019/6719 | 06/01/2019 | 5,490.66 | 6.25 | 274.53 | 5,771.44 |
| Part 3: Total* | | | | | 5,771.44 |

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) | 11,268.20 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 5,311.04 |
| 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) | 16,954.24 |

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 County, Florida Date <u>May 12th, 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>06/07/2021</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 SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 48 71/100 FT TO WLY R/W LI OF STATE RD #S 297A (100 FT R/W) ALSO BEING SE COR OF MEANDER FARMS ESTATES UNRECORDED S/D S 1 DEG 21 MIN 0 SEC W ALG WLY R/W LI 604 FT N 89 DEG 36 MIN 20 SEC W 710 FT S 75 DEG 13 MIN 39 SEC W 634 89/100 FT N 88 DEG 4 MIN 22 SEC W 101 26/100 FT FOR POB CONT ALG SAME COURSE 150 FT S 11 DEG 21 MIN 2 SEC W 300 FT S 88 DEG 4 MIN 22 SEC E 150 FT N 11 DEG 21 MIN 2 SEC E 300 FT TO POB OR 6682 P 1134

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000510

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 |
|----------------|-----------------|------------|---|
| 11-4388-256 | 2018/7117 | 06-01-2018 | BEG AT SE COR OF SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 48 71/100 FT TO WLY R/W LI OF STATE RD #S 297A (100 FT R/W) ALSO BEING SE COR OF MEANDER FARMS ESTATES UNRECORDED S/D S 1 DEG 21 MIN 0 SEC W ALG WLY R/W LI 604 FT N 89 DEG 36 MIN 20 SEC W 710 FT S 75 DEG 13 MIN 39 SEC W 634 89/100 FT N 88 DEG 4 MIN 22 SEC W 101 26/100 FT FOR POB CONT ALG SAME COURSE 150 FT S 11 DEG 21 MIN 2 SEC W 300 FT S 88 DEG 4 MIN 22 SEC E 150 FT N 11 DEG 21 MIN 2 SEC E 300 FT TO POB OR 6682 P 1134 |

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](#)

[Back](#)

◀ [Navigate Mode](#) [Account](#) [Reference](#) ▶

[Printer Friendly Version](#)

| General Information | |
|--|--|
| Reference: | 291N31440000012 |
| Account: | 114388256 |
| Owners: | HALFACRE DONALD T & HALFACRE CHAINA M |
| Mail: | PO BOX 825 CANTONMENT, FL 32533 |
| Situs: | 528 CARMODY HILL RD 32533 |
| 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 | \$27,360 | \$338,899 | \$366,259 | \$366,259 |
| 2018 | \$27,360 | \$318,688 | \$346,048 | \$346,048 |
| 2017 | \$27,360 | \$294,997 | \$322,357 | \$322,357 |

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

| Sales Data | | | | |
|------------|------|------|-------|------|
| Sale Date | Book | Page | Value | Type |
| 01/25/2011 | 6682 | 1134 | \$100 | WD |

Official Records (New Window)
[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 SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 48 71/100 FT...

Extra Features
HORSE STABLE
POOL

Parcel Information [Launch Interactive Map](#)

Section Map Id:
29-1N-31-2

Approx. Acreage:
0.9628

Zoned:
LDR

Evacuation & Flood Information
[Open Report](#)

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

| Buildings | |
|--|--|
| Address: 528 CARMODY HILL RD, Year Built: 2011, Effective Year: 2011 | |
| Structural Elements | |
| DECOR/MILLWORK-AVERAGE | |
| DWELLING UNITS-1 | |
| EXTERIOR WALL-BRICK-FACE/VENEER | |
| FLOOR COVER-HARDWOOD/PARQET | |
| FOUNDATION-SLAB ON GRADE | |
| HEAT/AIR-CENTRAL H/AC | |
| INTERIOR WALL-DRYWALL-DECORAT | |
| NO. PLUMBING FIXTURES-14 | |

NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP HI PTC
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

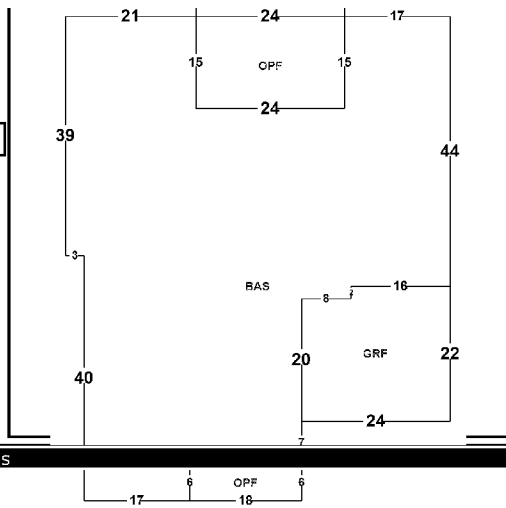
Areas - 4754 Total SF

BASE AREA - 3486

GARAGE FIN - 512

OPEN PORCH FIN - 468

PATIO - 288



12/8/17

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PLEASANT VALLEY CAPITAL LLC - 18 US BANK** holder of **Tax Certificate No. 07117**, 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 SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 48 71/100 FT TO WLY R/W LI OF STATE RD #S 297A (100 FT R/W) ALSO BEING SE COR OF MEANDER FARMS ESTATES UNRECORDED S/D S 1 DEG 21 MIN 0 SEC W ALG WLY R/W LI 604 FT N 89 DEG 36 MIN 20 SEC W 710 FT S 75 DEG 13 MIN 39 SEC W 634 89/100 FT N 88 DEG 4 MIN 22 SEC W 101 26/100 FT FOR POB CONT ALG SAME COURSE 150 FT S 11 DEG 21 MIN 2 SEC W 300 FT S 88 DEG 4 MIN 22 SEC E 150 FT N 11 DEG 21 MIN 2 SEC E 300 FT TO POB OR 6682 P 1134

SECTION 29, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114388256 (0621-40)

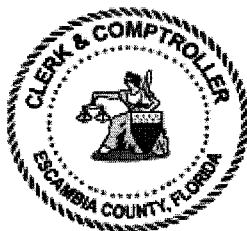
The assessment of the said property under the said certificate issued was in the name of

DONALD T HALFACRE and CHAINA M HALFACRE

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 **June**, which is the **7th day of June 2021**.

Dated this 15th 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



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 |
| Property description | HALFACRE DONALD T & HALFACRE CHAINA M PO BOX 825 CANTONMENT, FL 32533 528 CARMODY HILL RD 11-4388-256 BEG AT SE COR OF SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC (Full legal attached.) | Certificate # | 2018 / 7117 |
| | | 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) |
| # 2018/7117 | 06/01/2018 | 5,235.01 | 261.75 | 5,496.76 |
| →Part 2: Total* | | | | 5,496.76 |

| Part 3: Other Certificates Redeemed by Applicant (Other than County) | | | | | |
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| Part 3: Total* | | | | | 5,771.44 |

| Part 4: Tax Collector Certified Amounts (Lines 1-7) | |
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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) | 11,268.20 |
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| 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) | 16,954.24 |

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 August 26th, 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>06/07/2021</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.

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

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Line 1, enter the total of Part 2 plus the total of Part 3 above.
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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 SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 48 71/100 FT TO WLY R/W LI OF STATE RD #S 297A (100 FT R/W) ALSO BEING SE COR OF MEANDER FARMS ESTATES UNRECORDED S/D S 1 DEG 21 MIN 0 SEC W ALG WLY R/W LI 604 FT N 89 DEG 36 MIN 20 SEC W 710 FT S 75 DEG 13 MIN 39 SEC W 634 89/100 FT N 88 DEG 4 MIN 22 SEC W 101 26/100 FT FOR POB CONT ALG SAME COURSE 150 FT S 11 DEG 21 MIN 2 SEC W 300 FT S 88 DEG 4 MIN 22 SEC E 150 FT N 11 DEG 21 MIN 2 SEC E 300 FT TO POB OR 6682 P 1134



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 #: 11-4388-256 CERTIFICATE #: 2018-7117

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: March 11, 2001 to and including March 11, 2021 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: March 23, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 22, 2021

Tax Account #: 11-4388-256

1. The Grantee(s) of the last deed(s) of record is/are: **DONALD T. HALFACRE AND CHAINA M. HALFACRE**

By Virtue of Warranty Deed recorded 01/25/2011 Official Records Book 6682 Page 1134.

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

ABSTRACTOR'S NOTE: DEED DESCRIPTION INCLUDES AN EASEMENT FOR INGRESS AND EGRESS

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Judgment in favor of CitiFinancial Services Inc recorded 03/28/2003 OR 5100/1812.**
 - b. **Judgment in favor of Wells Fargo Bank, N.A. recorded 7/6/2020 OR 8326/262.**

4. Taxes:

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

Tax Account #: 11-4388-256

Assessed Value: \$395,097

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.

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: Jun 7, 2021

TAX ACCOUNT #: 11-4388-256

CERTIFICATE #: 2018-7117

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

YES NO

- Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2020 tax year.

DONALD T HALFACRE
CHAINA M. HALFACRE
PO BOX 825
CANTONMENT, FL 32533

DONALD T HALFACRE
CHAINA M. HALFACRE
528 CARMODY HILL RD
CANTONMENT, FL 32533

CITIFINANCIAL SERVICES INC
5007 NORTH DAVIS HIGHWAY
SUITE 37
PENSACOLA, FL 32503

WELLS FARGO BANK, N.A.
7000 VISTA DRIVE
WEST DES MOINES, IA 50266

Certified and delivered to Escambia County Tax Collector, this 22ND day of March 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

March 22, 2021

Tax Account #: 11-4388-256

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT SE COR OF SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 48 71/100 FT TO WLY R/W LI OF STATE RD #S 297A (100 FT R/W) ALSO BEING SE COR OF MEANDER FARMS ESTATES UNRECORDED S/D S 1 DEG 21 MIN 0 SEC W ALG WLY R/W LI 604 FT N 89 DEG 36 MIN 20 SEC W 710 FT S 75 DEG 13 MIN 39 SEC W 634 89/100 FT N 88 DEG 4 MIN 22 SEC W 101 26/100 FT FOR POB CONT ALG SAME COURSE 150 FT S 11 DEG 21 MIN 2 SEC W 300 FT S 88 DEG 4 MIN 22 SEC E 150 FT N 11 DEG 21 MIN 2 SEC E 300 FT TO POB OR 6682 P 1134

SECTION 29, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-4388-256 (0621-40)

Recording requested by: Rex M. McIntyre

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Donald T. Halfacre

Name Rex M. McIntyre

Address: P.O. Box 825

Address 538 Carmody Hill Rd.

City/State/Zip: Cantonment, FL 32533

City/State/Zip Cantonment, FL 32533

Property Tax Parcel/Account Number: 29-1N-31-4400-000-012

Warranty Deed

This Warranty Deed is made on January 18, 2011, between Rex M. McIntyre & Patricia B. McIntyre, Husband & Wife
Grantor, of 538 Carmody Hill Rd., City of

Cantonment, State of Florida, and

Donald T. Halfacre & Chaina M. Halfacre, Husband & Wife, Grantee, of P.O. Box 825
Cantonment, City of Cantonment, State of Florida 32533.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at _____

County, ~~City~~ of Escambia, State of Florida _____:

See schedule A attached hereto and by this reference made a part hereof. Subject to covenants, restrictions, easements of record.

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: January 18, 2011

Rex M. McIntyre Patricia B. McIntyre
Signature of Grantor

Rex M. McIntyre and Patricia B. McIntyre
Name of Grantor

Susan Shelby
Signature of Witness #1

Susan Shelby
Printed Name of Witness #1

W. Roy White
Signature of Witness #2

W. Roy WHITE
Printed Name of Witness #2

State of Florida County of Escambia

On JANUARY 25, 2011, the Grantor, Rex. M. McIntyre & Patricia B. McIntyre personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Billy Joe Odom
Notary Signature

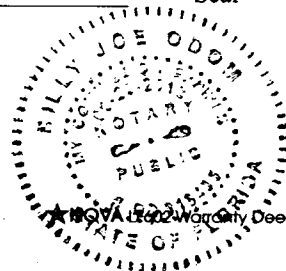
Notary Public,

In and for the County of ESCAMBIA State of FLORIDA

My commission expires: AUG 23, 2013

Seal

Send all tax statements to Grantee.



Schedule A

Commence at a railroad spike at the Southeast corner of Section 29, Township 1 North, Range 31 West, Escambia County, Florida; thence North 01° 30' 09" East along the East line of said Section 29 a distance of 2608.20 feet; thence North 89° 36' 20" West a distance of 48.71 feet to the Westerly right-of-way line of State Road #S297-A (100'R/W) also being the Southeast corner of Meander Farms Estates, an unrecorded subdivision; thence South 01° 21' 00" West along said Westerly right-of-way line a distance of 604.00 feet; thence North 89° 36' 20" West a distance of 710.00 feet; thence South 75° 13' 39" West a distance of 634.89 feet; thence North 88° 04' 22" West a distance of 101.26 feet for the Point of Beginning; thence continue along the same course a distance of 150.00 feet; thence South 11° 21' 02" West a distance of 300.00 feet; thence South 88° 04' 22" East a distance of 150.00 feet; thence North 11° 21' 02" East a distance of 300.00 feet to the Point of Beginning.

Together with a non-exclusive easement for ingress, egress and utility purposes, over the following described property, to wit:

DESCRIPTION: Commencing at a Railroad Spike at the Southeast corner of Section 29, Township 1 North, Range 31 West, Escambia County, Florida; thence North 01°30'09" East along the East line of said Section 29 a distance of 2608.20 feet; thence North 89°36'20" West a distance of 48.71 feet to the Westerly right-of-way line of state road No. 8-297-A (100.00' R/W). Also being the Southeast corner of Meander Farms Estates, an unrecorded subdivision; thence South 01°21'00" West along said Westerly right-of-way line a distance of 604.00 feet for the Point of Beginning; thence North 89°36'20" West a distance of 710.00 feet; thence South 75°13'39" West a distance of 449.48 feet; thence South 11°21'02" West a distance of 354.00 feet; thence North 88°04'22" West a distance of 704.52 feet; thence South 07°58'20" West a distance of 30.16 feet; thence South 88°04'22" East a distance of 432.71 feet; thence South 11°21'02" West a distance of 522.34 feet; thence South 42°22'06" West a distance of 300.00 feet; thence North 47°37'54" West a distance of 269.49 feet; thence North 89°36'07" West a distance of 1634.11 feet; thence South 00°23'53" West a distance of 660.00 feet; thence South 89°36'07" East a distance of 2267.68 feet to a point hereafter known as Point "A"; thence North 29°04'37" West a distance of 34.46 feet to a point hereafter known as Point "B"; thence North 89°36'07" West a distance of 2220.73 feet; thence North 00°23'53" East a distance of 600.00 feet; thence South 89°36'07" East a distance of 1592.60 feet; thence South 47°37'54" East a distance of 868.25 feet; thence South 42°22'06" West a distance of 26.04 feet to aforesaid Point "B"; thence South 29°04'37" East a distance of 34.46 feet to aforesaid Point "A"; thence North 42°22'06" East a distance of 56.05 feet; thence South 89°36'07" East a distance of 297.43 feet; thence South 88°29'51" East a distance of 312.82 feet; thence North 01°21'49" East a distance of 281.28 feet; thence South 88°29'51" East a distance of 59.91 feet; thence North 01°21'04" East a distance of 137.21 feet; thence South 88°29'51" East a distance of 617.86 feet to the West right-of-way line of said state highway; thence North 01°21'49" East along said right-of-way a distance of 30.00 feet; thence North 88°29'51" West a distance of 647.86 feet; thence South 01°21'49" West a distance of 137.21 feet; thence North 88°29'51" West a distance of 59.91 feet; thence South 01°21'49" West a distance of 281.30

