

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100217

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
11-1844-000	2019/6207	06-01-2019	BEG 627 FT S OF NW COR OF SEC S 26 DEG 23 MIN E 468 FT FOR BEG N 46 DEG E 210 FT N 26 DEG 23 MIN W 50 FT SWLY 125 FT S 26 DEG 23 MIN E 50 FT SWLY TO RD R/W SLY ALG RD R/W 57 FT TO POB DB 320/353 P 261/596

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

Applicant's signature

04-16-2021
Application Date

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: Signature, Clerk of Court or Designee	Date of sale <u>04/04/2022</u>

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.

BEG 627 FT S OF NW COR OF SEC S 26 DEG 23 MIN E 468 FT FOR BEG N 46 DEG E 210 FT N 26 DEG 23 MIN W 50 FT SWLY 125 FT S 26 DEG 23 MIN E 50 FT SWLY TO RD R/W SLY ALG RD R/W 57 FT TO POB DB 320/353 P 261/596

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

CH22-12

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	KING NATHANIEL C/O CLIFFTON UNDERWOOD 12 RAMAR ST CENTURY, FL 32535 12 RAMAR ST 11-1844-000 BEG 627 FT S OF NW COR OF SEC S 26 DEG 23 MIN E 468 FT FOR BEG N 46 DEG E 210 FT N 26 DEG 23 MIN W 5 (Full legal attached.)	Certificate #	2019 / 6207
		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)
# 2019/6207	06/01/2019	507.47	41.34	548.81
→Part 2: Total*				548.81

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)
# 2020/6580	06/01/2020	528.89	6.25	26.44	561.58
Part 3: Total*					561.58

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)	1,110.39
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	486.95
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)	1,972.34

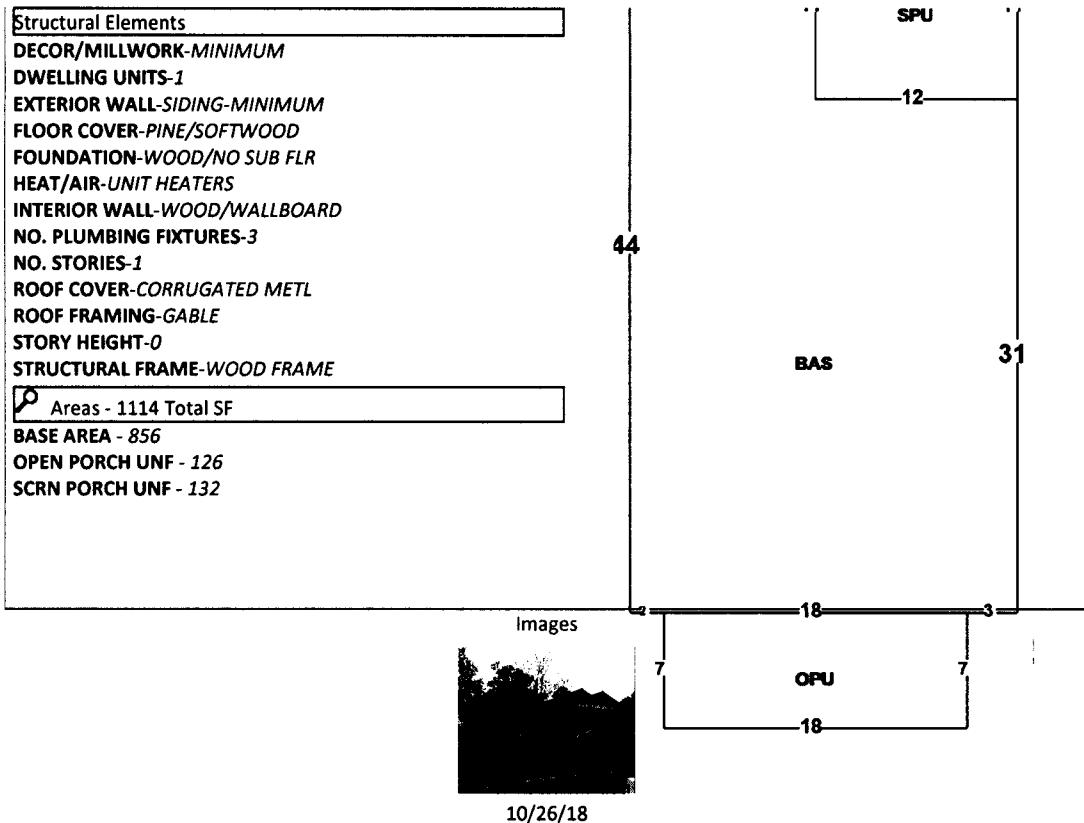
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Candice Davis
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



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.4689)

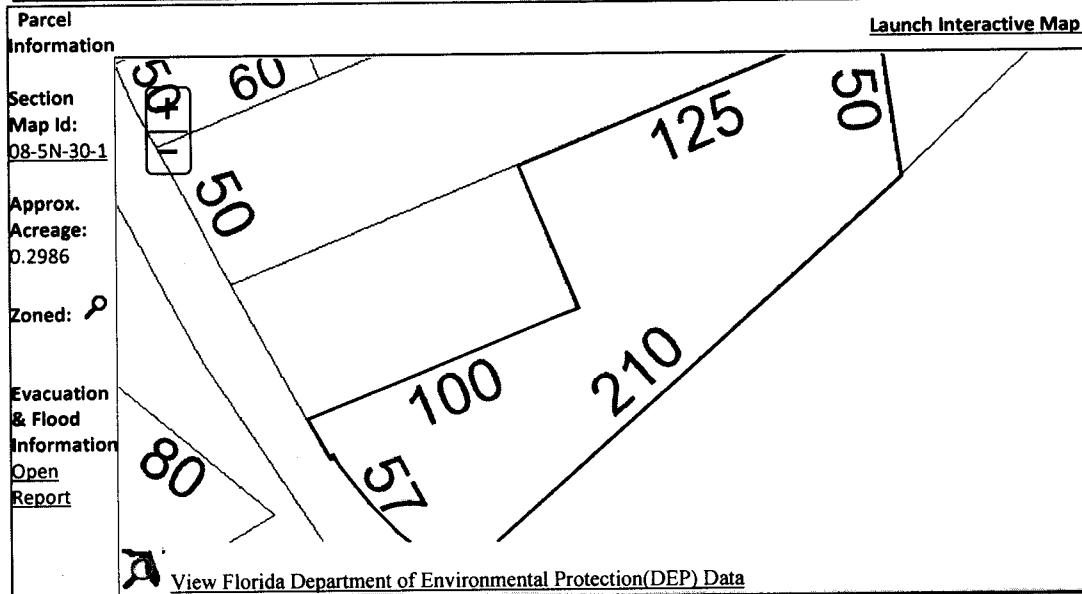


Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)
◀ [Nav. Mode](#) [Account](#) [Reference](#) ▶
[Printer Friendly Version](#)

General Information <p>Reference: 085N302303000002 Account: 111844000 Owners: KING NATHANIEL Mail: C/O CLIFFTON UNDERWOOD 12 RAMAR ST CENTURY, FL 32535 Situs: 12 RAMAR ST 32535 Use Code: SINGLE FAMILY RESID Taxing Authority: CENTURY CITY LIMITS Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small> </p>	Assessments <table> <thead> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th><u>Cap Val</u></th></tr> </thead> <tbody> <tr> <td>2020</td><td>\$2,503</td><td>\$22,574</td><td>\$25,077</td><td>\$25,077</td></tr> <tr> <td>2019</td><td>\$2,503</td><td>\$21,069</td><td>\$23,572</td><td>\$23,572</td></tr> <tr> <td>2018</td><td>\$2,503</td><td>\$19,232</td><td>\$21,735</td><td>\$21,735</td></tr> </tbody> </table>	Year	Land	Imprv	Total	<u>Cap Val</u>	2020	\$2,503	\$22,574	\$25,077	\$25,077	2019	\$2,503	\$21,069	\$23,572	\$23,572	2018	\$2,503	\$19,232	\$21,735	\$21,735
Year	Land	Imprv	Total	<u>Cap Val</u>																	
2020	\$2,503	\$22,574	\$25,077	\$25,077																	
2019	\$2,503	\$21,069	\$23,572	\$23,572																	
2018	\$2,503	\$19,232	\$21,735	\$21,735																	
Disclaimer																					
Market Value Breakdown Letter																					
Tax Estimator																					
File for New Homestead Exemption Online																					
Report Storm Damage																					
2020 Certified Roll Exemptions None																					
Legal Description BEG 627 FT S OF NW COR OF SEC S 26 DEG 23 MIN E 468 FT FOR BEG N 46 DEG E 210 FT N 26 DEG 23 MIN W 50 FT SWLY 125...																					
Extra Features FRAME SHED																					

**Buildings**

Address: 12 RAMAR ST, Year Built: 1951, Effective Year: 1951, PA Building ID#: 5857

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021057206 5/25/2021 10:17 AM
OFF REC BK: 8537 PG: 959 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 06207, 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:

**BEG 627 FT S OF NW COR OF SEC S 26 DEG 23 MIN E 468 FT FOR BEG N 46 DEG E 210 FT N
26 DEG 23 MIN W 50 FT SWLY 125 FT S 26 DEG 23 MIN E 50 FT SWLY TO RD R/W SLY ALG
RD R/W 57 FT TO POB DB 320/353 P 261/596**

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111844000 (0422-12)

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

NATHANIEL KING

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 09/13/2007 at 02:19 PM OR Book 6217 Page 866,
 Instrument #2007088350, Ernie Lee Magaha Clerk of the Circuit Court Escambia
 County, FL

IN THE COUNTY COURT IN AND
 FOR ESCAMBIA COUNTY
 190 GOVERNMENTAL CENTER
 PENSACOLA, FLORIDA

STATE OF FLORIDA

VS

NATHANIEL W KING
 5 EHRMANN
 PENSACOLA FL 32507

CASE NO: 2007 CO 025572 A
 CITATION NO: 13637
 W/M DOB: 02/23/1987

ERNEST LEE MAGAHAN
 CLERK OF CIRCUIT COURT
 ESCAMBIA COUNTY, FL
 COUNTY CRIMINAL DIVISION
 FILED & RECORDED

2007 SEP 12 P 3:15

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$64.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$74.00, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, 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 aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 11 day of Sept. 2007

Thomas E. Johnson
 Judge

ONE OF THE FOLLOWING MUST BE EXECUTED

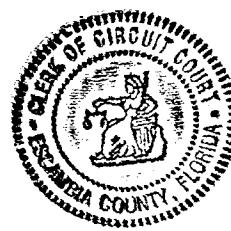
I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by delivery/mail, this 13 day of Sept. 2007.

Case: 2007 CO 025572 A

 00048734709
 Dkt: MM815 Pg#:



Ernie Lee Magaha
 Clerk of the Circuit Court
 Escambia County Florida

By: Diane DeFoscahi
 Deputy Clerk

OR BK 4467 PGO231
 Escambia County, Florida
 INSTRUMENT 99-659887

NOTICE OF LIEN

RCD Sep 13, 1999 08:04 am
 Escambia County, Florida

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

Ernie Lee Magaha
 Clerk of the Circuit Court
 INSTRUMENT 99-659887

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: KING NATHANIEL
 12 RAMAR ST
 CENTURY FL 32535

ACCT. NO. 11 1844 000 000
 AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

BEG 627 FT S OF NW COR OF
 SEC S 26 DEG 23 MIN E 468
 FT FOR BEG N 46 DEG E 210
 FT N 26 DEG 23 MIN W 50 FT
 SWLY 125 FT S 26 DEG 23 MIN
 E 50 FT SWLY TO RD R/W SLY
 PROP. NO. 08 5N 30 2303 000 002

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
 Clerk of the Circuit Court

John M. McBrearty
 John M. McBrearty
 Deputy Finance Director

Ernie Lee Magaha
 Clerk of the Circuit Court

by: *Georganne B. Donnelly*
 Georganne B. Donnelly
 Deputy Clerk

OR BK 4320 PG1325
Escambia County, Florida
INSTRUMENT 98-538743

RCD Oct 07, 1998 09:50 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-538743

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: KING NATHANIEL
12 RAMAR ST
CENTURY FL 32535

ACCT. NO. 11 1844 000 000
AMOUNT \$376.40

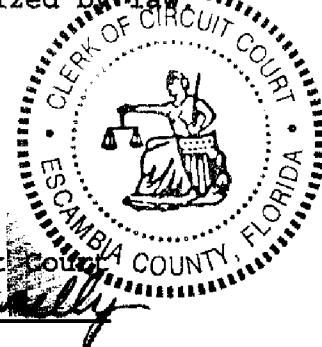
THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

BEG 627 FT S OF NW COR OF
SEC S 26 DEG 23 MIN E 468
FT FOR BEG N 46 DEG E 210
FT N 26 DEG 23 MIN W 50 FT
SWLY 125 FT S 26 DEG 23 MIN
E 50 FT SWLY TO RD R/W SLY
PROP.NO. 08 5N 30 2303 000 002

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$376.40. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998



Ernie Lee Magaha
Clerk of the Circuit Court
by: Wanda M. McBreaty
Deputy Finance Director



Ernie Lee Magaha
Clerk of the Circuit Court
by: Deputy Clerk

State of Florida
Escambia County

WARRANTY DEED

Book 319 - L. Jackson, etc.

LANGLEY BELL
Clerk of Circuit Court
Pensacola, Escambia Co., Fla.

Know All Men by These Presents: That I, Lillie Jackson, of Century, Florida; (the grantee named in that certain deed from W. C. Rigby, administrator, etc., of the estate of Leo Locke, deceased, per conveyance dated Nov. 18th, 1944; Deed Book 195, ct. Page 426.) for and in consideration of One hundred thirty & 10/100 (\$130.00) Dollars, to me in hand paid by Nathaniel King, of Century, Florida, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto the said Nathaniel King,

heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the Town of Century, County of Escambia, State of Florida, to-wit:

A lot or parcel of land described as follows; viz, From the Northwest Corner of the Northwest Quarter of Northwest Quarter of Section Eight (8), in Township Five (5) North, Range Thirty (30) West, which is also the Northwest Corner of said Section Eight (8), measure thence South, along the West line of said Section, and of a roadway, 627 feet to a curve in said roadway, curve to the left; thence continue along said roadway, bearing South 26 degrees and 23 minutes East, 410 feet to the most Westerly corner of a triangular shaped lot or parcel of land conveyed during the Month of January 1950, to Joe Watson, by the grantor hereof; Thence in an easterly direction, along the most North-easterly line of said Joe Watson lot, 100 feet to the most Easterly corner of a lot, also conveyed by the grantor hereof, to Sylvester Taylor and his wife Azzie Lee Taylor, as evidenced by conveyance executed in January, 1950; Thence Northwesterly, parallel with said roadway, or North 26 degrees and 23 minutes West, along the most Easterly line of said Taylor Lot, 50 feet to the most Southerly line of land also conveyed by the grantor to Flora Sullivan and her husband Willie Sullivan; Thence Easterly, along said Sullivan line, 125 feet, more or less to the East line of grantor's fenced property; Thence Southerly along said fence, 50 feet, more or less, to the corner, the line of said Joe Watson property; Thence Westerly, along the line of said Joe Watson property, 125 feet, more or less, to the corner of said Taylor lot, which is at the point of beginning. Containing approximately one-seventh of an acre, and located within the said Northwest Quarter of Northwest Quarter of said Section.

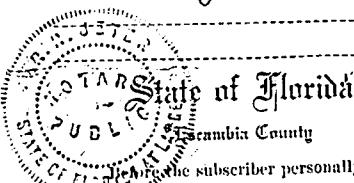
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free from all exemptions and right of homestead.

And I covenant that I am well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that, BY, 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 warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of February, A. D. 1951.

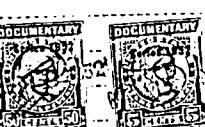
Signed, sealed and delivered in the presence of

J. R. Kees
Ethel Jeter

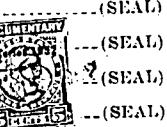


Lillie Jackson

(SEAL)



(SEAL)



(SEAL)

Whereas the subscriber personally appeared, Lillie Jackson, unrepresented,

known to me, and known to me to be the individual described by said name, in and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 7 day of February, A. D., 1951.

R. R. Jeter
Notary Public

My commission expires

MY COMMISSION EXPIRES AUG. 11, 1951

35395
FILED MAR 15 1952
10:30 AM
RECORDED IN THE PUBLIC
RECORDS OF ESCAMBIA COUNTY, FLORIDA, IN THE
BOOK AND PAGE NOTED ABOVE.
LANGLEY BELL, CLERK, CIRCUIT COURT
Gatay Jackson
PUTT CLERK

320 Rev 262

State of FLORIDA
County of ESCAMBIA

This day, before the undersigned personally appeared O.P. Renfroe and
his wife Eula Mae Renfroe,

to me well known to be the individual^s described in and who executed the foregoing Deed of Conveyance, and
acknowledged that they executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 27th
day of April, A. D. 1950.

P. P. Jetes

Notary Public

MY COMMISSION EXPIRES AUG 11 1959

170-25
1-80 O.D.

State of Florida

ESCAMBIA COUNTY

O. P. Renfroe, and
wife Eula Mae Renfroe,

TO

Mathaniel King,

Mathaniel King,
P. P. Jetes
Notary Public

Warranty Deed

Received this 1 day
of April, A. D. 1950
at 9 o'clock A.M.

and Recorded in Volume 1 Page 19
the 1 day of July, 1950

Clerk Circuit Court,
By George L. Bell, Notary Public, Florida
D.C.



NO. 5010 FILED JUL 6 1950
AT 11:31 O'CLOCK RECORDED IN THE PUBLIC
RECORDS OF ESCAMBIA COUNTY, FLORIDA, IN THE
BOOK AND PAGE NOTED ABOVE
LANGLEY BELL CLERK CIRCUIT COURT
George L. Bell
NOTARY PUBLIC

WARRANTY DEED

Mayes' Form D-1
Printed and For Sale by
Mayes' Printing Company
Pensacola, Florida
10125-72

State of Florida,

ESCAMBIA County

KNOW ALL MEN BY THESE PRESENTS: THAT O. P. Renfroe and his wife

Eula Mae Renfroe, the grantee named in that certain Deed of conveyance Executed, by W. C. Rigby, as administrayer de bennis non com testament annexe, of Estate of Lee Lock, Deceased, Dated November 18th, 1944. See and Record page below.,

for and in consideration of the sum of One dollar and other good and valuable considerations, DOLLARS

to us in hand paid by Nathaniel King,

the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do we grant, bargain, sell and convey unto the said Nathaniel King,

his heirs and assigns forever, the following described real estate, situate, lying and being in County of Escambia State of Florida to-wit:

A triangular shaped lot or parcel of land, Located in and being a part of the Northwest Quarter of Northwest Quarter of Section Eight (8) In Township Five (5) North Range Thirty (30) West in said County and State. Described as follows, Beginning at Point in the Roadway Located as follows Viz; From Northwest Corner of said Subdivision Measures South, along the section line (627) Feet, thence South (26) degrees and 23 minutes, East along Roadway (468) feet to point in Roadway, Being the most Southerly point of Land conveyed to grantors under Deed of Conveyance from said W.C.Rigby, as first herein above described. Thence North, (46) degrees. East, along fence and Southerly Line of said Land, (210) feet to the most, Southerly Corner Thereof; Thence South of West, (210) feet More or less, To Line in said Roadway, Thence South, 26 degrees, and 23 Minutes East. 57 $\frac{1}{2}$ Feet to point of begining, Containing 1/10 of an Acre, more or less. Subject to portion thereof in Roadway from and of the Southwest of (57 $\frac{1}{2}$) feet thereof

Together with the improvements thereon, and the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To HAVE AND TO HOLD the above described premises unto the said

Nathaniel King

heirs and assigns, forever, free from all exemption of homestead right or claim of ours, the said grantor, if any such right or claim we possess: And ourselves, the said grantor, for him and his heirs, do we covenant with the said grantee, our heirs and assigns, that we are well seized of the property, and have a good right to convey the same; that it is free from any lien or incumbrance in law or equity, and that said grantor shall and will warrant and by these presents forever defend the said premises unto the said grantee, our heirs and assigns, against the lawful claims of all and every person or persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seal this 27th day of April, 1950.

Signed, sealed and delivered in the presence of

P.P. Jeter
Ethel Jeter

O. P. Renfroe (Seal)

Eula Mae Renfroe (Seal)

(Seal)

(Seal)

PROPERTY INFORMATION REPORT

January 14, 2022
Tax Account #:11-1844-000

LEGAL DESCRIPTION EXHIBIT "A"

BEG 627 FT S OF NW COR OF SEC S 26 DEG 23 MIN E 468 FT FOR BEG N 46 DEG E 210 FT N 26 DEG 23 MIN W 50 FT SWLY 125 FT S 26 DEG 23 MIN E 50 FT SWLY TO RD R/W SLY ALG RD R/W 57 FT TO POB DB 320/353 P 261/596

SECTION 08, TOWNSHIP 5 N, RANGE 30W

TAX ACCOUNT NUMBER 11-1844-000(0422-12)

ABSTRACTOR'S NOTE: WE ARE UNABLE TO CERTIFY CORRECTNESS OF LEGAL DESCRIPTION WITHOUT A CURRENT SURVEY.

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 4, 2022

TAX ACCOUNT #: 11-1844-000

CERTIFICATE #: 2019-6207

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 2020 tax year.

NATHANIEL KING
C/O CLIFFTON UNDERWOOD
12 RAMAR ST.
CENTURY, FL 32535

NATHANIEL KING
5 EHRMANN
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 14th day of January, 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**

January 14, 2022
Tax Account #: **11-1844-000**

1. The Grantee(s) of the last deed(s) of record is/are: **NATHANIEL KING**

By Virtue of Warranty Deed recorded 7/6/1950 in Deed Book 320/261 and Warranty Deed recorded 3/25/1952 - Deed Book 353/896

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. **MSBU Fire Tax Lien in favor of Escambia County recorded 10/7/1998 – OR 4320/1325**
 - b. **MSBU Fire Tax Lien in favor of Escambia County recorded 9/13/1999 – OR 4467/231**
 - c. **Judgment in favor or State of FL/Escambia County recorded 9/13/2007 – OR 6217/866**
4. Taxes:

Taxes for the year(s) 2018-2020 are delinquent.
Tax Account #: 11-1844-000
Assessed Value: \$25,077.00
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): **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 #: 11-1844-000 CERTIFICATE #: 2019-6207

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: January 13, 2002 to and including January 13, 2022 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: January 14, 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. 06207, 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:

BEG 627 FT S OF NW COR OF SEC S 26 DEG 23 MIN E 468 FT FOR BEG N 46 DEG E 210 FT N 26 DEG 23 MIN W 50 FT SWLY 125 FT S 26 DEG 23 MIN E 50 FT SWLY TO RD R/W SLY ALG RD R/W 57 FT TO POB DB 320/353 P 261/596

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111844000 (0422-12)

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

NATHANIEL KING

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.

Personal Services:

NATHANIEL KING
C/O CLIFFTON UNDERWOOD
12 RAMAR ST
CENTURY, FL 32535

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

12 RAMAR ST 32535



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

By:
Emily Hogg
Deputy Clerk

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PAM CHILDEERS
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 # 06207 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:

NATHANIEL KING C/O CLIFFTON UNDERWOOD 12 RAMAR ST CENTURY, FL 32535	NATHANIEL KING 5 EHRMANN PENSACOLA, FL 32507	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	STATE OF FLORIDA/ ESCAMBIA COUNTY 190 GOVERNMENTAL CENTER PENSACOLA FL 32505
--	--	--	--

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

W A R N I N G

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Personal Services:

NATHANIEL KING
C/O CLIFFTON UNDERWOOD
12 RAMAR ST
CENTURY, FL 32535

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0422-12

Document Number: ECSO22CIV007788NON

Agency Number: 22-003870

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06207 2019

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE NATHANIEL KING

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 2/25/2022 at 8:46 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for NATHANIEL KING , Writ was returned to court UNEXECUTED on 2/28/2022 for the following reason:

PER CLIFFTON UNDERWOOD AT 12 RAMAR STREET, CENTURY, SUBJECT IS DECEASED. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

A. Hardin 919
A. HARDIN, CPS

Service Fee: \$40.00
Receipt No: BILL

W A R N I N G

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Post Property:

12 RAMAR ST 32535



PAM CHILDERS

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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0422-12

Document Number: ECSO22CIV007792NON

Agency Number: 22-003871

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06207 2019

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE NATHANIEL KING

Defendant:

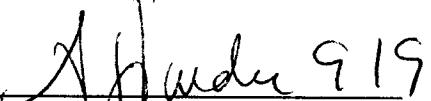
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/25/2022 at 8:46 AM and served same at 9:00 AM on 2/28/2022 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: _____


A. HARDIN, CPS

Service Fee: \$40.00
Receipt No: BILL



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 111844000 Certificate Number: 006207 of 2019

Redemption

Yes

Application Date

04/16/2021

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/04/2022	Redemption Date 03/08/2022 
Months	12	11
Tax Collector	\$1,972.34	\$1,972.34
Tax Collector Interest	\$355.02	\$325.44
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,333.61	\$2,304.03
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 C/H
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$0.00
Postage	\$18.54	\$18.54
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$2,920.21	\$2,876.63
	Repayment Overpayment Refund Amount	\$43.58
Book/Page	8537	959

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



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

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

Case # 2019 TD 006207

Redeemed Date 03/08/2022

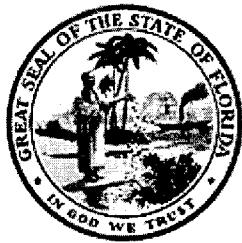
Name CLIFFTON UNDERWOOD 12 RAMAR ST CENTURY, FL 32535

Clerk's Total = TAXDEED	\$551.06	\$2,801.09
Due Tax Collector = TAXDEED	\$2,833.61	
Postage = TD2	\$18.54	
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
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
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BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 111844000 Certificate Number: 006207 of 2019**

Payor: CLIFFTON UNDERWOOD 12 RAMAR ST CENTURY, FL 32535 Date 03/08/2022

Clerk's Check #	2989966	Clerk's Total	\$51.06	\$2,801.09
Tax Collector Check #	1	Tax Collector's Total	\$233.61	
		Postage	\$18.54	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$2,920.21	
				\$2,836.63

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

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

Tax Certificate No. Certificate No. 06207, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **111844000 (0422-12)**

DESCRIPTION OF PROPERTY:

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26 DEG 23 MIN W 50 FT SWLY 125 FT S 26 DEG 23 MIN E 50 FT SWLY TO RD R/W SLY ALG
RD R/W 57 FT TO POB DB 320/353 P 261/596**

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

NAME IN WHICH ASSESSED: NATHANIEL KING

Dated this 8th day of March 2022.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



NATHANIEL KING [0422-12]
C/O CLIFFTON UNDERWOOD
12 RAMAR ST
CENTURY, FL 32535

9171 9690 0935 0127 9911 41

NATHANIEL KING [0422-12]
5 EHRMANN
PENSACOLA, FL 32507

9171 9690 0935 0127 9911 58

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0422-12]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 9911 65

STATE OF FLORIDA/ ESCAMBIA
COUNTY [0422-12]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32505

Redeemed

Pam Childers

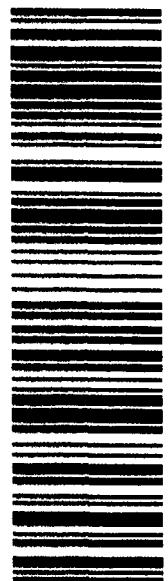
Official Records

221 Palafox Place, Suite 110
Pensacola, FL 32502

CLERK OF COURT
FILED
107 MAR - 7 P 2 13
CAMERON COUNTY, PA

VERIFIED MAIL™

9171 9690 0935 0127 9911 58



US POSTAGE

NATHANIEL KING [0422-12]
5 EHRMANN
PENSACOLA, FL 32507

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THE SUMMATION WEEKLY

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

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NATHANIEL KING

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 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

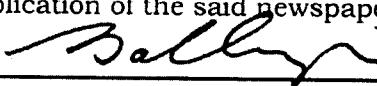
By:
Emily Hogg
Deputy Clerk

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 06207 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# HHO53675
Expires 10/14/2024