

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100282

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
04-0860-348	2019/1590	06-01-2019	LT 10 BLK S MARCUS POINTE 2ND ADDN PB 14 P 77 OR 5004 P 1576

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-16-2021
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.	160,096.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/07/2022</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.

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

0222-56

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	LE AN LE LILY 2057 DOWNING DR PENSACOLA, FL 32526 2057 DOWNING DR 04-0860-348 LT 10 BLK S MARCUS POINTE 2ND ADDN PB 14 P 77 OR 5004 P 1576	Certificate #	2019 / 1590
		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)
# 2019/1590	06/01/2019	4,296.81	214.84	4,511.65
→Part 2: Total*				4,511.65

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)	4,511.65
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)	4,886.65

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: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida

Date April 27th, 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 ☐ Reference →

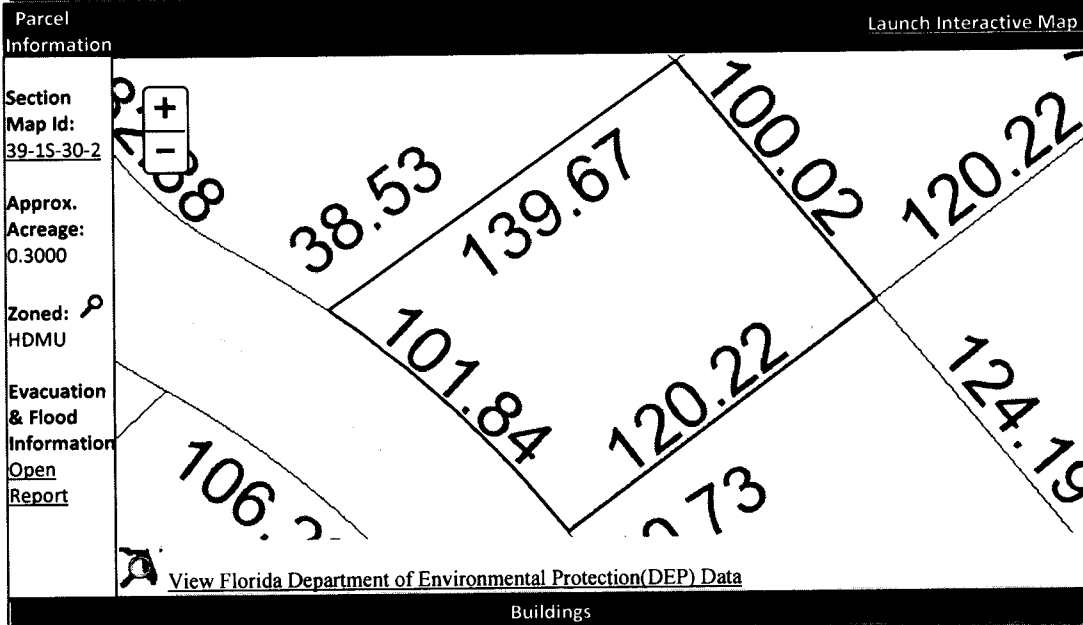
[Printer Friendly Version](#)

General Information	
Reference:	391S300100010019
Account:	040860348
Owners:	LE AN LE LILY
Mail:	2057 DOWNING DR PENSACOLA, FL 32526
Situs:	2057 DOWNING DR 32505
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
2020	\$40,000	\$337,054	\$377,054	\$320,193
2019	\$40,000	\$316,368	\$356,368	\$312,995
2018	\$37,000	\$307,237	\$344,237	\$307,159
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)
10/2002	5004	1576	\$55,000	WD	
07/1992	3220	530	\$25,000	WD	
02/1992	3130	483	\$100	WD	
02/1992	3127	986	\$682,500	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2020 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
LT 10 BLK S MARCUS POINTE 2ND ADDN PB 14 P 77 OR 5004 P 1576	
Extra Features	
POOL POOL SCREEN	



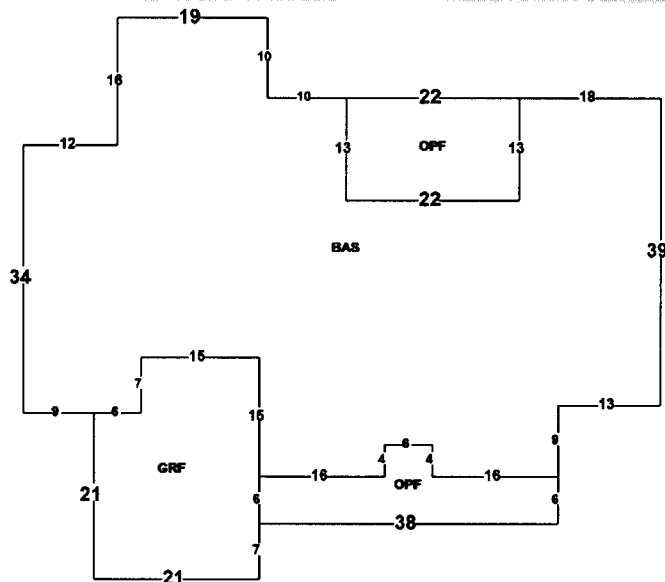
Address: 2057 DOWNING DR, Year Built: 2003, Effective Year: 2003, PA Building ID#: 65236

Structural Elements

DECOR/MILLWORK-MAXIMUM
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-STUCCO
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-CUS.DEC
INTERIOR WALL-DRYWALL-DECORAT
NO. PLUMBING FIXTURES-13
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP HI PTC
STORY HEIGHT-10
STRUCTURAL FRAME-WOOD FRAME

Areas - 4318 Total SF

BASE AREA - 3234
GARAGE FIN - 546
OPEN PORCH FIN - 538



Images



9/5/17



9/5/17

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.

Last Updated 04/26/2017 (65236)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 01590**, 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 10 BLK S MARCUS POINTE 2ND ADDN PB 14 P 77 OR 5004 P 1576

SECTION 39, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040860348 (0222-56)

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

AN LE and LILY LE

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 February, which is the **7th day of February 2022**.

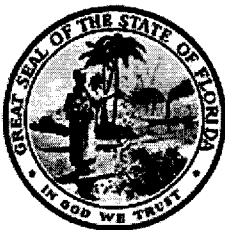
Dated this 14th day of May 2021.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 040860348 Certificate Number: 001590 of 2019

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 02/07/2022	Redemption Date 09/07/2021 
Months	10	5
Tax Collector	\$4,886.65	\$4,886.65
Tax Collector Interest	\$733.00	\$366.50
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$5,625.90	\$5,259.40 <i>TC</i>
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$70.05	\$35.03
Total Clerk	\$537.05	\$502.03 <i>CH</i>
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	\$6,239.95	\$5,778.43
	Repayment Overpayment Refund Amount	\$461.52
Book/Page	8531	914

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 001590
 Redeemed Date 09/07/2021**

Name LILY LE 2057 DOWNING DR PENSACOLA FL 32505

Clerk's Total = TAXDEED	\$537.05	5441.43
Due Tax Collector = TAXDEED	\$5,625.90	
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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**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: 040860348 Certificate Number: 001590 of 2019**

Payor: LILY LE 2057 DOWNING DR PENSACOLA FL 32505 Date 09/07/2021

Clerk's Check #	119406395	Clerk's Total	\$537.05
Tax Collector Check #	1	Tax Collector's Total	\$5,625.90
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,239.95

\$5441.43
\$5458.43

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 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>

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 8531, Page 914, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01590, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 040860348 (0222-56)

DESCRIPTION OF PROPERTY:

LT 10 BLK S MARCUS POINTE 2ND ADDN PB 14 P 77 OR 5004 P 1576

SECTION 39, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: AN LE and LILY LE

Dated this 7th day of September 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THIS INSTRUMENT PREPARED BY:
Name: Olivia Walls
Address: 4201 Auckland Rd
PACE, FL 32571
STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number _____ Parcel ID Number (PID) 391S300100010019

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** (legal description of the property, and street address, if available. Attach a map if necessary.)
LT 10 BLK S MARCUS POINTE 2ND ADDN PB 14 P 77 OR 5004 P 1576
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** REROOF AT: 2057 DOWNING DR 32505
3. **OWNER INFORMATION:**
Name and address: LE AN LE LILY 2057 DOWNING DR PENSACOLA, FL 32526
Interest in property: _____
Name and address of fee simple titleholder (if other than Owner): _____
4. **CONTRACTOR:** (name, address and phone number): FREEMAN ROOFING 4201 Auckland Rd. PACE, FL
5. **SURETY:**
Name, address and phone number: N/A
Amount of bond \$ _____
6. **LENDER:** (name, address and phone number) N/A
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) _____
8. In addition to him/herself, Owner designates _____ of _____
receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

X Lily H. Le
OWNER'S SIGNATURE

X Lily Le
OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 9 day of March, 2021 by Lily Le An Le
Who is personally known to me OR who has produced identification State
VERIFICATION PURSUANT TO § 92.52, FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNATURE OF OWNER OR OWNER'S
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

SIGNATORY'S TITLE/OFFICE

Melissa Freeman
NOTARY PUBLIC - STATE OF FLORIDA

Melissa Freeman
PRINT OR STAMP COMMISSIONED NAME OF NOTARY

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

Form 100.15

Revised 10/8/09



IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents this
23rd day of OCTOBER, 2002.

WITNESSES:

Jaylynn E Ledbetter
JAYLYNNE E LEDBETTER

Stephanie Poisson
STEPHANIE POISSON

Paul R West
PAUL R. WEST

Gloria L. West
GLORIA L. WEST

RCD Nov 04, 2002 10:10 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-024553

STATE OF GA

COUNTY OF Cherokee

The foregoing instrument was acknowledged before me this the 23 day of OCTOBER, 2002,
by PAUL R. WEST AND GLORIA L. WEST, HUSBAND AND WIFE personally known to me or who has
produced a Drivers License or drivers license, as identification and who
did not take an oath.



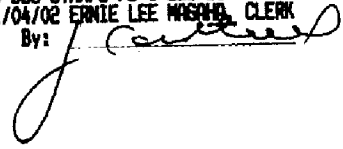
Elizabeth J Etters
Notary Public Elizabeth J Etters
Commission No:
Commission expires: 6/3/05

REC \$10.50
DOC \$385.00

A2093001
391S300100010019

OR BK 5004 PG1576
Escambia County, Florida
INSTRUMENT 2002-024553

RETURN TO:
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

DEED DOC STAMPS PD & ESC CO \$ 385.00
11/04/02 ERNIE LEE WISEMAN, CLERK
By: 

WARRANTY DEED

INSTRUMENT PREPARED BY
KAREN S. MCCLAMMY, PRESIDENT
CITIZENS TITLE GROUP, INC.
4908 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

STATE OF FLORIDA

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That PAUL R. WEST AND GLORIA L. WEST, HUSBAND AND WIFE as Grantor, whose address is 3277 ROBINSON OAKS WAY, MARIETTA, GA 30062.

For and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto AN LE AND LILY LE, HUSBAND AND WIFE as Grantee, whose address is 2313 CADDYSHACK LANE, PENSACOLA, FLORIDA 32526.

The following described real property, situate, lying and being in the State of FLORIDA, and County of ESCAMBIA, to wit:

LOT 10, BLOCK S, MARCUS POINTE SUBDIVISION, SECOND ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 77 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any. (Use of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, where appropriate, and shall also include, but not be limited to, their heirs, assigns, or successors in interest.) To have and to hold the same together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining free from all exemptions and right of homestead. And the grantor covenants that he is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same, that it is free of lien or encumbrance, and that he, his heirs, executors and administrators, the said grantee, his heirs executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same shall and will forever fully warrant and defend.

PROPERTY INFORMATION REPORT

November 24, 2021

Tax Account #:04-0860-348

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 10 BLK S MARCUS POINTE 2ND ADDN PB 14 P 77 OR 5004 P 1576

SECTION 39, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-0860-348(0222-56)

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: FEB 7, 2022

TAX ACCOUNT #: 04-0860-348

CERTIFICATE #: 2019-1590

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>2020</u> tax year.

LILY LE AKA LILY T. LE AKA LILY-HA LE
AKA LILY HA VO LE AKA LILY H. LE & AN LE
2057 DOWNING DR
PENSACOLA, FL 32505

LILY LE & AN LE
2313 CADDYSHACK LANE
PENSACOLA, FL 32526

MARCUS POINTE HOMEOWNERS ASSOCIATION, INC.
908 GARDENGATE CIRCLE
PENSACOLA, FL 32504

FREEMAN ROOFING
4201 AUCKLAND RD
PACE, FL 32571

Certified and delivered to Escambia County Tax Collector, this 16th day of November, 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

November 24, 2021

Tax Account #: **04-0860-348**

1. The Grantee(s) of the last deed(s) of record is/are: **AN LE AND LILY LE AKA LILY T. LE**
By Virtue of Warranty Deed recorded 11/4/2002 in OR 5004/1576
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. **Notice of Commencement in favor of Freeman Roofing recorded 3/9/2021 – OR 8480/1514**
4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 04-0860-348
Assessed Value: \$320,193.00
Exemptions: HOMESTEAD EXEMPTION
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **MARCUS POINTE HOMEOWNERS ASSOCIATION, INC.**

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 #: 04-0860-348 CERTIFICATE #: 2019-1590

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

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

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

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

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

Period Searched: November 15, 2001 to and including November 15, 2021 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: November 24, 2021