

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100266

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
10-2019-198	2019/5377	06-01-2019	LOT 1 BLK K HERONS FOREST PB 16 P 18/18A OR 5974 P 1430

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

0422-01

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	MUNDY J F JR MUNDY EVELYN J TRUSTEES FOR 600 LIPPS RD LEWISBURG, WV 24901-1734 10039 ROOKERY RD 10-2019-198 LOT 1 BLK K HERONS FOREST PB 16 P 18/18A OR 5974 P 1430	Certificate #	2019 / 5377
		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)
# 2019/5377	06/01/2019	3,761.71	188.09	3,949.80
→Part 2: Total*				3,949.80

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)
# 2020/5765	06/01/2020	3,775.90	6.25	188.80	3,970.95
Part 3: Total*					3,970.95

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)	7,920.75
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,672.07
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)	11,967.82

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

Address: 10039 ROOKERY RD, Year Built: 1999, Effective Year: 1932, PA Building ID#: 114016

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-DECORAT
NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 3176 Total SF

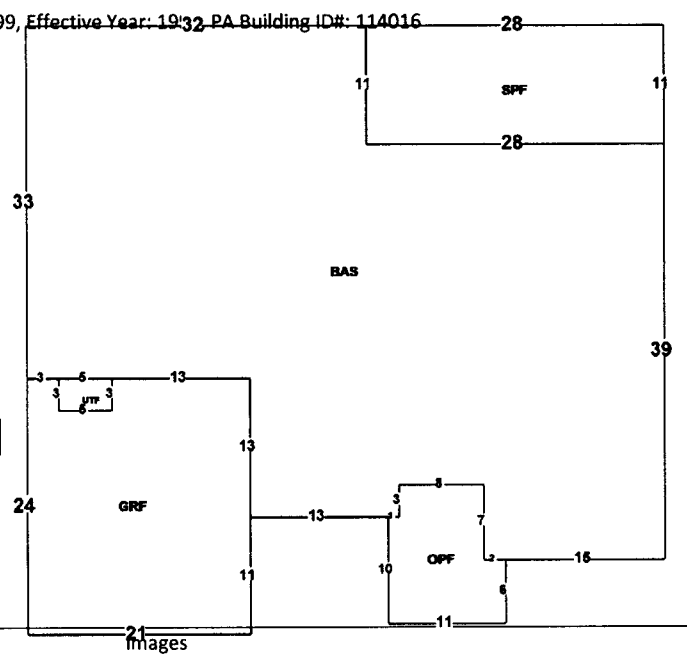
BASE AREA - 2223

GARAGE FIN - 504

OPEN PORCH FIN - 126

SCRN PORCH FIN - 308

UTILITY FIN - 15



6/18/15

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: 04/30/2021 (tc.4238)



Chris Jones

Escambia County Property Appraiser

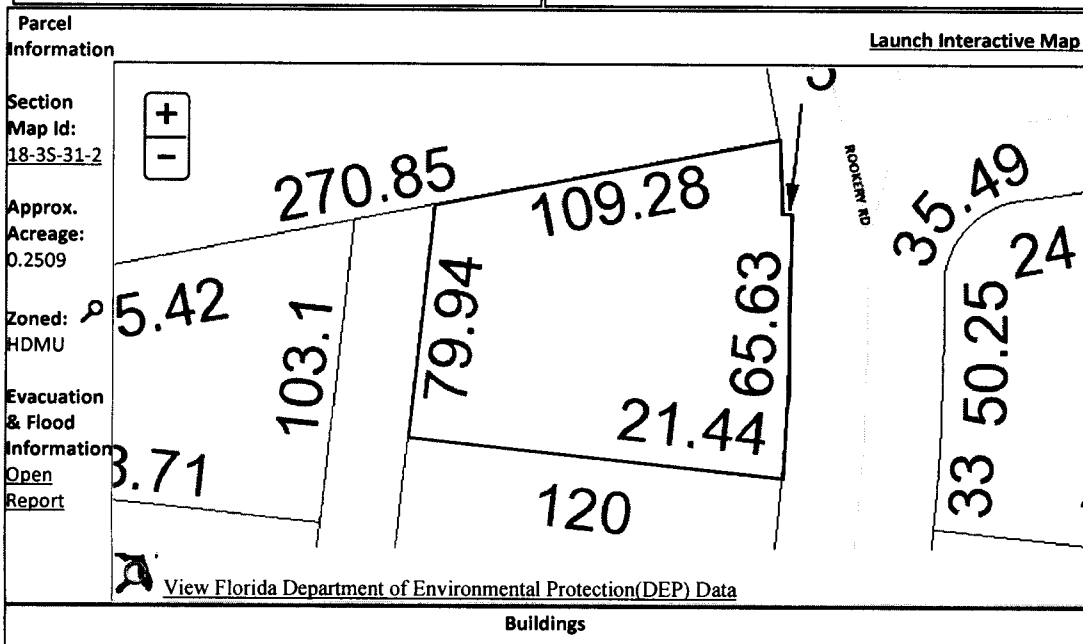
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[Sale List](#)

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 ☒ Account
 ☐ Reference
 [→](#)

[Printer Friendly Version](#)

General Information		Assessments				
Reference:	1835312300001011	Year	Land	Imprv	Total	Cap Val
Account:	102019198	2020	\$50,000	\$202,562	\$252,562	\$252,562
Owners:	MUNDY J F JR MUNDY EVELYN J TRUSTEES FOR MUNDY LIVING TRUST	2019	\$50,000	\$189,408	\$239,408	\$239,408
Mail:	600 LIPPS RD LEWISBURG, WV 24901-1734	2018	\$50,000	\$183,652	\$233,652	\$233,652
Situs:	10039 ROOKERY RD 32507	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
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				

Sales Data						2020 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
08/2006	5974	1430	\$320,000	WD		Legal Description LOT 1 BLK K HERONS FOREST PB 16 P 18/18A OR 5974 P 1430	
06/2004	5434	1313	\$265,000	WD			
06/2001	4727	1876	\$234,000	WD			
06/1999	4425	291	\$49,000	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 05377, 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 1 BLK K HERONS FOREST PB 16 P 18/18A OR 5974 P 1430

SECTION 18, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102019198 (0422-01)

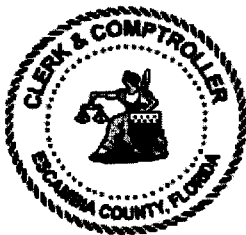
The assessment of the said property under the said certificate issued was in the name of

J F MUNDY JR TRUSTEE and EVELYN J MUNDY TRUSTEE

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 April, which is the 4th day of April 2022.

Dated this 25th 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

Recorded in Public Records 6/30/2021 3:04 PM OR Book 8564 Page 1495,
Instrument #2021072366, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

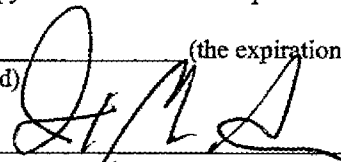
Notice of Commencement

Permit No. _____
Parcel I.D. No. 183S312300001011

State of Florida

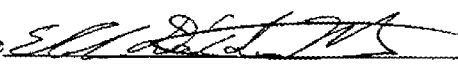
THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of Property: 183S312300001011 10039 ROOKERY RD 32507
2. General description of improvement: RE-ROOF W/ASPHALT ARCHITECTURAL SHINGLES
3. Owner information:
 - a. Name & Address: MUNDY J F JR MUNDY EVELYN J TRUSTEES FOR
MUNDY LIVING TRUST
 - b. Interest in Property: 600 LIPPS RD LEWISBURG, WV 24901-1734
 - c. Name and address of fee simple titleholder (other than owner): _____
4. Contractor's Name & Address: SOLID ROOFING, INC.
4215 N P Street - Pensacola, FL 32505 (850) 433-2744
5. Surety Information:
 - a. Name & Address: _____
 - b. Phone Number: _____
 - c. Fax Number: _____
 - d. Amount of Bond: \$ _____
6. Lender's Name & Address: _____
 - a. Phone Number: _____
7. Person 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: _____
 - a. Phone Number: _____
 - b. Fax Number: _____
8. In addition to himself, owner designates _____ of _____
_____ to receive a copy of Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
9. Expiration date of Notice of Commencement _____ (the expiration date is one (1) year from the date of recording unless a different date is specified)


Signature of Owner

State of Florida
County of ESCAMBIA

The following instrument was acknowledged before me this 30 day of June, 20 21, by J.F. Mundy, Jr who is personally known to me or who produced DL as identification.

Notary Signature 
Name (print) _____

Prepared By:
Name: Brent Etheridge
Address: 4215 N P Street
City: Pensacola, FL 32505



Ebben De'Cole Mignott
Notary Public
State of Florida
Comm# HH129456
Expires 5/12/2025

BK: 8106 PG: 569 Last Page

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Karen Leland TTEE,
Karen Leland Trustee of the John F. Mundy,
Jr. and Evelyn J. Mundy, Trustees of the
Mundy Living Trust, dated June 14, 1996

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 4th day of June, 2019 by **Karen Leland Trustee of the John F. Mundy, Jr. and Evelyn J. Mundy, Trustees of the Mundy Living Trust, dated June 14, 1996** who is personally known to me or has produced DL as identification.

SEAL

Notary Public: Taylor Dennis

Printed Notary Name

My Commission Expires: 1/18/21

Recorded in Public Records 6/4/2019 2:34 PM OR Book 8106 Page 568,
Instrument #2019048663, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

This Instrument Prepared By:

Allure Title Company

821 East Gadsden Street

Pensacola, FL 32501

Certification of Trust Pursuant to §736.1017, F.S.

This Certification of Trust is made this 4 day of June, 2019, the undersigned, pursuant to and in accordance with section 736.1017, Florida Statutes; accordingly, said undersigned hereby certifies the following:

1. That certain Trust known as the **John F. Mundy, Jr. and Evelyn J. Mundy, Trustees of the Mundy Living Trust, dated June 14, 1996**, remains in full force and effect as of the date hereof.
2. The undersigned, whose address is in Escambia County, FL, is the current duly authorized and acting Trustee of the Trust.
3. The Trust grants the undersigned full power and authority to acquire, sell, lease, encumber, manage and otherwise dispose of any and all trust property including, without limitation, the property described as follows:

Legal Description or see attached Exhibit "A"

4. The Trust authorizes the undersigned to execute any and all documents required in connection with any acquisition, sale, lease mortgage or other transfer including, without limitation, deeds, mortgages, certifications, affidavits, closing statements and other related documents.
5. The Trust is: **Revocable/Non-Revocable** and the power to revoke is/was held by the above named Settlor.
6. That title to all property of the Trust including, without limitation, the above described property is title as follows: (Name of Trust) **Karen Leland**
7. The Trust has not been revoked, modified or amended in any manner that would cause any representation or certification contained herein to be untrue or incorrect in any manner.
8. The undersigned hereby acknowledges and agrees that this Certification of Trust is being made pursuant to and in accordance with Section 736.1017, Florida Statutes, with full understanding that it will be relied upon to establish the truth of the matters set forth herein as provided under said Section 736.1017, Florida Statutes.

In Witness Whereof, the undersigned has duly executed and delivered this Certification of Trust the day and year first above written.

1280876

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **Rookery Road**

Legal Address of Property: **10039 Rookery Road, Pensacola, Florida 32507**

The County (_____) has accepted (XX) has not accepted the abutting roadway for maintenance.

This form completed by: **First American Title Insurance Company
730 Bayfront Parkway
Pensacola, Florida 32502-6251**

Signed, sealed and delivered in our presence:

Witness Signature

Print Name:

Witness Signature

Print Name:

David L. Ladouceur

Suzanne E. Ladouceur

J. F. Mundy, Jr., and Evelyn J. Mundy as
Trustees of the Mundy Living Trust dated
June 14, 1996

J. F. Mundy, Jr., Trustee

Evelyn J. Mundy, Trustee

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS

BK: 5974 PG: 1431

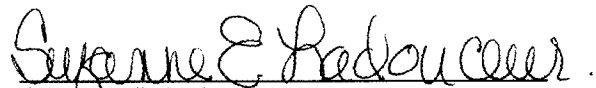
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

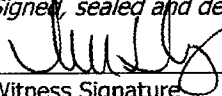
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2005.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


David L. Ladouceur


Suzanne E. Ladouceur

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: TERESA J. CRANEY

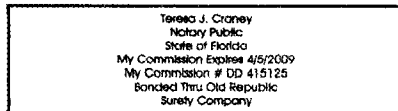

Witness Signature

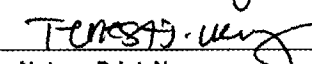
Print Name: EDITH GARCIA

State of **FL**

County of **Escambia**

The Foregoing Instrument Was Acknowledged before me on **August 17, 2006**, by **David L. Ladouceur and Suzanne E. Ladouceur, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.




NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____

Recorded in Public Records 08/21/2006 at 08:53 AM OR Book 5974 Page 1430,
Instrument #2006084092, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$2240.00

Prepared by
Edith Garcia, an employee of
First American Title Insurance Company
730 Bayfront Parkway
Pensacola, Florida 32502-6251
(850)438-0774

Return to: Grantee

File No.: 2101-1280876

WARRANTY DEED

This indenture made on **08/17/2006** A.D., by

David L. Ladouceur and Suzanne E. Ladouceur, husband and wife

whose address is: **38 South Blue Angel Parkway Suite 177, Pensacola, FL 32506**
hereinafter called the "grantor", to

J. F. Mundy, Jr., and Evelyn J. Mundy as Trustees of the Mundy Living Trust dated June 14, 1996, with full power and authority granted by this deed to the Trustee(s), or their successors, to deal in and with the property or interest therein or any part thereof, either to protect, conserve and to sell, or to lease, or to encumber, or otherwise manage and dispose of this property or any part of it, in accordance with Section 689.071 of the Florida Statutes.

whose address is: **10039 Rookery Road, Pensacola, FL 32507**
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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in
Escambia County, Florida, to-wit:

Lot 1, Block K, HERON'S FOREST, a Subdivision of a portion of Section 18, Township 3 South, Range 31 West, Escambia County, Florida, according to plat recorded in Plat Book 16, Page 18, of the Public Records of said County.

Parcel Identification Number: **18-3S-31-2300-001-011**

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.

PROPERTY INFORMATION REPORT

January 6, 2022

Tax Account #:10-2019-198

**LEGAL DESCRIPTION
EXHIBIT "A"**

LOT 1 BLK K HERONS FOREST PB 16 P 18/18A OR 5974 P 1430

SECTION 18, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-2019-198(0422-01)

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: APR 2, 2022

TAX ACCOUNT #: 10-2019-198

CERTIFICATE #: 2019-5377

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.

**KAREN LELAND TRUSTEE OR
J.F. MUNDY, JR., AND EVELYN J. MUNDY
AS TRUSTEES OF THE MUNDY LIVING
TRUST DATED JUNE 14, 1996
600 LIPPS RD
LEWISBURG, WV 24901-1734**

**SOLID ROOFING, INC.
4215 N. P STREET
PENSACOLA, FL 32505**

**KAREN LELAND TRUSTEE OR
J.F. MUNDY, JR., AND EVELYN J. MUNDY
AS TRUSTEES OF THE MUNDY LIVING
TRUST DATED JUNE 14, 1996
10039 ROOKERY RD
PENSACOLA, FL 32507**

**THE HERON'S FOREST PROPERTY
OWNERS ASSOCIATION, INC.
10029 ROOKERY RD
PENSACOLA, FL 32507**

**Certified and delivered to Escambia County Tax Collector, this 28th 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**

January 6, 2022

Tax Account #: **10-2019-198**

1. The Grantee(s) of the last deed(s) of record is/are: **J.F. MUNDY, JR., AND EVELYN J. MUNDY AS TRUSTEES OF THE MUNDY LIVING TRUST DATED JUNE 14, 1996 - ABTRACTOR'S NOTE: SEE COPY OF CERTIFICATION OF TRUST RECORDED 6/4/2019 - OR 8106/568 - WE HAVE INCLUDED KAREN LELAND FOR NOTIFICATION**

By Virtue of Warranty Deed recorded 8/21/2006 in OR 5974/1430

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 Solid Roofing, Inc. recorded 6/30/2021 – OR 8564/1495**

4. Taxes:

Taxes for the year(s) 2018-2020 are delinquent.

Tax Account #: 10-2019-198

Assessed Value: \$252,562.00

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): **THE HERON'S FOREST PROPERTY OWNERS 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 #: 10-2019-198 CERTIFICATE #: 2019-5377

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: December 27, 2001 to and including December 27, 2022 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: January 6, 2022

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 April 4, 2022, 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 **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 05377**, 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 1 BLK K HERONS FOREST PB 16 P 18/18A OR 5974 P 1430

SECTION 18, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102019198 (0422-01)

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

J F MUNDY JR TRUSTEE and EVELYN J MUNDY TRUSTEE

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 April, which is the **4th** day of **April 2022**.

Dated this 10th day of February 2022.

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.

Post Property:

10039 ROOKERY RD 32507



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

By:
Emily Hogg
Deputy Clerk

WARNING

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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 # 05377 of 2019

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 17, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

J F MUNDY JR TRUSTEE MUNDY LIVING TRUST 600 LIPPS RD LEWISBURG, WV 24901-1734	EVELYN J MUNDY TRUSTEE MUNDY LIVING TRUST 600 LIPPS RD LEWISBURG, WV 24901-1734
KAREN LELAND TRUSTEE OR J.F. MUNDY, JR, AND EVELYN J. MUNDY AS TRUSTEES OF THE MUNDY LIVING TRUST DATED JUNE 14, 1996 10039 ROOKERY RD PENSACOLA, FL 32507	
THE HERON'S FOREST PROPERTY OWNERS ASSOCIATION, INC. 10029 ROOKERY RD PENSACOLA, FL 32507	

WITNESS my official seal this 17th day of February 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

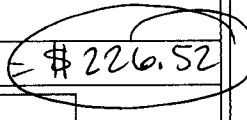


PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 102019198 Certificate Number: 005377 of 2019

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/04/2022	Redemption Date 03/03/2022 
Months	12	11
Tax Collector	\$11,967.82	\$11,967.82
Tax Collector Interest	\$2,154.21	\$1,974.69
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$14,128.28	\$13,948.76 TC
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	\$84.06	\$77.06
Total Clerk	\$551.06	\$544.06 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$24.72	\$24.72
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$14,721.06	\$14,534.54
	Repayment Overpayment Refund Amount	\$186.52 + 40.00 = \$226.52 
Book/Page	8537	948

redeemer

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 005377

Redeemed Date 03/03/2022

Name KAREN M LELAND 122 SMITHOVER LN LEWISBURG WV 24901

Clerk's Total = TAXDEED	\$551.06
Due Tax Collector = TAXDEED	\$14,128.28
Postage = TD2	\$24.72
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					
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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: 102019198 Certificate Number: 005377 of 2019**

Payor: KAREN M LELAND 122 SMITHOVER LN LEWISBURG WV 24901 Date 03/03/2022

Clerk's Check #	1	Clerk's Total	\$551.06
Tax Collector Check #	1	Tax Collector's Total	\$14,128.28
		Postage	\$24.72
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$14,721.06

**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 8537, Page 948, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05377, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 102019198 (0422-01)

DESCRIPTION OF PROPERTY:

LOT 1 BLK K HERONS FOREST PB 16 P 18/18A OR 5974 P 1430

SECTION 18, TOWNSHIP 3 S, RANGE 31 W

NAME IN WHICH ASSESSED: J F MUNDY JR TRUSTEE and EVELYN J MUNDY TRUSTEE

Dated this 3rd day of March 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 05377**, 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:

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J F MUNDY JR TRUSTEE and EVELYN J MUNDY TRUSTEE

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 April, which is the **4th** day of April 2022.

Dated this 10th day of February 2022.

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.

Post Property:

10039 ROOKERY RD 32507



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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

BL

NON-ENFORCEABLE RETURN OF SERVICE

0422-01

Document Number: ECSO22CIV007794NON

Agency Number: 22-003872

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05377 2019

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE J F MUNDY JR TRUSTEE AND EVELYN J MUNDY TRUSTEE

Defendant:

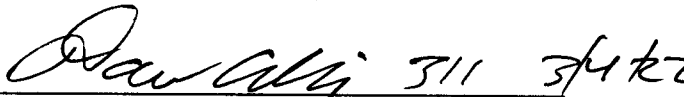
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/25/2022 at 8:46 AM and served same at 9:00 PM on 2/26/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

 311 3/4/22

D. COLLIER, DS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

FILED
CLERK OF THE CIRCUIT COURT
PENSACOLA, FL

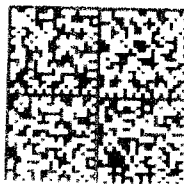
MAR -7 12 13

PENSACOLA COUNTY, FL

CERTIFIED MAIL™



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quodent
FIRST-CLASS MAIL
IM1
\$006.13

US POSTAGE

THE HERON'S FOREST PROPERTY
OWNERS ASSOCIATION, INC.

[0422-01]

10029 ROOKERY RD
PENSACOLA, FL 32507

RETURN TO SENDER
NO POSTAGE
NECESSARY
IF MAILED
IN THE UNITED STATES

32507-0935-0127

32507-0935-0127
72197-00164-24-12

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

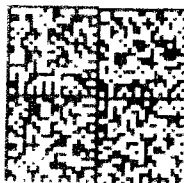
Pensacola, FL 32502

FILED
CLERK OF CIRCUIT COURT
2022 MAR - 4 AM 11:35
SANDHIA COUNTY, FL

CERTIFIED MAIL™



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FIRST-CLASS MAIL
\$006.13

US POSTAGE

2-22-22
MsM

EVELYN J MUNDY TRUSTEE [0422-01]
MUNDY LIVING TRUST
600 LIPPS RD
LEWISBURG, WV 24901-1734

249018173450
32502>5833

239 OF 1 0003761-05
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
*2187-88162-34-4

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAID 00000000
CLERK'S COMPTROLLER
FILED

2022 MAR 14 AM 11:33

ESCAMBIA COUNTY, FL

2022-22

J F MUNDY JR TRUSTEE [0422-01]

MUNDY LIVING TRUST

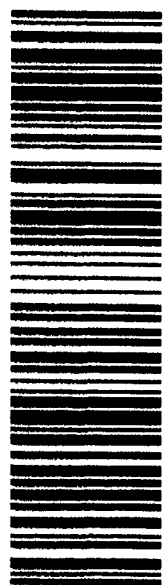
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LEWISBURG, WV 24901-1734

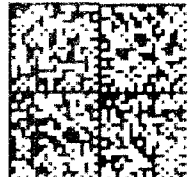
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US POSTAGE

CERTIFIED MAIL™

J F MUNDY JR TRUSTEE [0422-01]
MUNDY LIVING TRUST
600 LIPPS RD
LEWISBURG, WV 24901-1734

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EVELYN J MUNDY TRUSTEE [0422-01]
MUNDY LIVING TRUST
600 LIPPS RD
LEWISBURG, WV 24901-1734

9171 9690 0935 0127 9915 30

KAREN LELAND TRUSTEE OR J.F.
MUNDY, JR. AND EVELYN J. MUNDY AS
TRUSTEES OF THE MUNDY LIVING
TRUST DATED JUNE 14, 1996 [0422-01]
10039 ROOKERY RD
PENSACOLA, FL 32507

9171 9690 0935 0127 9915 47

THE HERON'S FOREST PROPERTY
OWNERS ASSOCIATION, INC.
[0422-01]
10029 ROOKERY RD
PENSACOLA, FL 32507

9171 9690 0935 0127 9915 54

Redeemed

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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Dated this 24th day of February 2022.

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

4WR3/9-3/30TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of **05377** in the Escambia County Court was published in said newspaper in and was printed and released on March 9, 2022; March 16, 2022; March 23, 2022; and March 30, 2022.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, 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 of the said newspaper.

X

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of March, 2022, by MALCOLM BALLINGER, who is personally known to me.

X

_____, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024