## **APPLICATION FOR TAX DEED**

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2100277

To: Tax Collector of ESCA	AMBIA COUNTY	_, Florida	
t,			
CITRUS CAPITAL HOLDINGS, CITRUS CAPITAL HOLDINGS F PO BOX 54226 NEW ORLEANS, LA 70154-42	BO SEC PTY		
hold the listed tax certificate ar	nd hereby surrender the	e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
05-3652-022	2019/2332	06-01-2019	LOT 16 BLK 36 RES/D OF PORTIONS OF BLKS 36 37 & 41 MONTCLAIR UNIT #7 PB 7 P 100 OR 2936 P 116 SEC 10/12 T2S R 30W
<ul> <li>pay all delinquent an</li> <li>pay all Tax Collector' Sheriff's costs, if app</li> <li>Attached is the tax sale certific</li> </ul>	ng tax certificates plus d omitted taxes, plus ir s fees, property informa icable.	nterest covering thation report costs, C	·
which are in my possession.  Electronic signature on file CITRUS CAPITAL HOLDING CITRUS CAPITAL HOLDING			
PO BOX 54226 NEW ORLEANS, LA 70154 Applicant	1-4226 's signature		<u>04-16-2021</u> Application Date

Pai	t 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.	19,875
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign I	ere: Date of sale 03/07/2	2022

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.

LOT 16 BLK 36 RES/D OF PORTIONS OF BLKS 36 37 & 41 MONTCLAIR UNIT #7 PB 7 P 100 OR 2936 P 116 SEC 10/12 T2S R 30W



## **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

0322-12

Part 1: Tax Deed	Application Info	rmation		ali ghàirtean An Agailte			05.2.7-
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 NELSON MICHAEL S description NELSON SUSAN C 4531 MARSEILLE WAY						2019 / 2332	
	PENSACOLA, FL 32505 4531 MARSEILLE WAY 05-3652-022 LOT 16 BLK 36 RES/D OF PORTIONS OF BLKS 36 37 & 41 MONTCLAIR UNIT #7 PB 7 P 100 OR 2936 P 116 SEC 10 (Full legal attached.)					06/01/2019	
	es Owned by App		<del>,</del>		Applica		
Column 1 Certificate Numbe	Colum To Date of Certif			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/2332	06/01/2	019		369.53		18.48	388.01
				·	<u> </u>	→Part 2: Total*	388.01
Part 3: Other Cer	tificates Redeem	ed by App	olicant (O	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	mn 3 mount of ertificate	Column 4 Tax Collector's F	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/2525	06/01/2020		376.35		6.25	18.82	401.42
						Part 3: Total*	401,42
Part 4: Tax Colle	ctor Certified An	ounts (Li	nes 1-7)				
1. Cost of all certi	ficates in applicant's	possession	n and other				789.43
				(*1	otal of F	Parts 2 + 3 above)	709.40
2. Delinquent taxe	es paid by the applic	ant		(*1	otal of F	Parts 2 + 3 above)	
	es paid by the applic			(*1	Otal of F	Parts 2 + 3 above)	0.00
	paid by the applicant			(*)	i otal of F	Parts 2 + 3 above)	0.00 336.01
3. Current taxes p	paid by the applicant nation report fee			(*1	I OTAL OT P	arts 2 + 3 above)	0.00 336.01 200.00
<ol> <li>Current taxes p</li> <li>Property inform</li> <li>Tax deed applied</li> </ol>	paid by the applicant nation report fee		42, F.S. (se				0.00 336.01 200.00 175.00
<ol> <li>Current taxes p</li> <li>Property inform</li> <li>Tax deed applied</li> </ol>	paid by the applicant nation report fee cation fee		42, F.S. (se		r Instruc		0.00 336.01 200.00 175.00 0.00
<ol> <li>Current taxes p</li> <li>Property inform</li> <li>Tax deed applied</li> <li>Interest accruency</li> <li>certify the above in</li> </ol>	paid by the applicant nation report fee cation fee	der s.197.5	rtificates, in	ee Tax Collector	r Instruc Total	ions, page 2) Paid (Lines 1-6)	0.00 336.01 200.00 175.00 0.00

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

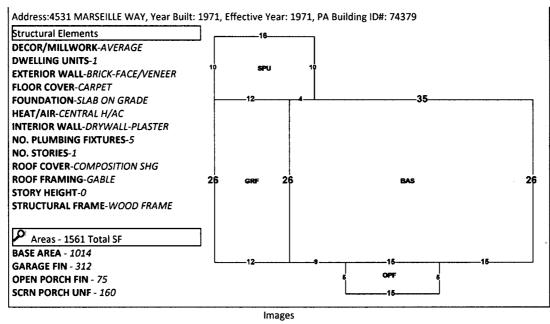
**Real Estate Search** 

**Tangible Property Search** 

**Sale List** 

<u>Back</u> Printer Friendly Version Nav. Mode Account O Reference General Information Assessments 1025301000017036 Land **Imprv** Total Cap Val Reference: Year \$70,078 \$39,750 Account: 053652022 2020 \$4,500 \$65,578 \$66,594 \$38,857 **NELSON MICHAEL S** 2019 \$4,500 \$62,094 Owners: **NELSON SUSAN C** \$38,133 2018 \$4,500 \$57,658 \$62,158 **4531 MARSEILLE WAY** Mail: PENSACOLA, FL 32505 Disclaimer Situs: 4531 MARSEILLE WAY 32505 SINGLE FAMILY RESID P Market Value Breakdown Letter Use Code: **Taxing COUNTY MSTU Tax Estimator** Authority: Tax Inquiry: **Open Tax Inquiry Window File for New Homestead Exemption Online** Tax Inquiry link courtesy of Scott Lunsford **Escambia County Tax Collector Report Storm Damage** 2020 Certified Roll Exemptions **Sales Data** HOMESTEAD EXEMPTION Official Records Sale Date Book Page Value Type (New Window) Legal Description 11/1990 2936 116 \$51,400 WD Lò LOT 16 BLK 36 RES/D OF PORTIONS OF BLKS 36 37 & 41 C, 11/1986 2315 155 \$49,500 WD MONTCLAIR UNIT #7 PB 7 P 100 OR 2936 P 116 SEC 10/12 T2S R... \$100 QC 01/1975 939 719 01/1973 737 458 \$18,100 WD **Extra Features** Official Records Inquiry courtesy of Pam Childers FRAME SHED Escambia County Clerk of the Circuit Court and **METAL SHED** Comptroller **Parcel** Launch Interactive Map Information Section Map Id: 12-25-30-1 Approx. Acreage: 0.4112 Zoned: 🔑 MDR Evacuation & Flood Information Open 399 Report View Florida Department of Environmental Protection(DEP) Data

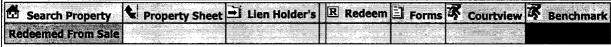
Buildings



1/3/03

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

Last Updated:05/05/2021 (tc.9429)





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

Tax Deed - Redemption Calculator
Account: 053652022 Certificate Number: 002332 of 2019

Redemption Yes Y	pplication Date 04/16/2021	Interest Rate 18%	
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL	
	Auction Date 03/07/2022	Redemption Date 05/14/2021	
Months	11	1	
Tax Collector	\$1,500.44	\$1,500.44	
Tax Collector Interest	\$247.57	\$22.51	
Tax Collector Fee	\$6.25	\$6.25	
Total Tax Collector	\$1,754.26	\$1,529.20	
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	\$77.06	\$7.01	
Total Clerk	\$544.06	\$474.01 CH	
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	\$2,375.32	\$2,020.21	
	Repayment Overpayment Refund Amount	\$355.11	
Book/Page			

#### **PAM CHILDERS**

CLERK OF THE CIRCUIT COURT ARCHIVES AND RECORDS CHILDSUPPORT CIRCUIT CIVIL CIRCUIT CRIMINAL COUNTY CIVIL COUNTY CRIMINAL DOMESTIC RELATIONS FAMILY LAW JURY ASSEMBLY JUVENILE MENTAL HEALTH MIS 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 002332