Schedule A

feet; thence North 88°29'51" West a distance of 282.87 feet; thence North 89°36'07" West a distance of 314.89 feet; thence North 47°37'54" West a distance of 580.27 feet; thence North 42°22'06" East a distance of 308.32 feet; thence North 11°21'02" East a distance of 535.64 feet; thence South 88°04'22" East a distance of 270.00 feet; thence North 11°21'02" East a distance of 351.48 feet; thence North 75°13'39" East a distance of 423.87 feet; thence South 89°36'20" East a distance of 709.91 feet; thence North 01°21'00" West a distance of 39.85 feet to the Point of Beginning.

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

CITIFINANCIAL SERVICES INC
5007 NORTH DAVIS HIGHWAY SUITE 37
PENSACOLA FL 32503

Plaintiff,

VS.

CHANIA HALFACRE
P O BOX 825
CANTONMENT FL 32533

Defendant.

DR BK 5100 PG1812
Escambia County, Florida
INSTRUMENT 2003-076396

RCD Mar 28, 2003 01:59 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-076396

Case No. 2001 SC 004192

Division: II

FINAL JUDGMENT AGAINST
CHANIA HALFACRE

THIS CAUSE having come before the Court upon default in a mediated/stipulated agreement, and the Court being fully advised in the premises, it is therefore

ORDERED AND ADJUDGED that the Plaintiff shall recover from the Defendant the sum of \$4011.05, that shall bear interest at the rate of 6% per annum, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida
this 25 day of March, 2003.




County Judge

Copies to:

CITIFINANCIAL SERVICES INC

CHANIA HALFACRE

"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: 
ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA
2003 MAR 26 A 9:34
COUNTY CIVIL DIVISION
OFFICE OF THE CLERK

Recorded in Public Records 3/14/2019 8:59 AM OR Book 8061 Page 958,
Instrument #2019022779, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 86330317 E-Filed 03/13/2019 02:36:01 PM

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

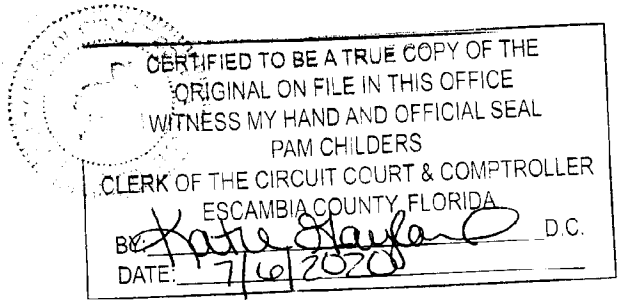
WELLS FARGO BANK, N.A.
7000 Vista Drive
West Des Moines IA 50266

Plaintiff,

vs.

CHANIA M HALFACRE

Defendant(s),



CASE NO.: 2018 CC 002836

DEFAULT FINAL JUDGMENT

THIS MATTER came before the Court, and the Court after reviewing the pleadings and being fully advised in the premises,

IT IS HEREBY ordered and adjudged as follows:

1. That a Default Final Judgment is hereby GRANTED.
2. It is adjudged that WELLS FARGO BANK, N.A. recover from CHANIA M HALFACRE [SSN: ***-**-****]

| | |
|--------------------|--|
| Principal | \$ 10755.08 |
| Filing Fee | \$ 315.00 |
| Service of Process | \$ 48.50 |
| Subtotal | \$11,118.58 |
| Attorneys fees | \$800.00 |
| TOTAL: | \$ 11,918.58 , for which let execution issue. |

DONE AND ORDERED, at ESCAMBIA County, Florida,

eSigned by COUNTY COURT JUDGE AMY BRODERSEN
on 03/13/2019 13:32:47 6x(Csh6n

Copies furnished to:
NADERPOUR & ASSOCIATES, PA, 2743 HOLLYWOOD BLVD., HOLLYWOOD, FL 33020
Primary Service Email Address: eservice1@naderpourlaw.com
CHANIA M HALFACRE, 528 CARMONDY HILLS RD, CANTONMENT FL 32533

WELLS FARGO BANK, N.A., v. CHANIA M HALFACRE
Case No.: 2018 CC 002836
Internal File No.: 25172

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: 114388256 Certificate Number: 007117 of 2018**

**Payor: CHANIA M AND DON HALFACRE PO BOX 825 CANTONMENT, FL 32533 Date
 04/09/2021**

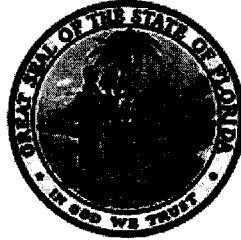
| | | | |
|-----------------------|------------|-----------------------|---------------------------------|
| Clerk's Check # | 6609302871 | Clerk's Total | \$565.07 # 20,243.31 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$20,620.88 |
| | | Postage | \$36.00 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$21,138.95 |

\$20,260.31

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By
 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 007117

Redeemed Date 04/09/2021

Name CHANIA M AND DON HALFACRE PO BOX 825 CANTONMENT, FL 32533

| | | |
|--|-------------|---------------------------------|
| Clerk's Total = TAXDEED | \$565.07 | \$565.07 \$20,243.31 |
| Due Tax Collector = TAXDEED | \$20,520.88 | |
| Postage = TD2 | \$36.00 | |
| 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 |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|


No Information Available - See Dockets



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

Tax Deed - Redemption Calculator
Account: 114388256 Certificate Number: 007117 of 2018

Redemption Yes No Application Date Interest Rate

| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
|--------------------------------|--|---|
| | Auction Date <input type="text" value="06/07/2021"/> | Redemption Date <input type="text" value="04/09/2021"/>  |
| Months | 14 | 12 |
| Tax Collector | <input type="text" value="\$16,954.24"/> | <input type="text" value="\$16,954.24"/> |
| Tax Collector Interest | <input type="text" value="\$3,560.39"/> | <input type="text" value="\$3,051.76"/> |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$20,520.88 | \$20,012.25 TC |
| 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 | <input type="text" value="\$98.07"/> | <input type="text" value="\$84.06"/> |
| Total Clerk | \$565.07 | \$551.06 CH |
| 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="\$36.00"/> | <input type="text" value="\$0.00"/> |
| Researcher Copies | <input type="text" value="\$0.00"/> | <input type="text" value="\$0.00"/> |
| Total Redemption Amount | \$21,138.95 | \$20,580.31 |
| | Repayment Overpayment Refund Amount | \$558.64 |
| Book/Page | <input type="text" value="8313"/> | <input type="text" value="300"/> |

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 8313, Page 300, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07117, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 114388256 (0621-40)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF SEC N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 48 71/100 FT TO WLY R/W LI OF STATE RD #S 297A (100 FT R/W) ALSO BEING SE COR OF MEANDER FARMS ESTATES UNRECORDED S/D S 1 DEG 21 MIN 0 SEC W ALG WLY R/W LI 604 FT N 89 DEG 36 MIN 20 SEC W 710 FT S 75 DEG 13 MIN 39 SEC W 634 89/100 FT N 88 DEG 4 MIN 22 SEC W 101 26/100 FT FOR POB CONT ALG SAME COURSE 150 FT S 11 DEG 21 MIN 2 SEC W 300 FT S 88 DEG 4 MIN 22 SEC E 150 FT N 11 DEG 21 MIN 2 SEC E 300 FT TO POB OR 6682 P 1134

SECTION 29, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: DONALD T HALFACRE and CHAINA M HALFACRE

Dated this 9th day of April 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk