

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100631

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077
NEW ORLEANS, LA 70154-4077,

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
03-0310-000	2019/1025	06-01-2019	LT 23 HARLEM DOWNS S/D PB 5 P 65 OR 552 P 678 OR 2721 P 87 OR 6272 P 197

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
TLOA OF FLORIDA LLC
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO
BOX 54077
NEW ORLEANS, LA 70154-4077

07-23-2021

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.	\$37,918.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/01/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

PLUS \$6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



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

0822-10

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077		Application date	Jul 23, 2021	
Property description	MADISON KIMS B 1045 SAWYER ST PENSACOLA, FL 32534 1045 W SAWYER ST 03-0310-000 LT 23 HARLEM DOWNS S/D PB 5 P 65 OR 552 P 678 OR 2721 P 87 OR 6272 P 197		Certificate #	2019 / 1025	
			Date certificate issued	06/01/2019	
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)	
# 2019/1025	06/01/2019	1,223.48	61.17	1,284.65	
→ Part 2: Total*				1,284.65	
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)				1,284.65	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				0.00	
4. Property information report fee				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. Total Paid (Lines 1-6)				1,659.65	
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 Date August 5th, 2021	

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



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information	
Parcel ID:	2215303001000023
Account:	030310000
Owners:	MADISON KIMS B
Mail:	1045 SAWYER ST PENSACOLA, FL 32534
Situs:	1045 W SAWYER ST 32534
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
2021	\$8,000	\$77,366	\$85,366	\$76,898
2020	\$8,000	\$67,837	\$75,837	\$75,837
2019	\$5,985	\$64,289	\$70,274	\$70,274
Disclaimer				
Market Value Breakdown Letter				
Tax Estimator				
File for New Homestead Exemption Online				
Report Storm Damage				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/01/2007	6272	197	\$100	WD	
06/1989	2721	87	\$100	WD	
01/1971	552	678	\$15,500	WD	
01/1968	366	459	\$13,500	WD	
01/1967	356	10	\$13,426	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2021 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
LT 23 HARLEM DOWNS S/D PB 5 P 65 OR 552 P 678 OR 2721 P 87 OR 6272 P 197	
Extra Features	
UTILITY BLDG	

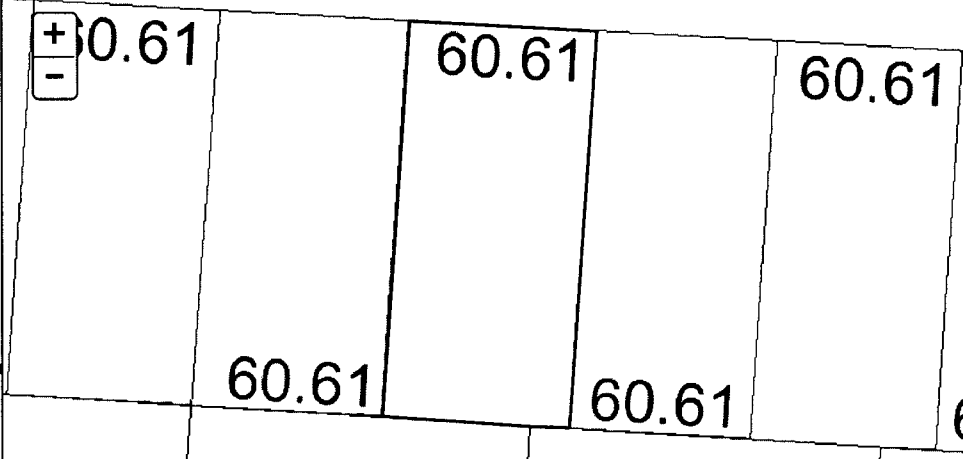
Parcel Information [Launch Interactive Map](#)

Section
Map Id:
22-15-30-1

Approx.
Acreage:
0.1806

Zoned:
MDR

Evacuation
& Flood
Information
[Open Report](#)



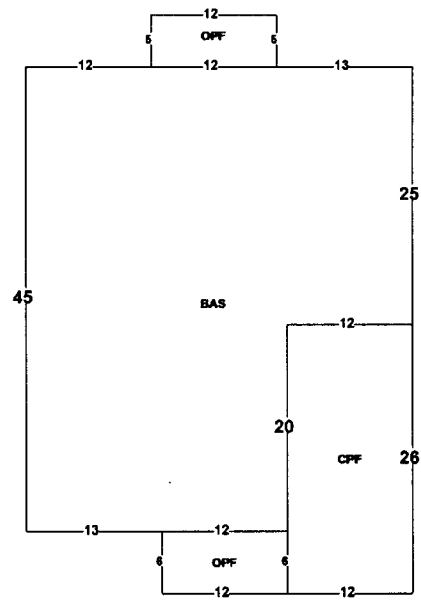
[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address: 1045 W SAWYER ST, Year Built: 1967, Effective Year: 1967, PA Building ID#: 54894

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-VINYL ASBESTOS
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1869 Total SF

BASE AREA - 1425
CARPORT FIN - 312
OPEN PORCH FIN - 132

Images



8/14/18

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 **TLOA OF FLORIDA LLC CAPITAL ONE BANK** holder of **Tax Certificate No. 01025**, issued the **1st day of June, A.D., 2019** 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:

LT 23 HARLEM DOWNS S/D PB 5 P 65 OR 552 P 678 OR 2721 P 87 OR 6272 P 197

SECTION 22, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030310000 (0822-20)

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

KIMS B MADISON

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of August, which is the **1st day of August 2022**.

Dated this 29th day of November 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

By:
Emily Hogg
Deputy Clerk

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8669, Page 1429, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01025, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **030310000 (0822-20)**

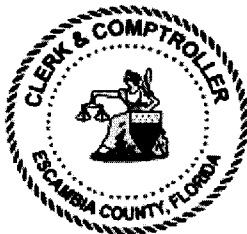
DESCRIPTION OF PROPERTY:

LT 23 HARLEM DOWNS S/D PB 5 P 65 OR 552 P 678 OR 2721 P 87 OR 6272 P 197

SECTION 22, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: KIMS B MADISON

Dated this 29th day of November 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 030310000 Certificate Number: 001025 of 2019**

Payor: KIMS B MADISON 1045 SAWYER ST PENSACOLA, FL 32534 Date 11/29/2021

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$544.92 \$1,928.84
Tax Collector's Total	\$1,789.53
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,611.45 \$1,945.84

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: Whitney Copping
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
 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 # 2019 TD 001025
 Redeemed Date 11/29/2021**

Name KIMS B MADISON 1045 SAWYER ST PENSACOLA, FL 32534

Clerk's Total = TAXDEED	\$544.92	\$544.92 \$1,928.84
Due Tax Collector = TAXDEED	\$1,889.53	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 030310000 Certificate Number: 001025 of 2019

Redemption	No	Application Date	07/23/2021	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	08/01/2022	Redemption Date	11/29/2021
Months	13			4	
Tax Collector	\$1,659.65			\$1,659.65	
Tax Collector Interest	\$323.63			\$99.58	
Tax Collector Fee	\$6.25			\$6.25	
Total Tax Collector	\$1,989.53			\$1,765.48	T.C.
Record TDA Notice	\$17.00			\$17.00	
Clerk Fee	\$119.00			\$119.00	
Sheriff Fee	\$120.00			\$120.00	-
Legal Advertisement	\$200.00			\$200.00	-
App. Fee Interest	\$88.92			\$27.36	
Total Clerk	\$544.92			\$483.36	C.H.
Release TDA Notice (Recording)	\$10.00			\$10.00	
Release TDA Notice (Prep Fee)	\$7.00			\$7.00	
Postage	\$60.00			\$0.00	
Researcher Copies	\$0.00			\$0.00	
Total Redemption Amount	\$2,611.45			\$2,265.84	-120-200
		Repayment Overpayment Refund Amount		\$345.61	\$1,945.84
Book/Page	8669			1429	

Recorded in Public Records 04/18/2006 at 02:23 PM OR Book 5885 Page 1257,
Instrument #2006038664, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT OF
ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

CASE NO: 2005 CF 000819 A
DIVISION: J

vs

KIMBERLY MADDEN MADISON
2057 FORREST LANE
MOBILE AL 36605

W/F DOB: 04/09/1963

Case: 2005 CF 000819 A



00053153828

Dkt: CF361 Pg#:

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2006 APR - 1 P 2:47
CIRCUIT CRIMINAL DIVISION
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 0.00, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 40.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 40.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: Circuit Criminal Division, PO Box 333, Pensacola, FL 32591-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 6th day of April, 2006.

4/10/06
cc: Defendant

Judge

Recorded in Public Records 03/27/2006 at 02:19 PM OR Book 5869 Page 1231,
Instrument #2006030563, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

Em

IN THE CIRCUIT COURT OF
ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

STATE OF FLORIDA

2006 MAR 22 P 12:10

CASE NO: 2005 CF 000521 A
DIVISION: J

vs

COURT DIVISION
FILED & RECORDED

KIMBERLY MADDEN MADISON
2057 FORREST LANE
MOBILE AL 36605

Case: 2005 CF 000521 A



00071553159

Dkt: CF361 Pg#:

W/F DOB: 04/09/1963

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

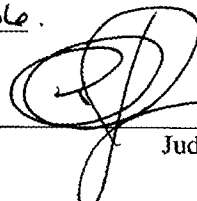
It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 0, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 40.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 40.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: Circuit Criminal Division, PO Box 333, Pensacola, FL 32591-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 22 day of March, 2006.



Judge

cc: Defendant

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 27 day of December 2007, by Eugene Madison and Ida Lee Madison, Husband and Wife, Sharon D. Stallworth, Individually and as Trustee for Larry L. Madison, Sharon D. Stallworth, Donnie Madison, and Kim B. Madison, Larry L. Madison and Donnie Madison, who are personally known to me or who have produced FOI as identification.

NOTARY PUBLIC - STATE OF FLORIDA
 Margret Hildreth
Commission #DD633756
Expires: MAR. 16, 2011
BONDED THRU ATLANTIC BONDING CO., INC.


NOTARY PUBLIC

This Instrument Prepared by:
Thomas C. Staples
Staples, Ellis + Associates, P.A.
41 N. Jefferson St., Suite 400
Pensacola, FL 32502
Return to:
Name
Address

Property Appraiser's Parcel ID Number:

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, executed this 27 day of December, 2007, between Eugene Madison and Ida Lee Madison, Husband and Wife; Sharon D. Stallworth, a married woman, Individually; Sharon D. Stallworth, as Trustee for Larry L. Madison, Sharon D. Stallworth, Donnie Madison, and Kim B. Madison; Larry L. Madison, a married man; and Donnie Madison, a married man, grantors*, and Kim B. Madison, a single man, grantee.*

WITNESSETH, that said grantors, for and consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable considerations to said grantors in hand paid by said grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Escambia County, Florida, to-wit:

Lot numbered Twenty-three (23) in Harlem Downs Subdivision,
a subdivision of a portion of Section 22, Township 1 South,
Range 30 West, in Escambia County, Florida, as shown on plat
Of said subdivision recorded in Plat Book 5 at Page 65 of the
public records of said County✓

The Subject property is homestead property.

and said grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantors have hereto set grantors' hands and seals the day and year first above written.

Eugene Madison
EUGENE MADISON

Ida Lee Madison
IDA LEE MADISON

Sharon D. Stallworth
SHARON D. STALLWORTH
INDIVIDUALLY

Sharon D. Stallworth
SHARON D. STALLWORTH as
Trustee for LARRY L. MADISON,
SHARON D. STALLWORTH,
DONNIE MADISON, and
KIM B. MADISON

Larry L. Madison
LARRY L. MADISON, INDIVIDUALLY

Donnie Madison
DONNIE MADISON, INDIVIDUALLY

First Witness: Kim Wyatt
Printed Name: Kim Wyatt

Second Witness: Margaret Hildreth
Printed Name: MARGARET HILDRETH

PROPERTY INFORMATION REPORT

May 2, 2022

Tax Account #:03-0310-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 23 HARLEM DOWNS S/D PB 5 P 65 OR 552 P 678 OR 2721 P 87 OR 6272 P 197

SECTION 22, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-0310-000(0822-20)

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: AUGUST 1, 2022

TAX ACCOUNT #: 03-0310-000

CERTIFICATE #: 2019/1025

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 <u>2021</u> tax year.

KIM B. MADISON AKA KIMS B MADDISON
1045 SAWYER ST.
PENSACOLA, FL 32534

KIMBERLY MADDEN MADISON
2057 FORREST LANE
MOBILE, AL 36605

Certified and delivered to Escambia County Tax Collector, this 2nd day of May, 2022.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 2, 2022

Tax Account #: **03-0310-000**

1. The Grantee(s) of the last deed(s) of record is/are: **KIM B. MADISON**

By Virtue of Warranty Deed recorded 1/8/2008 in OR 6272/197

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 FL/Escambia County recorded 3/27/2006 – OR 5869/1231

b. Judgment in favor of State of FL/Escambia county recorded 4/18/2006 – OR 5885/1257

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 03-0310-000

Assessed Value: \$76,898.00

Exemptions: Homestead

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

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

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



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 #: 03-0310-000 CERTIFICATE #: 2019/1025

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: April 1, 2002 to and including April 21, 2022 Abstractor: Alicia Hahn

BY

Michael A. Campbell,
As President
Dated: May 2, 2022