**Redeemed Date** 05/14/2021

Name MICHAEL S NELSON 4531 MARSEILLE WAY PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$5\$4,06 1683.21
Due Tax Collector = TAXDEED	\$1,754.26
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
		Aug -	FINANCIAL SUN	IMARY	
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 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: 053652022 Certificate Number: 002332 of 2019

Payor: MICHAEL S NELSON 4531 MARSEILLE WAY PENSACOLA, FL 32505 Date 05/14/2021

Clerk's Total	\$544.064 1683.
Tax Collector's Total	\$1,754.26
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	<del>-\$2,375.32</del>
	Postage Researcher Copies Recording Prep Fee

\$ 1700.21

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021053288 5/14/2021 11:48 AM
OFF REC BK: 8530 PG: 1775 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 02332, 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:

LOT 16 BLK 36 RES/D OF PORTIONS OF BLKS 36 37 & 41 MONTCLAIR UNIT #7 PB 7 P 100 OR 2936 P 116 SEC 10/12 T2S R 30W

**SECTION 10, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 053652022 (0322-12)

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

#### MICHAEL S NELSON and SUSAN C NELSON

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 March, which is the 7th day of March 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.

COUNTY CO

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
INST# 2021053301 5/14/2021 12:00 PM
OFF REC BK: 8530 PG: 1789 Doc Type: TDN

## 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 8530, Page 1775, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02332, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 053652022 (0322-12)

**DESCRIPTION OF PROPERTY:** 

LOT 16 BLK 36 RES/D OF PORTIONS OF BLKS 36 37 & 41 MONTCLAIR UNIT #7 PB 7 P 100 OR 2936 P 116 SEC 10/12 T2S R 30W

**SECTION 10, TOWNSHIP 2 S, RANGE 30 W** 

NAME IN WHICH ASSESSED: MICHAEL S NELSON and SUSAN C NELSON

Dated this 14th day of May 2021.

COMPTAGE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk Recorded in Public Records 09/04/2015 at 02:45 PM OR Book 7402 Page 1072, Instrument #2015068238, Pam Childers Clerk of the Circuit Court Escambia County, FL

Recorded in Public Records 11/10/2014 at 10:51 AM OR Book 7256 Page 178, Instrument #2014083770, Pam Childers Clerk of the Circuit Court Escambia County, FL

### IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 2012 CC 001810

CAVALRY SPV I, LLC.

Plaintiff.

٧S,

MICKEY NELSON

Defendant(s).

**FINAL JUDGMENT** 

THIS CAUSE came before the Court on October 1, 2014 upon Plaintiff's Motion for Summary Judgment and Award of Costs, having heard argument of counsel for the Plaintiff and Defendant having appeared, and the Court having reviewed the file and being otherwise advised in the premises; hereby

ORDERS AND ADJUDGES that Plaintiff, Cavalry Spv I, Lic, As Assignee Of Bank Of America/Fia Card Services, N.A. whose address is 500 Summit Lake Drive, Suite #400, Valhalla, NY 10595-1340, shall recover from Defendant(s), Mickey Nelson, 442 Norris Ave, Pensacola, FI 32505-4231, Social Security # the sum of \$5,027.86 in principal; pre-judgment interest in the amount of \$831.16 for a total of \$5,859.02, that shall bear interest at the prevailing statutory interest rate of 4.75% per year from this date through December 31 of this current year, for which let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 53.03, Florida Statutes.

FOR ALL OF WHICH LET EXECUTION ISSUE.

ORDERED at Escambia County, Florida on Nove

2014

11-10-1444)

Copies furnished:

Hunt & Kahn, P.A., Post Office Box 934788, Margate, Florida 33093-4788

Mickey Nelson, 442 Norris Ave, Pensacola, Fl 32505-4231

BEATRUE COPY OF THE WASE IN THIS OFFICE AND OFFICIAL SEAL MICHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY ESCAMBIA COUNTY FLORIDA

DATE

17267118

Order: QuickView\_Gtr Gte
Doc: FLESCA:7402-01072~12033

Page 1 of 1

Requested By: codycampbell, Printed: 12/15/2021 2:17 PM

### WARRANTY DEED

This Indenture made this 16th day of November, 1990 BETVEN BETTY A. GARMAN, A SINGLE WOMAN, as Sellers of 2366 SILVERSIDE LOOP, PENSACOLA, PLORIDA 32506, GRANTER\*, and MICHAEL S. MELSON and SUSAN C. NELSON, HUSBAND AND WIFE, as GRANTER\*, of 4531 HARSEILLE DRIVE, PENSACOLA, FLORIDA 32505

That raid Granton, for VITNESSET H. consideration of the sum of TEN A:D 00/100'S (\$10.00) Eollarn and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of ESCAMBIA, State of Florida, to-wit:

LOT 16, BLOCK 36 RESUBDIVISION OF A PORTION OF BLOCKS 36, 37 AND 41 OF MONTCLAIR, UNIT NO. 7, BEING A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCANBLA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 7 AT PAGE 100 OF THE PUBLIC RECORDS OF SAID COUNTY.

SUBJECT TO HORTGAGE EXECUTED BY BETTY A. GARMAN TO ALLIANCE MORTGAGE COMPANY, DATED NOVEMBER 26, 1986 AND RECORDED IN OFFICIAL RECORDS BOOK 2315, PAGE 156 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, WHICH THE GRANTEE HERBIN ASSUMES AND AGREES TO PAY AND ALSO THE GRANTEE HEREIN ASSURES TO PAY ALL THE OBLIGATIONS OF THE GRANTOR HEREIN UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. \*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set granter's hand and seal this day and year first above written. D. S. PD.

11-19-90 DATE JO T. A. D. GWERS, COMPTROLLER BY January William D.C CERT. REG. #50-2043328-27-01

DATE 1

COUNTY OF Escambia STATE OF Florida

Prépared by!

I HEREBY CERTIFY that on this 16th day of November Defore me, an officer duly qualified to take acknowledgements, personally appeared: BETTY A. GARMAN to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

NOTARY PUBLIC COMMISSION EXPIRATION:

Rhonon Mac

COMMISSION EXPIRATION:

HAT COMMISSION OF FEMALES AND A COMMISSION OF STREET OF STREET, 1993 BESIDED THE CONTRACT INS. UND.

TITLD SERVICES OF VEST FLORIDA

1402 A GEN Av.

F. ISHCOLM F. 33503 30503

## PROPERTY INFORMATION REPORT

December 20, 2021 Tax Account #:05-3652-022

# LEGAL DESCRIPTION EXHIBIT "A"

LOT 16 BLK 36 RES/D OF PORTIONS OF BLKS 36 37 & 41 MONTCLAIR UNIT #7 PB 7 P 100 OR 2936 P 116 SEC 10/12 T2S R 30W

**SECTION 10, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 05-3652-022(0322-12)

## 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: MAR 7, 2022 TAX ACCOUNT #: 05-3652-022 **CERTIFICATE #:** 2019-2332 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 Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2020 tax year. MICHAEL S. NELSON AKA MICKEY NELSON AND SUSAN C. NELSON **4531 MARSEILLE WAY** PENSACOLA, FL 32505

MICKEY NELSON 442 NORRIS AVE PENSACOLA, FL 32505-4231

MANGELL

CAVALRY SPV I, LLC 500 SUMMIT LAKE DR, SUITE #400 VALHALLA, NY 10595-1340

Certified and delivered to Escambia County Tax Collector, this 20th day of December, 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

December 20, 2021 Tax Account #: 05-3652-022

1. The Grantee(s) of the last deed(s) of record is/are: MICHAEL S. NELSON AND SUSAN C. NELSON

By Virtue of Warranty Deed recorded 11/19/1990 in OR 2936/116

- 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 Cavalry SPV I, LLC recorded 9/4/2015 OR 7402/1072
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 05-3652-022 Assessed Value: \$39,750.00

**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): **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

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR					
TAX ACCOUNT #:	05-3652-022	CERTIFICATE #:	2019-2332		
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.					
			ocument attached, nor is it to be as any other form of guarantee or		

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

Period Searched: December 10, 2001 to and including December 10, 2021 Abstractor:

BY

Michael A. Campbell,

As President

Dated: December 20, 2021

THE ATTACHED REPORT IS ISSUED TO: