

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000564

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

HMF FL C, LLC
TESCO CUSTODIAN
PO BOX 30538
TAMPA, FL 33630-3538,

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
14-3041-000	2018/8408	06-01-2018	LTS 9 10 BLK 359 NEW CITY TRACT OR 6540 P 588 CA 53

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
HMF FL C, LLC
TESCO CUSTODIAN
PO BOX 30538
TAMPA, FL 33630-3538

04-30-2020
Application Date

Applicant's signature

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

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. 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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>06/07/2021</u>	

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.

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0621-59

513
R. 07/19

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	HMF FLC, LLC TESCO CUSTODIAN PO BOX 30538 TAMPA, FL 33630-3538	Application date	Apr 30, 2020
Property description	MENZIE CHARLES C 3214 BAYOU BLVD PENSACOLA, FL 32503 2931 N 15TH AVE LTS 9 10 BLK 359 NEW CITY TRACT OR 6540 P 588 CA 53	Certificate #	2018 / 8408
		Date certificate issued	06/01/2018
		Deed application number	2000564
		Account number	14-3041-000

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)
# 2018/8408	06/01/2018	2,455.02	122.75	2,577.77
→ Part 2: Total*				2,577.77

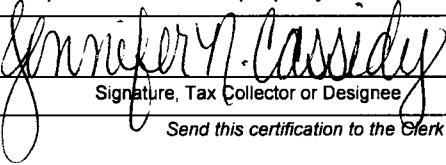
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2019/7955	06/01/2019	2,821.60	6.25	141.08	2,968.93
Part 3: Total*					2,968.93

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)	5,546.70
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,752.25
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)	8,673.95

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.

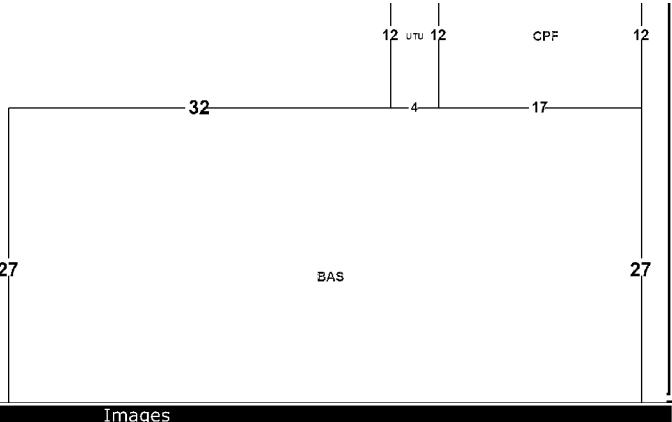
Sign here:  Signature, Tax Collector or Designee	Escambia County, Florida Date May 13th, 2020
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

**EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1683 Total SF

**BASE AREA - 1431
CARPORT FIN - 204
UTILITY UNF - 48**



1/10/19

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:05/15/2020 (tc.1553)



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Navigate Mode
○ Account
○ Reference
▶
[Printer Friendly Version](#)
General Information

Reference: 000S009025090359
Account: 143041000
Owners: MENZIE CHARLES C
Mail: 3214 BAYOU BLVD
PENSACOLA, FL 32503
Situs: 2931 N 15TH AVE 32503
Use Code: SINGLE FAMILY RESID

Taxing Authority: PENSACOLA CITY LIMITS
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	\$96,030	\$74,965	\$170,995	\$138,659
2018	\$96,030	\$69,611	\$165,641	\$126,054
2017	\$62,700	\$64,412	\$127,112	\$114,595

Disclaimer**Tax Estimator****> File for New Homestead
Exemption Online****Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/01/2009	6540	588	\$100	QC	View Instr
11/25/2008	6411	164	\$100	QC	View Instr
09/22/2008	6379	1260	\$125,000	WD	View Instr
04/2000	4552	1077	\$69,000	WD	View Instr
11/1996	4073	829	\$33,000	CJ	View Instr
01/1986	2173	532	\$100	QC	View Instr
01/1969	470	910	\$100	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

LTS 9 10 BLK 359 NEW CITY TRACT OR 6540 P 588 CA 53

Extra Features

None

Parcel Information
[Launch Interactive Map](#)

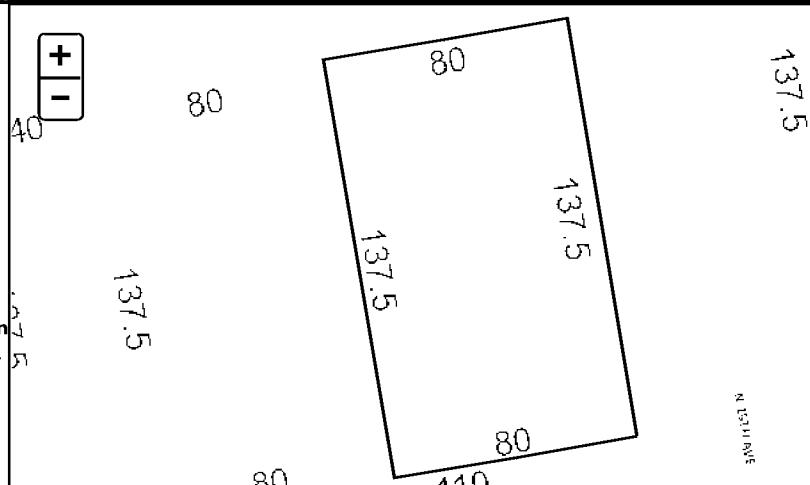
Section Map Id:
 CA053



Approx. Acreage:
 0.2514

Zoned:
 R-1AA

Evacuation & Flood Information
[Open Report](#)


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

Address: 2931 N 15TH AVE, Year Built: 1957, Effective Year: 1985

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020047895 6/15/2020 1:43 PM
OFF REC BK: 8313 PG: 525 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **HMF FL C LLC TESCO CUSTODIAN** holder of Tax Certificate No. **08408**, 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:

LTS 9 10 BLK 359 NEW CITY TRACT OR 6540 P 588 CA 53

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 143041000 (0621-59)

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

CHARLES C MENZIE

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

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Property description	MENZIE CHARLES C 3214 BAYOU BLVD PENSACOLA, FL 32503 2931 N 15TH AVE 14-3041-000 LTS 9 10 BLK 359 NEW CITY TRACT OR 6540 P 588 CA 53	Certificate #	2018 / 8408
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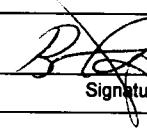
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7. Total Paid (Lines 1-6)	8,673.95

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 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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>06/07/2021</u>	

INSTRUCTIONS *+ 6.25*

Tax Collector (complete Parts 1-4)

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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)

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

BK: 8206 PG: 1601 Last Page

If you fail to complete the terms of this order, including payment of all costs, fees and fines, as required, you may be subject to Contempt of Court proceedings.

If a bail bond is currently in effect as to this case and has not been forfeited, that bond is hereby cancelled and the surety is discharged from liability on that bond. A cash bond may be applied towards outstanding financial obligations as allowed per F.S. 903.286.

Any active warrants, capias or summons in this case against this Defendant are hereby quashed.

The Defendant has **30** days from the date of this Order and Judgment in which to file an appeal of the findings and sentence in this matter by filing a Notice of Appeal with the Clerk of Court.

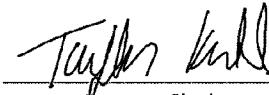
DONE AND ORDERED in open court in Escambia County, Florida, on 11/15/2019.



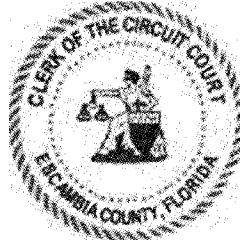
eSigned by COUNTY COURT JUDGE CHARLES YOUNG
on 11/25/2019 13:12:09 gm0nCJYE

I hereby certify that a true and correct copy of this document was sent via electronic mail to the State Attorney and Defense Counsel of Record or Defendant by US Mail if there is no Defense Counsel of Record.

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

By: 

Deputy Clerk



BK: 8206 PG: 1600

- DUI School: Must complete **Multiple Offender** DUI School
- Driving School: Must complete 1st Offender Multiple Offender Driving School
- Interlock with Business Purposes License
- Impact Panel: Must attend 2 Drunk Driving Impact Panel(s)
- Your vehicle will be impounded for 30 days
- You may not operate a motor vehicle
- Show proof of a valid clear driver's license
- You must show proof of a valid registration/tag for your vehicle, proof vehicle not registered to you, or affidavit
- You must show proof of valid insurance or affidavit
- Your Driver's License is Suspended Revoked for 6 months – Court has no objection
- No Contact: Have no contact with _____
- Pay Civil Infractions during probation, case number(s) _____
- Pay all Court Costs and Fines during Probation
- Seek full time employment or school
- Perform _____ job searches per week if working less than _____ hours per week;
 begin within _____ days of starting Supervision;
 must continue until hired
- Abide by terms of _____
- Letter of Apology to _____

Other Provisions: **ADVISED OF HABITUAL TRAFFIC OFFENDER ; DEFENSE RESERVES THE RIGHT TO APPEAL THE DENIAL BY COURT ON MOTION TO SUPPRESS**

- You must pay all Court Costs and Fines or enter into a Payment Plan with the Clerk of Court;
 - If you fail to do so by _____, you must appear in court on _____ at _____.
 - If you fail to do so by _____, your driver license will be suspended.
 - If you fail to do so by _____, all fines and court costs will be reduced to a lien.
- It is determined that you are unable to pay the amounts due and your monetary obligations, consisting of Court Costs and Fees, are reduced to a Civil Judgment, which shall bear interest at the maximum rate allowed by law. (F.S. 55.03)
 - Any remaining balance due on your civil judgment after **90** days from the date of this order will be referred to a collections agency.
 - Your driver's license will be suspended.

BK: 8206 PG: 1599

The Defendant shall pay the following Court Costs:

\$273 Mandatory Court Costs
(F.S. 938.01, 938.03, 938.05, 938.06, 938.15, 938.19, 938.27, 939.185, 775.083(2), Escambia County Ord 34-7 and 34-9)

\$456 DUI Court Costs
(F.S. 938.01, 938.03, 938.05, 938.06, 938.07, 938.13, 938.15, 938.19, 938.27, 939.185, 775.083(2), 318.18(17), 318.18(18), Escambia County Ord 34-7 and 34-9)

\$423 BUI Court Costs
(F.S. 938.01, 938.03, 938.05, 938.06, 938.07, 938.13, 938.15, 938.19, 938.27, 939.185, 775.083(2), Escambia County Ord 34-7 and 34-9)

\$201 Domestic Violence Trust Fund (F.S. 938.08)

\$151 Rape Crisis Trust Fund (F.S. 938.085)

\$151 Crimes against Minors (F.S. 938.10)

\$15 Misdemeanor Crimes Involving Drugs/Alcohol (F.S. 938.13)

\$5,000 Prostitution (F.S. 796.07(6))

\$65 Reckless Driving / Racing on Highway (F.S. 318.18(20))

\$30 State Facility Surcharge (F.S. 318.18)

\$ _____ County Drug Abuse Trust Fund (F.S. 938.21)

\$ _____ Additional Costs of Prosecution (F.S. 938.27)

\$50 Public Defender Application (F.S. 27.52) Waived

\$50 or the higher cost of **\$** _____ for legal assistance (F.S. 938.29) Waived

\$100 FDLE (F.S. 938.055)

\$100 Surcharge on all fines (F.S. 938.04)

\$5 EMS Trust Fund (F.S. 316.192 / 316.061)

\$3 State Radio (F.S. 318.18(17))

\$ _____ Cost of Investigation to **_____** (F.S. 938.27)

\$ _____

The Defendant shall comply with the following Special Conditions of Probation:

Restitution: **\$** _____ to be paid to **_____**

Restitution: State Attorney has **_____** days to file and defense has **_____** days to object

- If defense fails to object, the amount stands
- The Court reserves jurisdiction to determine restitution

Restitution **may** be paid into the court registry

Counseling: Complete **Alcohol** counseling

DVIP: Complete a Domestic Violence Intervention Program

Complete Shoplifter's Alternative class

Evaluation: Must obtain a **substance abuse** evaluation – successfully complete recommended treatment

- Treatment: Must begin complete treatment deemed necessary by **alcohol** evaluation **_____**
- May not **possess/consume** **alcohol** **illegal drugs/controlled substances** without a prescription
- Random breath/urine testing at defendant's expense
- Do not test positive for **alcohol** after **_____** Days.

BK: 8206 PG: 1598

Under Authority granted to the Court by Florida law, it is ORDERED and ADJUDGED that:

As to COUNT 1, the Defendant is sentenced as follows:

As to the Contempt:

- The Court takes no action
- The Court finds the Defendant Guilty Withheld and sentences as follows:

JAIL:

_____ Months, _____ Days County Jail as follows:

- Credit for time served: _____ Days
- _____ days County Jail Suspended
- Work Release Court Ordered
- Serve time beginning immediately
- Report to Court on _____, at _____ to begin your sentence

Time to be Consecutive Concurrent with Count _____

Time Served

Time to be served during probation

PROBATION:

- Serve _____ Year, 12 Month(s) Probation
- Time to be Consecutive Concurrent with Count _____
- Pay \$55 monthly for Cost of Supervision to Community Corrections
- Standard conditions of Probation imposed (F.S. 948.03)
- May terminate upon compliance after _____ months
- _____ apply for early termination
- Electronic monitoring required as part of probation
- Mail or phone reporting is authorized

COMMUNITY SERVICE:

- You shall complete 50 hours of Community Service work
- You may buy out 50 hours of Community service at the rate of \$10 per hour
- You qualify to perform community service hours in lieu of paying court ordered court costs and fines at the rate of \$_____ per hour
- You are ordered to complete Community Service work during the term of your probation if you are unable to pay your fine.
- Community service work is authorized for all but \$_____ of the court ordered Costs and Fines at the rate of \$_____ per hour.
- Community Service Work shall be complete within _____ months

FINES:

- \$2000 Fine

BK: 8206 PG: 1597

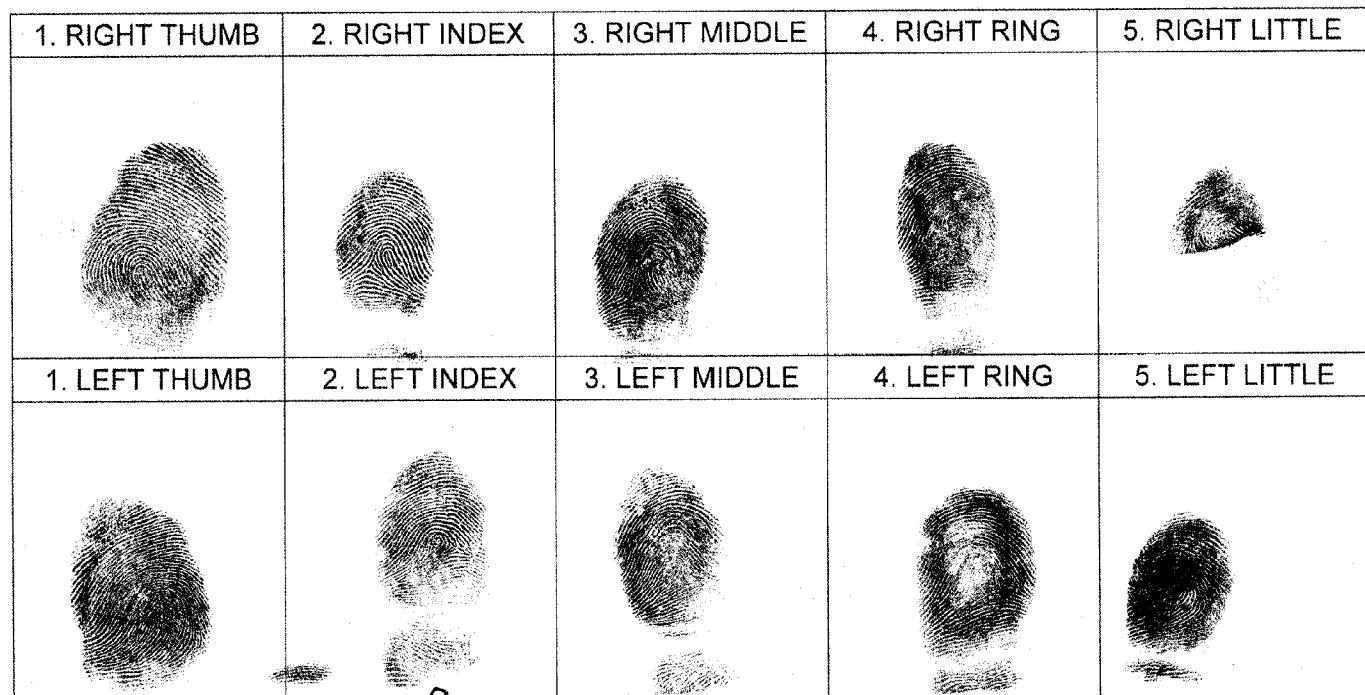
Menzie, C.

STATE OF FLORIDA

V.

CHARLES CHRISTOPHER MENZIE
DEFENDANT.2019 MM 002676 A
CASE NUMBERS

FINGERPRINTS OF DEFENDANT

FINGERPRINTS TAKEN BY: Charles #155 ECSO
NAMEMaster Deputy Sheriff
TITLE

I HEREBY CERTIFY that the above and foregoing are the fingerprints of the defendant,

CHARLES CHRISTOPHER MENZIE

and that they were placed thereon by the defendant in my presence in open court this date.

DONE AND ORDERED in open court in ESCAMBIA County, Florida, this15th day of Nov, 2019Charles P. Young
Judge

1A

Recorded in Public Records 11/26/2019 4:19 PM OR Book 8206 Page 1596,
Instrument #2019104443, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 99431550 E-Filed 11/25/2019 04:17:58 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

vs.

Case No.: 2019 MM 002676 A
DIV: I

CHARLES CHRISTOPHER MENZIE,
DEFENDANT

ORDER OF JUDGMENT AND SENTENCE

This cause, coming on this day to be heard before the Court, and the Defendant being now present with Counsel, having entered a Plea(s) as follows:

Guilty as to Count(s): _____

Not Guilty as to Count(s): _____

No Contest as to Count(s): 1 - PLEA AGREEMENT

The State Attorney announced Nolle Prosequi as to Count(s): _____

A Jury of your peers having found you: _____.

The Court hereby:

Adjudicates Defendant Guilty as to Count(s): 1

Withholds Adjudication as to Count(s): _____

Finds Defendant Not Guilty as to Count(s): _____

Finds as to Count(s): _____

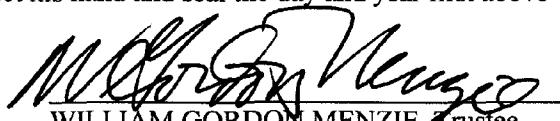
Count	Statute	Statute Description	Level	Degree
1	316.193(4)	0.15 OR HIGHER OR WITH PERSON UNDER 18 2ND OFFENSE	M	F

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

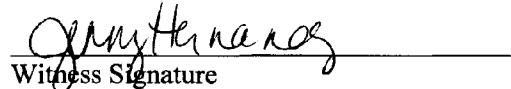
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the said grantee forever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.


WILLIAM GORDON MENZIE, Trustee

Signed, sealed and delivered in the presence of these witnesses:


Witness Signature

Print Name: Jenny Hernandez


Witness Signature

Print Name: JACK L. OATMAN

State of California

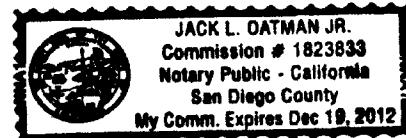
County of San Diego

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on December 1, 2009, by **WILLIAM GORDON MENZIE**, who is personally known to me or who has produced his valid California Driver's License as identification and who take an oath. This document has been notarized pursuant to Florida Statutes, Chapter 668.


Notary Public


Printed Name

My commission expires: 12/19/2012



Recorded in Public Records 12/14/2009 at 03:45 PM OR Book 6540 Page 588,
Instrument #2009085255, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by

JACK L. OATMAN, JR., ESQ.
610 West Ash Street, Ste. 1503
San Diego, CA 92101

Return to: Grantee

c/o Jack L. Oatman, Jr., Esq.
610 W. Ash Street, Ste. 1503
San Diego, CA 92101

QUITCLAIM DEED

Made on **December 1, 2009**, by and between

WILLIAM GORDON MENZIE, a single man, as Trustee of The William Gordon Menzie Living
Trust dated September 17, 2008

whose address is 17095 Lyons Valley Rd., Jamul, CA 91935
hereinafter called the "grantor", to

CHARLES CHRISTOPHER MENZIE, a single man

whose address is: 915 E. Maxwell Street, Pensacola, FL 32503
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall
include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of \$TEN AND NO/100
DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged,
does hereby remise, release, and quitclaim unto the grantee forever, all the right title, interest,
claim and demand which the said grantor has in and to, all that certain land situated in **Escambia
County, Florida**, viz:

Lots 9 and 10, Block 359, New City Tract, according to the Map of the City of Pensacola,
Escambia County, Florida copyrighted by Thomas C. Watson in 1906.

Property Reference Number: **000S00-9025-090-359**

Property Address: 2931 N. 15th Avenue, Pensacola, FL 32503

PROPERTY INFORMATION REPORT

March 29, 2021

Tax Account #: 14-3041-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 9 10 BLK 359 NEW CITY TRACT OR 6540 P 588 CA 53

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 14-3041-000 (0621-59)

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 #: 14-3041-000

CERTIFICATE #: 2018-8408

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.

CHARLES CHRISTOPHER MENZIE
3214 BAYOU BLVD
PENSACOLA, FL 32503

CHARLES CHRISTOPHER MENZIE
2931 N 15TH AVE
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 29th 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
CONTINUATION PAGE**

March 29, 2021

Tax Account #: 14-3041-000

1. The Grantee(s) of the last deed(s) of record is/are: **CHARLES CHRISTOPHER MENZIE**

By Virtue of Quitclaim Deed recorded 12/14/2009 – OR 6540/588

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 State of Florida/Escambia County recorded 11/26/2019 – OR 8206/1596**
4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.
Tax Account #: 14-3041-000
Assessed Value: \$152,524
Exemptions: NONE
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

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



PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 14-3041-000 CERTIFICATE #: 2018-8408

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 28, 2001 to and including March 28, 2021 Abstractor: Vicki Campbell

BY

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

Michael A. Campbell,
As President
Dated: March 29, 2021

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 June 7, 2021, 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 **HMF FL C LLC TESCO CUSTODIAN** holder of Tax Certificate **No. 08408**, 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:

LTS 9 10 BLK 359 NEW CITY TRACT OR 6540 P 588 CA 53

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 143041000 (0621-59)

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

CHARLES C MENZIE

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 19th day of April 2021.

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

Personal Services:

CHARLES C MENZIE
3214 BAYOU BLVD
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

2931 N 15TH AVE 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 08408 of 2018

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 22, 2021, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CHARLES C MENZIE 3214 BAYOU BLVD PENSACOLA, FL 32503	CHARLES CHRISTOPHER MENZIE 2931 N 15TH AVE PENSACOLA FL 32503
--	---

CHARLES CHRISTOPHER MENZIE 915 E MAXWELL STREET PENSACOLA FL 32503	ESCAMBIA COUNTY / STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502
--	---

WITNESS my official seal this 22th day of April 2021.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

2931 N 15TH AVE 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

2021 APR 19 PM 9:34
SAC-UNIT
RECEIVED
CLERK'S OFFICE
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0621-59

Document Number: ECSO21CIV014550NON

Agency Number: 21-005977

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08408 2018

Attorney/Agent:

PAM CHILDEERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: CHARLES C MENZIE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/23/2021 at 9:34 AM and served same at 4:30 PM on 4/23/2021 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

K. Lucas 914

K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

WARNING

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Personal Services:

CHARLES C MENZIE
3214 BAYOU BLVD
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

RECEIVED
CLERK'S OFFICE
ESCAMBIA COUNTY, FL
APR 20 2021
AM 9:35



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0621-59

Document Number: ECSO21CIV014537NON

Agency Number: 21-005952

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08408 2018

Attorney/Agent:

PAM CHILDEERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CHARLES C MENZIE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 4/23/2021 at 9:35 AM and served same on CHARLES C MENZIE , at 9:33 AM on 4/26/2021 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

AWen 9/9

P. WISE, CPS

Service Fee: *6* \$40.00
Receipt No: BILL

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: 143041000 Certificate Number: 008408 of 2018

Payor: CHARLES MENZIE 3214 BAYOU BLVD PENSACOLA, FL 32503 Date 06/01/2021

Clerk's Check #	5507137784	Clerk's Total	\$565.07
Tax Collector Check #	1	Tax Collector's Total	\$10,501.73
		Postage	\$18.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$11,101.80

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: Amber Hogg
 Deputy Clerk

*\$11,102.00
 204 overpayment*

 Search Property	 Property Sheet	 Lien Holder's	 Redeem	 Forms	 Courtview	 Benchmark
Redeemed From Sale						



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 143041000 Certificate Number: 008408 of 2018

Redemption

Yes

Application Date

04/30/2020

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/07/2021"/>	Redemption Date <input type="text" value="06/01/2021"/> 
Months	14	14
Tax Collector	<input type="text" value="\$8,673.95"/>	<input type="text" value="\$8,673.95"/>
Tax Collector Interest	<input type="text" value="\$1,821.53"/>	<input type="text" value="\$1,821.53"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$10,501.73"/>	<input type="text" value="\$10,501.73"/> 
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="\$98.07"/>
Total Clerk	<input type="text" value="\$565.07"/>	<input type="text" value="\$565.07"/> 
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="\$18.00"/>	<input type="text" value="\$18.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$11,101.80"/>	<input type="text" value="\$11,101.80"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$0.00"/>
Book/Page	<input type="text" value="8313"/>	<input type="text" value="525"/>

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 008408

Redeemed Date 06/01/2021

Name CHARLES MENZIE 3214 BAYOU BLVD PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$565.07
Due Tax Collector = TAXDEED	\$10,501.73
Postage = TD2	\$18.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

20 ~~12~~ \$ over payment

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

FINANCIAL SUMMARY

No Information Available - See Dockets

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 525, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08408, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **143041000 (0621-59)**

DESCRIPTION OF PROPERTY:

LTS 9 10 BLK 359 NEW CITY TRACT OR 6540 P 588 CA 53

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: CHARLES C MENZIE

Dated this 1st day of June 2021.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



CERTIFIED MAIL

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



US POSTAGE

quadrant

FIRST-CLASS MAIL

\$005.86

04/22/2021 ZIP 32502
043M31219251



9171 9690 0935 0128 2555 18

CHARLES CHRISTOPHER MENZIE
[0621-59]

915 E MAXWELL STREET
PENSACOLA FL 32503

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

0004/25/21
322 FE 1

ANK BC: 3250258335 *2187-01436-22-42
3252583592300

FLORIDA COUNTY, FL

11:40 AM 4/22/2021

FLORIDA MAIL CENTER

11:40 AM 4/22/2021

US POSTAGE

quadient

FIRST-CLASS MAIL

\$005.86

04/22/2021 ZIP 32502
043M31219251



CERTIFIED MAIL

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0128 2555 01

✓

CHARLES CHRISTOPHER MENZIE
[0621-59]

2931 N 15TH AVE
PENSACOLA FL 32503

322 DE 1
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

0004/25/21

UNC BC: 32502583335 *2187-01478-22-42
3233333333333333

CHARLES C MENZIE [0621-59]
3214 BAYOU BLVD
PENSACOLA, FL 32503

9171 9690 0935 0128 2554 95

CHARLES CHRISTOPHER MENZIE
[0621-59]
2931 N 15TH AVE
PENSACOLA FL 32503

9171 9690 0935 0128 2555 01

CHARLES CHRISTOPHER MENZIE
[0621-59]
915 E MAXWELL STREET
PENSACOLA FL 32503

9171 9690 0935 0128 2555 18

ESCAMBIA COUNTY / STATE OF
FLORIDA [0621-59]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

Contact

Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE - 06-07-2021 - TAX CERTIFICATE #'S 08408

in the CIRCUIT Court

was published in said newspaper in the issues of

MAY 6, 13, 20, 27, 2021

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, 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 in the said newspaper.



Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5A7746E0000AE64, cn=Michael P Driver
Date: 2021.05.27 08:30:04 -05'00'

PUBLISHER

Sworn to and subscribed before me this 27TH day of MAY
A.D., 2021



Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5ABA6670000AE70, cn=Heather Tuttle
Date: 2021.05.27 09:16:08 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That HMF FLC LLC TESCO CUSTODIAN holder of Tax Certificate No. 08408, 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:

LTS 9 10 BLK 359 NEW CITY TRACT
OR 6540 P 588 CA 53 SECTION 00,
TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 143041000
(0621-59)

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

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 22nd day of April 2021.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-05-06-13-20-27-2021